



HARLINGEN AFFORDABLE HOUSING CORPORATION
Annual Board of Directors Meeting
Wednesday, September 24, 2025, 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 24, 2025, 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 [Join a Microsoft Teams Meeting by ID | Microsoft Teams](#), Meeting ID#: 269 328 574 825 8, Passcode: Jz9W3nZ9; or join the video conference by phone at 469-480-6297, Password: 527 774 491.

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 – Sylvia Garza-Perez, Cameron County Clerk / Alan Ozuna, Attorney
Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott
4. Roll call/determination of a Quorum – Carlos Perez
5. Invocation – bypass due to HHA Board Meeting
6. Pledge of Allegiance – bypass due to HHA Board Meeting
7. Introduction of Staff, Guests, and Visitors – same as HHA Board Meeting
8. Public Comments – Ariana Valle
9. Election of Board President
10. Election of Board Vice-President
11. Consider and take action to approve the Minutes of the Board of Directors Meeting of July 16, 2025. (pg. 4-6)
12. Presentation of Annual Report
Presenter: Mary Prieto (pg. 7)

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for Fiscal Year ending March 31, 2025, and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2025, as presented.
Presenter: Cynthia Lucio (*pg.8-11*)
2. Presentation of Unaudited Financial Statement for all accounts for the month of July 2025, and to take action to approve the Unaudited Financial Statement for the month of July 2025, as presented.
Presenter: Cynthia Lucio (*pg.12-16*)

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.17-27*)
 - b) Zero unpaid balances due for vacated unit accounts for the months of July and August 2025. by: Cynthia De La Fuente (*pg.28-29*)
 - c) Rental Property Report by: Mary Prieto (*pg.30*)
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.31-33*)

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 Convention Center, 701 Harlingen Heights Dr., 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 Thursday, September 18, 2025, at least three business days preceding the scheduled day of said meeting.

Dated this 18th day of September 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, Carlos Perez, Irma Sánchez Peña, Carlos Muñiz, Maria I. 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 16, 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, July 16, 2025, at 12:33 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 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.

ROLL CALL/DETERMINATION OF A QUORUM

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

INVOCATION

President Perez suggested to skip the Invocation. The Board agreed.

PLEDGE OF ALLEGIANCE

President Perez suggested to skip the Pledge of Allegiance. The Board agreed.

INTRODUCTION OF STAFF, VISITORS, AND GUESTS

President Perez suggested to skip introduction of staff, visitors, and guests. The Board agreed. In attendance starting with: 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, Yvonne Latour, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Elva Mares, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Diana Perez, HCVP & 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, Albert Torres, 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 APRIL 16, 2025, BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the April 16, 2025, Board of Directors meeting minutes. Vice-President Sánchez Peña made the motion to approve the April 16, 2025, Board of Director meeting minutes. Motion was seconded by Director Borjas and passed unanimously.

II. NEW BUSINESS

1. PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF MAY 2025, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF MAY 2025 AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of May 2025 was included in the board packets. Ms. Lucio reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended May 2025		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$10,251.00	
Total Expenditures	\$14,008.54	
Revenues over (Under) Expenditures	<u>(\$3,757.54)</u>	
Cash reserves or funds transferred in	<u>\$3,757.54</u>	
Bank Balance May 2025		
Harlingen Affordable Housing Corporation		
	\$679,162.24	
Restricted funds reserved for Washington Development \$530,600.03		
HAHC notes:		
Appliances were purchased and A/C replacement for 806 Sonesta Apartment		

President Perez asked what are the expenditures that exceeded the revenues? Chief Financial Officer Lucio stated expenses were appliances purchased, interior painting of 209 ½ building and A/C replacements. President Perez asked how many tons is the A/C unit at 209 ½? Senior Property Manager Prieto stated a 3-ton unit. 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 May 2025. Vice-President Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of May 2025. Motion was seconded by Director Borjas and passed unanimously.

III. OLD BUSINESS-NON-ACTION ITEMS

1. Chief Executive Officer 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 2025 by: Cynthia De La Fuente
 - c) Rental Property Report 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. Vice-President Sánchez Peña asked is there a possibility for a partnership with the city for the new construction for the HAHC? Attorney Ozuna stated, it may be possible. After some discussion no other questions were asked. And no action was taken by the Board of Directors.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. Motion to adjourn was made by Vice-President Sánchez Peña. Motion was seconded by Director Borjas. Meeting was adjourned at 12:47 p.m.

Date: _____

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

The Harlingen Affordable Housing Corporation, in partnership with the Harlingen Housing Authority Mission provides and develops affordable housing opportunities while encouraging self-sufficiency and neighborhood revitalization. Our **Vision** is to serve others with the highest level of professionalism, integrity, honesty, fairness, and equality. Our goal is to motivate and empower families to improve their quality of life and achieve self-sufficiency.

The Harlingen Affordable Housing Corporation provides affordable apartments and business opportunities in Harlingen. The Family Living Center Apartments are located at 3221 North 25th Street and houses 8 families. The Monte Cristo Apartments are located at 22944 Monte Cristo Court and houses 2 families. The Sonesta Apartments are located at 802 & 806 Sonesta Drive and houses 2 families. The Washington Apartments are located at 1025 East Washington Avenue and houses 4 families. The 209 and 209 ½ East Jackson Avenue Building is a business and an apartment. The Administrative Building is located at 219 E. Jackson Avenue and houses the Admissions Department, HCV Program, Accounting Department and some of the Administrative Team. Currently the occupancy rate is 100% due to the affordable rents which allow us to partner with agencies and provide social services to the Harlingen community.

The Harlingen Affordable Housing Corporation, in partnership with the Harlingen Housing Authority, enables us to provide families with resources that may not be implemented due to the limited and restrictive use of federal funds. A few of our partnerships are as follows: Market Days on Jackson Avenue; The Back-to-School Event during Market Days; The Family Learning Centers; The Book Rich Environment (BRE) Initiative; The Annual Resource Fair; The Little Free Libraries; and awarding Scholarships to graduating seniors. These partnerships are vital to our Harlingen community.

Our goal is to expand affordable housing for the elderly, disabled and veteran families in our community. We plan to start phase 1 which will include (20) 1 & 2-bedroom ADA accessible units on the 20 acres on Washington Avenue. Currently we are working on cost estimates to develop and build.

I want to take this opportunity to thank our employees, our Board of Directors, and the many partners that assist us with the implementation of these outstanding programs. I want to express my appreciation to Mayor Norma Sepulveda, City Manager Gabriel Gonzalez, and the City Commissioners for their continued interest and support. I look forward to restoring and expanding affordable housing in the near future.

Sincerely,

Hilda Benavides,
Chief Executive Officer

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

March 2025

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 2025**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$97,534.35
Total Expenditures	<u>\$133,108.82</u>
Revenues over (Under) Expenditures	<u><u>(\$35,574.47)</u></u>
Cash reserves or funds transferred in	\$35,574.47

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

	\$680,156.06
Restricted funds for Washington Dev.	\$530,600.03

Note: Project expenses
 209 (1/2) Jackson Avenue prep for rental (remodel)
 Monte Cristo Apt. A A/C replacement
 Washington property, 2 preps (remodels)
 Washington Acreage property grass cuts

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

	ACCOUNT				12 Month(s) Ended March 31, 2025	Budget	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	69,948.00	87,000.00	(17,052.00)	-19.60 %
Nondwelling Rental	2	01	3190	5	23,049.35	25,625.00	(2,575.65)	-10.05 %
Total Rental Income					92,997.35	112,625.00	(19,627.65)	-17.43 %
Other Income								
Other Income-Scholarship Donations	2	01	3690	5	1,182.00	5,000.00	(3,818.00)	-76.36 %
Other Income - Misc Other Revenue	2	01	3690.1	5	3,355.00	5,000.00	(1,645.00)	-32.90 %
Total Other Income					4,537.00	10,000.00	(5,463.00)	-54.63 %
Total Revenue					97,534.35	122,625.00	(25,090.65)	-20.46 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	35,031.46	22,000.00	(13,031.46)	-59.23 %
Legal Expense	2	01	4130	5	12,645.64	4,000.00	(8,645.64)	-216.14 %
Accounting Fees	2	01	4170	5	0.00	1,500.00	1,500.00	100.00 %
Audit Fees	2	01	4171	5	388.37	1,500.00	1,111.63	74.11 %
Employee Benefits Cont - Admin	2	01	4182	5	3,028.27	0.00	(3,028.27)	-100.00 %
Advertising and Marketing	2	01	4190.08	5	1,245.00	4,000.00	2,755.00	68.88 %
Publications	2	01	4190.11	5	28.40	0.00	(28.40)	-100.00 %
Forms & Office Supplies	2	01	4190.17	5	1,394.82	0.00	(1,394.82)	-100.00 %
Other Sundry Expense	2	01	4190.18	5	9,056.18	15,000.00	5,943.82	39.63 %
Administrative Contact Costs	2	01	4190.19	5	7,530.52	5,000.00	(2,530.52)	-50.61 %
Total Administrative Expense					70,348.66	53,000.00	(17,348.66)	-32.73 %
Tenant Services								
Ten Services - Recreation Pubs Other	2	01	4220	5	1,837.94	0.00	(1,837.94)	-100.00 %
Resident Events / Education Expenses	2	01	4220.1	5	449.00	3,000.00	2,551.00	85.03 %
Total Tenant Services					2,286.94	3,000.00	713.06	23.77 %
Utilities Expense								
Water	2	01	4310	5	30.18	100.00	69.82	69.82 %
Electricity	2	01	4320	5	1,144.30	3,100.00	1,955.70	63.09 %
Sewer	2	01	4390	5	49.56	100.00	50.44	50.44 %
Total Utilities Expense					1,224.04	3,300.00	2,075.96	62.91 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	818.45	1,500.00	681.55	45.44 %
Materials	2	01	4420	5	0.00	3,000.00	3,000.00	100.00 %
Contract Cots-Extermination	2	01	4430.01	5	3,000.00	2,000.00	(1,000.00)	-50.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	3,895.00	28,169.00	24,274.00	86.17 %
Contract Costs-Other	2	01	4430.13	5	24,890.00	0.00	(24,890.00)	-100.00 %
Contract Costs-Heating & Cooling Contract	2	01	4430.17	5	5,835.95	0.00	(5,835.95)	-100.00 %
Contract Costs-Landscape & Ground	2	01	4430.19	5	725.00	0.00	(725.00)	-100.00 %
Contract Costs-Electrical Contracts	2	01	4430.21	5	695.00	0.00	(695.00)	-100.00 %
Connect/Disconnect Fees	2	01	4430.4	5	110.00	0.00	(110.00)	-100.00 %
Garbage and Trash Collection	2	01	4431	5	95.94	100.00	4.06	4.06 %
Emp Benefit Cont - Maintenance	2	01	4433	5	66.88	0.00	(66.88)	-100.00 %
Total Ordinary Maintenance and Operation					40,132.22	34,769.00	(5,363.22)	-15.43 %
Protective Services								
Protective Services - Contract Costs	2	01	4480	5	1,173.00	1,500.00	327.00	21.80 %
Total Protective Services					1,173.00	1,500.00	327.00	21.80 %
General Expense								
Insurance -Property (Fire & EC)	2	01	4510.01	5	1,013.91	1,000.00	(13.91)	-1.39 %
Insurance-Flood	2	01	4510.11	5	2,550.00	4,000.00	1,450.00	36.25 %
Insurance - Windstorm	2	01	4510.15	5	10,993.45	5,056.00	(5,937.45)	-117.43 %
PROPERTY TAXES	2	01	4520.1	5	41.60	0.00	(41.60)	-100.00 %
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	3,345.00	5,000.00	1,655.00	33.10 %
Total General Expense					17,943.96	27,056.00	9,112.04	33.68 %
Other Expenditures								

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, 2025	Budget	Variance	Variance %
Property Better & Add-Contract Costs	2	01	7540.4	5	7,500.00	150,000.00	142,500.00	95.00 %
Operating Exp For Property - Contra	2	01	7590	5	(7,500.00)	(150,000.00)	(142,500.00)	-95.00 %
Total Other Expenditures					0.00	0.00	0.00	-100.00 %
Total Expenses					(133,108.82)	(122,625.00)	(10,483.82)	-8.55 %
Operating Income (Loss)					(35,574.47)	0.00	(35,574.47)	100.00 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	2	01	4800	5	11,724.86	0.00	(11,724.86)	-100.00 %
Total Depreciation Expense					11,724.86	0.00	(11,724.86)	-100.00 %
Total Other Income (Expense)					(11,724.86)	0.00	(11,724.86)	100.00 %
Net Income (Loss)					(47,299.33)	0.00	(47,299.33)	100.00 %

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 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 July 2025**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$10,089.00
Total Expenditures	<u>\$8,189.02</u>
Revenues over (Under) Expenditures	<u>\$1,899.98</u>
Cash reserves or funds transferred in	<u>\$0.00</u>

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

\$675,812.38

Restricted funds reserved for Washington Development \$530,600.03

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

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$39,660.00
Total Expenditures	<u>\$40,451.10</u>
Revenues over (Under) Expenditures	<u>(\$791.10)</u>
Cash reserves or funds transferred in	<u>\$791.10</u>

HAHC notes: materials and contract work expenses

Appliances were purchased and A/C replacement for 806 Sonesta Apartment

Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	4 Month(s) Ended July 31, 2025	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2	01 3110 5	3,692.00	27,159.00	29,000.00	(1,841.00)	-6.35 %
Nondwelling Rental	2	01 3190 5	1,728.00	6,912.00	8,540.00	(1,628.00)	-19.06 %
Total Rental Income			5,420.00	34,071.00	37,540.00	(3,469.00)	-9.24 %
Other Income							
Other Income-Scholarship Donations	2	01 3690 5	0.00	200.00	1,666.64	(1,466.64)	-88.00 %
Other Income - Misc Other Revenue	2	01 3690.1 5	4,669.00	5,389.00	1,666.64	3,722.36	223.35 %
Total Other Income			4,669.00	5,589.00	3,333.28	2,255.72	67.67 %
Total Revenue			10,089.00	39,660.00	40,873.28	(1,213.28)	-2.97 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01 4110 5	2,937.84	14,709.70	7,664.00	(7,045.70)	-91.93 %
Legal Expense	2	01 4130 5	0.00	0.00	1,332.00	1,332.00	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	942.71	4,109.20	0.00	(4,109.20)	-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	43.10	50.20	0.00	(50.20)	-100.00 %
Other Sundry Expense	2	01 4190.18 5	491.81	2,344.06	4,000.00	1,655.94	41.40 %
Administrative Contact Costs	2	01 4190.19 5	496.25	593.08	1,666.64	1,073.56	64.41 %
Total Administrative Expense			4,911.71	21,806.24	16,995.96	(4,810.28)	-28.30 %
Tenant Services							
Ten Services - Recreation Pubs Other	2	01 4220 5	825.00	825.00	0.00	(825.00)	-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			825.00	825.00	1,000.00	175.00	17.50 %
Utilities Expense							
Water	2	01 4310 5	0.00	(30.18)	33.32	63.50	190.58 %
Electricity	2	01 4320 5	364.86	873.98	1,033.32	159.34	15.42 %
Sewer	2	01 4390 5	0.00	(49.56)	33.32	82.88	248.74 %
Total Utilities Expense			364.86	794.24	1,099.96	305.72	27.79 %
Ordinary Maintenance and Operation							
Labor	2	01 4410 5	22.81	1,647.38	500.00	(1,147.38)	-229.48 %
Materials	2	01 4420 5	0.00	1,773.98	1,000.00	(773.98)	-77.40 %
Contract Cots-Extermination	2	01 4430.01 5	250.00	750.00	664.00	(86.00)	-12.95 %
Contract Costs-Other Repairs	2	01 4430.03 5	0.00	0.00	9,056.00	9,056.00	100.00 %
Contract Costs-Other	2	01 4430.13 5	0.00	2,500.00	0.00	(2,500.00)	-100.00 %
Contact Costs-Heating & Cooling Cont	2	01 4430.17 5	0.00	3,759.00	0.00	(3,759.00)	-100.00 %
Contact Costs-Electrical Contracts	2	01 4430.21 5	0.00	1,250.00	0.00	(1,250.00)	-100.00 %
Garbage and Trash Collection	2	01 4431 5	0.00	(95.94)	33.32	129.26	387.94 %
Emp Benefit Cont - Maintenance	2	01 4433 5	95.06	423.91	0.00	(423.91)	-100.00 %
Total Ordinary Maintenance and Operation			367.87	12,008.33	11,253.32	(755.01)	-6.71 %
Protective Services							
Protective Services - Contract Costs	2	01 4480 5	140.76	398.82	500.00	101.18	20.24 %
Total Protective Services			140.76	398.82	500.00	101.18	20.24 %
General Expense							
Insurance -Property (Fire & EC)	2	01 4510.01 5	302.23	604.46	332.00	(272.46)	-82.07 %
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	776.59	2,988.01	1,684.00	(1,304.01)	-77.44 %
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	500.00	1,026.00	1,666.64	640.64	38.44 %
Total General Expense			1,578.82	4,618.47	9,014.64	4,396.17	48.77 %
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:	3/31/2026	ACCOUNT	1 Month(s) Ended July 31, 2025	4 Month(s) Ended July 31, 2025	Budget	Variance	Variance %
Total Expenses			(8,189.02)	(40,451.10)	(39,863.88)	(587.22)	-1.47 %
Total Net Income (Loss)			1,899.98	(791.10)	1,009.40	(1,800.50)	4775.06 %

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

Unaudited Financial Statement

March 2025

Comparative Income Graph with Statement

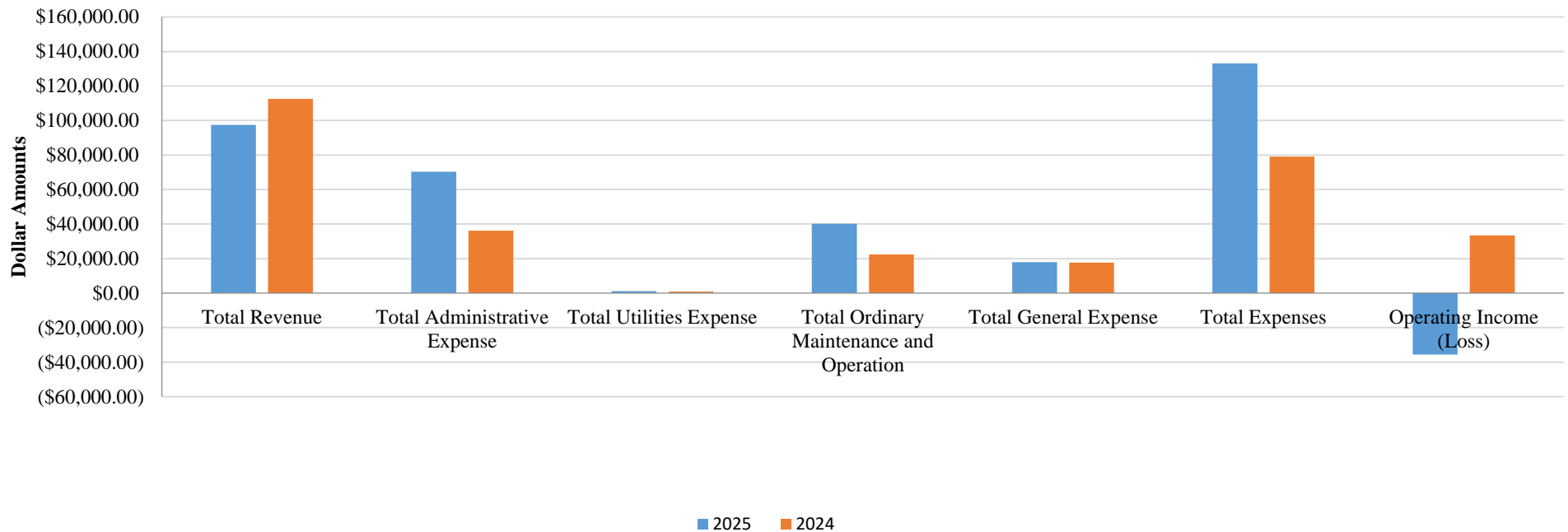
Comparative Balance Sheet Graph with Statement



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

	Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024
Total Revenue	\$97,534.35	\$112,473.63
Total Administrative Expense	\$70,348.66	\$36,233.51
Total Utilities Expense	\$1,224.04	\$800.01
Total Ordinary Maintenance and Operation	\$40,132.22	\$22,423.99
Total General Expense	\$17,943.96	\$17,718.66
Total Expenses	\$133,108.82	\$79,074.69
Operating Income (Loss)	(\$35,574.47)	\$33,398.94

Harlingen Affordable Housing Corporation Comparative April - March 2025 to 2024



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

					Start: 04/01/2024 End: 03/31/2025	Start: 04/01/2023 End: 03/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	69,948.00	80,243.00	(10,295.00)	-12.83 %
Nondwelling Rental	2	01	3190	5	23,049.35	24,402.63	(1,353.28)	-5.55 %
Total Rental Income					92,997.35	104,645.63	(11,648.28)	-11.13 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	1,182.00	2,653.00	(1,471.00)	-55.45 %
Other Income - Misc Other Reve	2	01	3690.1	5	3,355.00	5,175.00	(1,820.00)	-35.17 %
Total Other Income					4,537.00	7,828.00	(3,291.00)	-42.04 %
Total Revenue					97,534.35	112,473.63	(14,939.28)	-13.28 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	35,031.46	22,155.73	(12,875.73)	-58.11 %
Legal Expense	2	01	4130	5	12,645.64	1,485.25	(11,160.39)	-751.41 %
Travel	2	01	4150	5	0.00	57.00	57.00	100.00 %
Audit Fees	2	01	4171	5	388.37	363.38	(24.99)	-6.88 %
Employee Benefits Cont - Admin	2	01	4182	5	3,028.27	1,571.17	(1,457.10)	-92.74 %
Advertising and Marketing	2	01	4190.08	5	1,245.00	640.00	(605.00)	-94.53 %
Publications	2	01	4190.11	5	28.40	112.40	84.00	74.73 %
Forms & Office Supplies	2	01	4190.17	5	1,394.82	1.13	(1,393.69)	-123335.40 %
Other Sundry Expense	2	01	4190.18	5	9,056.18	6,363.37	(2,692.81)	-42.32 %
Administrative Contact Costs	2	01	4190.19	5	7,530.52	3,484.08	(4,046.44)	-116.14 %
Total Administrative Expense					70,348.66	36,233.51	(34,115.15)	-94.15 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	1,837.94	748.98	(1,088.96)	-145.39 %
Resident Events / Education Ex	2	01	4220.1	5	449.00	0.00	(449.00)	0.00 %
Total Tenant Services					2,286.94	748.98	(1,537.96)	-205.34 %
Utilities Expense								
Water	2	01	4310	5	30.18	0.00	(30.18)	0.00 %
Electricity	2	01	4320	5	1,144.30	800.01	(344.29)	-43.04 %
Sewer	2	01	4390	5	49.56	0.00	(49.56)	0.00 %
Total Utilities Expense					1,224.04	800.01	(424.03)	-53.00 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	818.45	1,549.36	730.91	47.17 %
Contract Cots-Extermination	2	01	4430.01	5	3,000.00	2,245.00	(755.00)	-33.63 %
Contract Costs-Other Repairs	2	01	4430.03	5	3,895.00	2,700.00	(1,195.00)	-44.26 %
Contract Costs-Other	2	01	4430.13	5	24,890.00	15,000.00	(9,890.00)	-65.93 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	5,835.95	165.00	(5,670.95)	-3436.94 %
Contract Costs-Landscape & Gro	2	01	4430.19	5	725.00	0.00	(725.00)	0.00 %
Contact Costs-Electrical Contr	2	01	4430.21	5	695.00	650.00	(45.00)	-6.92 %
Connect/Disconnect Fees	2	01	4430.4	5	110.00	0.00	(110.00)	0.00 %
Garbage and Trash Collection	2	01	4431	5	95.94	0.00	(95.94)	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	66.88	114.63	47.75	41.66 %
Total Ordinary Maintenance and Operation					40,132.22	22,423.99	(17,708.23)	-78.97 %
Protective Services								
Protective Services - Contract	2	01	4480	5	1,173.00	1,149.54	(23.46)	-2.04 %
Total Protective Services					1,173.00	1,149.54	(23.46)	-2.04 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	1,013.91	798.52	(215.39)	-26.97 %
Insurance-Flood	2	01	4510.11	5	2,550.00	2,540.00	(10.00)	-0.39 %
Insurance - Windstorm	2	01	4510.15	5	10,993.45	11,380.14	386.69	3.40 %
PROPERTY TAXES	2	01	4520.1	5	41.60	0.00	(41.60)	0.00 %

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

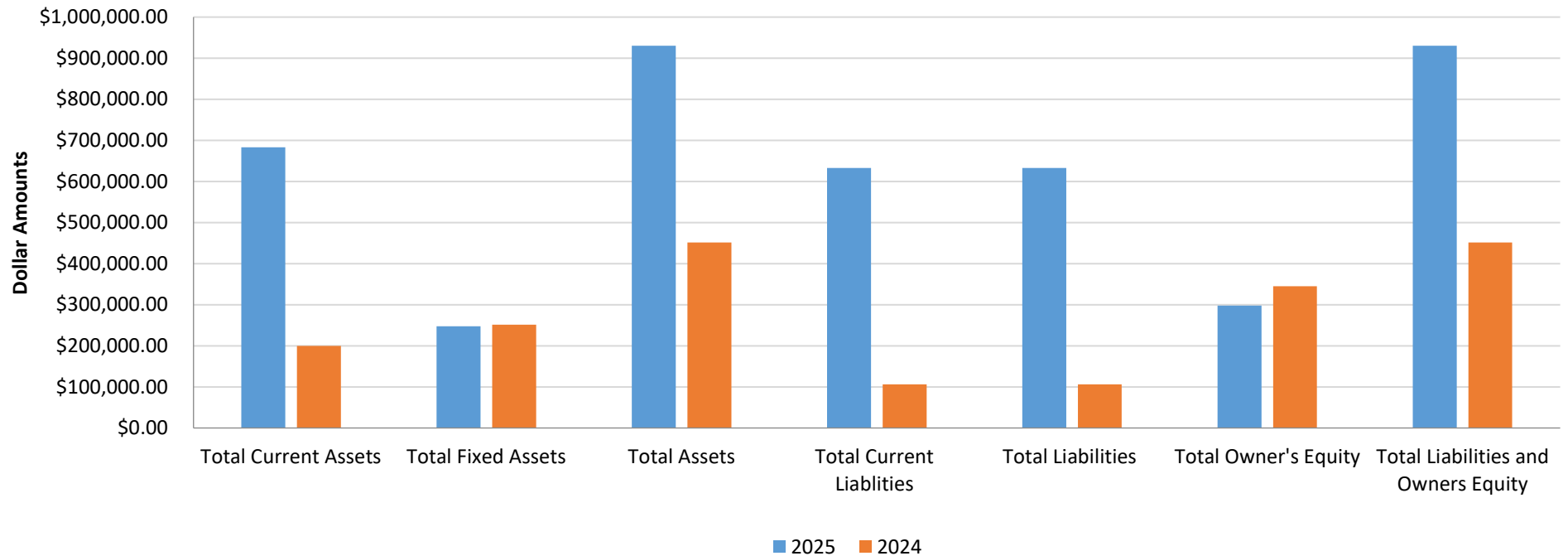
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

					Start: 04/01/2024	Start: 04/01/2023		
					End: 03/31/2025	End: 03/31/2024	Variance	Variance %
Scholarship Payments	2	01	4590.201	5	3,345.00	3,000.00	(345.00)	-11.50 %
Total General Expense					17,943.96	17,718.66	(225.30)	-1.27 %
Other Expenditures								
Property Better & Add-Contract	2	01	7540.4	5	7,500.00	30,538.10	23,038.10	75.44 %
Operating Exp For Property - C	2	01	7590	5	(7,500.00)	(30,538.10)	(23,038.10)	75.44 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(133,108.82)	(79,074.69)	(54,034.13)	68.33 %
Operating Income (Loss)					(35,574.47)	33,398.94	(68,973.41)	-137.54 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	2	01	4800	5	11,724.86	36,071.88	24,347.02	67.50 %
Total Depreciation Expense					11,724.86	36,071.88	24,347.02	67.50 %
Total Other Income (Expense)					(11,724.86)	(36,071.88)	24,347.02	-67.50 %
Net Income (Loss)					(47,299.33)	(2,672.94)	(44,626.39)	2580.43 %

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

	3/31/2025	3/31/2024
Total Current Assets	\$683,030.89	\$199,723.24
Total Fixed Assets	\$247,400.12	\$251,624.98
Total Assets	\$930,431.01	\$451,348.22
Total Current Liabilities	\$632,772.74	\$106,390.62
Total Liabilities	\$632,772.74	\$106,390.62
Total Owner's Equity	\$297,658.27	\$344,957.60
Total Liabilities and Owners Equity	\$930,431.01	\$451,348.22

Harlingen Affordable Housing Corporation Comparative March 2025 to 2024



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 3/31/2025

					3/31/2025	3/31/2024	Variance
Assets							
Current Assets							
2	01	1111.11R	0	SecDep Restricted Funds - Contra	(4,675.00)	(4,175.00)	(500.00)
2	01	1111.12	0	AFH General Fund 1268	680,156.06	194,200.63	485,955.43
2	01	1111.14R	0	Security Deposit Restricted Funds	4,675.00	4,175.00	500.00
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	0.00	500.00	(500.00)
2	01	1211	0	Prepaid Insurance	2,874.83	5,022.61	(2,147.78)
Total Current Assets					683,030.89	199,723.24	483,307.65
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(122,818.20)	(111,093.34)	(11,724.86)
2	01	1460	4	Dwelling Structures	277,780.22	277,780.22	0.00
2	01	1460.1	4	Dwelling Structures Improvements	92,438.10	84,938.10	7,500.00
Total Fixed Assets					247,400.12	251,624.98	(4,224.86)
Total Assets					930,431.01	451,348.22	479,082.79
Liabilities							
Current Liabilities							
2	01	2111	0	Accounts Payable - Vendors	13.20	5,286.46	(5,273.26)
2	01	2114	0	Tenant Security Deposits	4,675.00	4,175.00	500.00
2	01	2119.8	0	A/P - Accrued Utilities	415.03	55.29	359.74
2	01	2290.2	0	Deferred Credits - New Hamp Proceed	530,600.03	0.00	530,600.03
2	01	2119.03	0	A/P - AMP 3	24.89	0.00	24.89
2	01	2119.06	0	A/P - COCC	89,711.09	89,540.37	170.72
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					632,772.74	106,390.62	526,382.12
Total Liabilities					632,772.74	106,390.62	526,382.12
Owner's Equity							
2	01	2841	0	Net Assets - Unrestricted	297,658.27	344,957.60	(47,299.33)
Total Owner's Equity					297,658.27	344,957.60	(47,299.33)
Total Owner's Equity					297,658.27	344,957.60	(47,299.33)
Total Liabilities and Owner's Equity					930,431.01	451,348.22	479,082.79
							0.00

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 2025

Comparative Income Statement with Graph

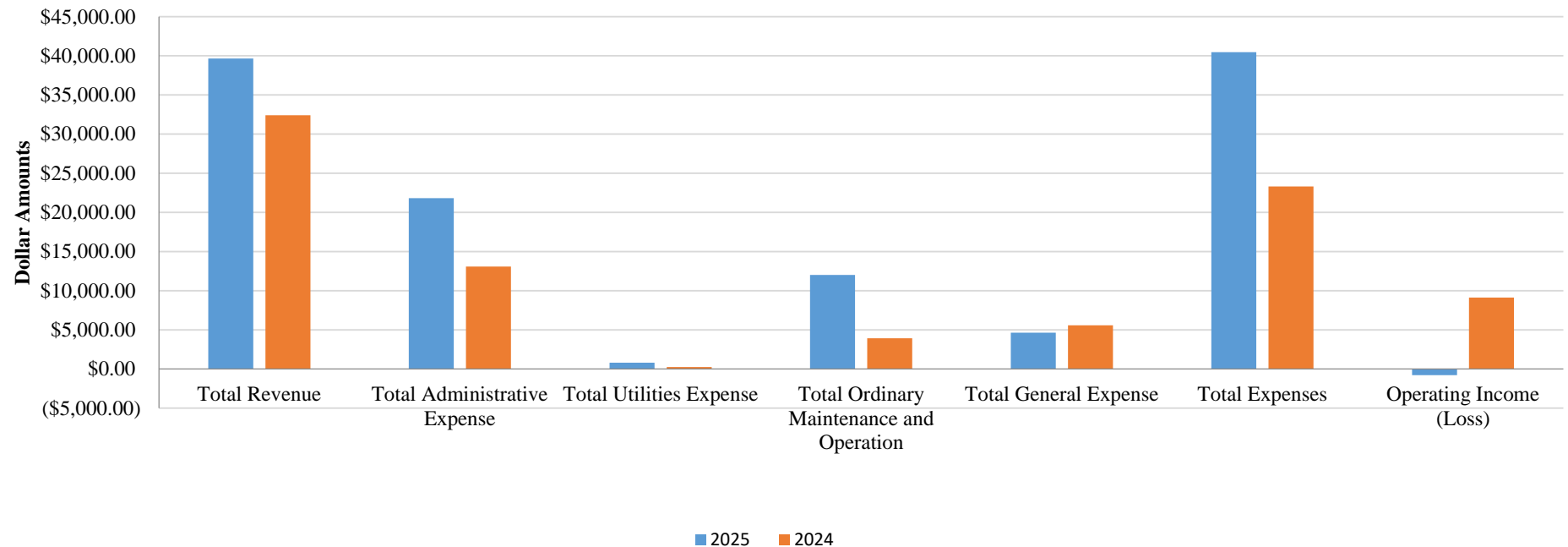
Comparative Balance Sheet with Graph



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

	Start: 04/01/2025	Start: 04/01/2024
	End: 07/31/2025	End: 07/31/2024
Total Revenue	\$39,660.00	\$32,421.35
Total Administrative Expense	\$21,806.24	\$13,078.37
Total Utilities Expense	\$794.24	\$253.34
Total Ordinary Maintenance and Operation	\$12,008.33	\$3,919.22
Total General Expense	\$4,618.47	\$5,565.19
Total Expenses	\$40,451.10	\$23,312.02
Operating Income (Loss)	(\$791.10)	\$9,109.33

Harlingen Affordable Housing Corporation Comp. April to July 2025 to 2024



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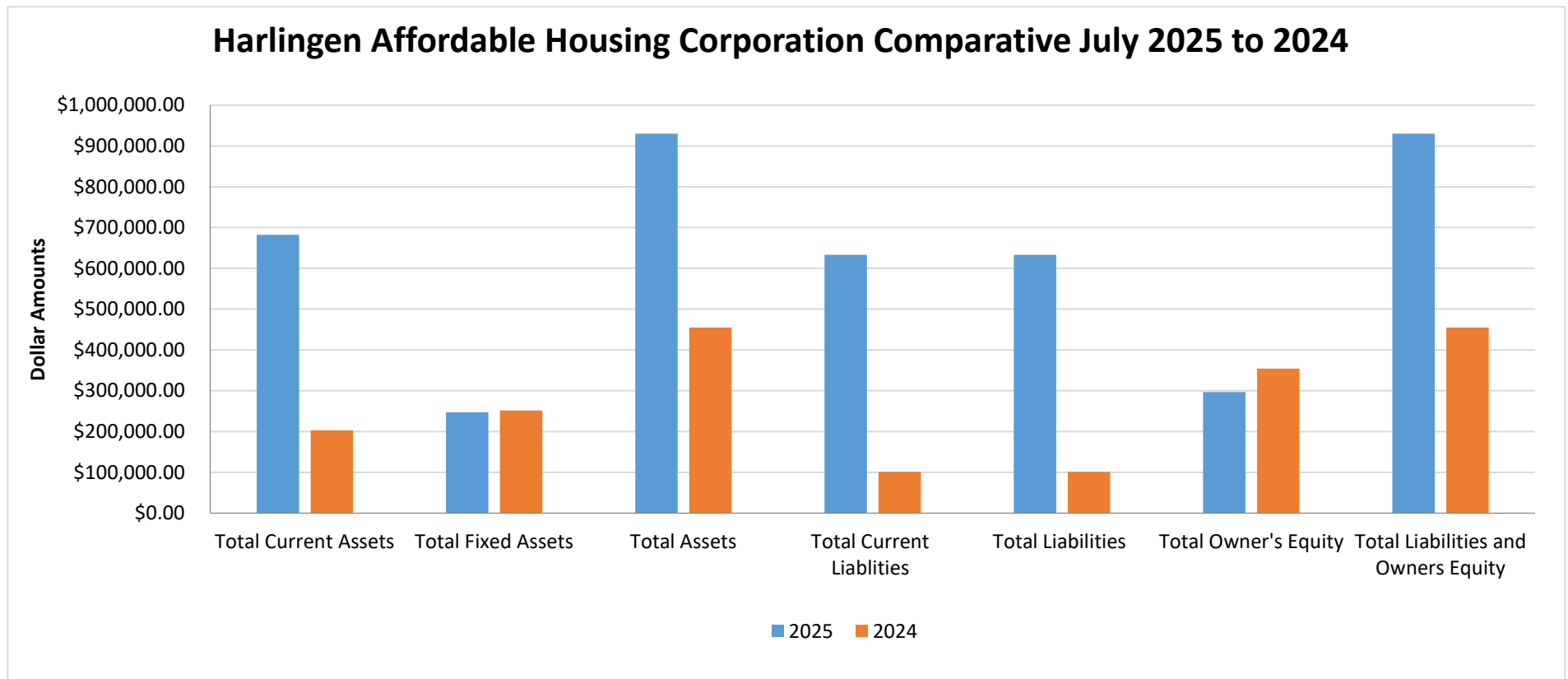
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

					Start: 04/01/2025 End: 07/31/2025	Start: 04/01/2024 End: 07/31/2024	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2	01	3110	5	27,159.00	21,931.00	5,228.00	23.84 %
Nondwelling Rental	2	01	3190	5	6,912.00	9,225.35	(2,313.35)	-25.08 %
Total Rental Income					34,071.00	31,156.35	2,914.65	9.35 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	200.00	0.00	200.00	0.00 %
Other Income - Misc Other Reve	2	01	3690.1	5	5,389.00	1,265.00	4,124.00	326.01 %
Total Other Income					5,589.00	1,265.00	4,324.00	341.82 %
Total Revenue					39,660.00	32,421.35	7,238.65	22.33 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	14,709.70	10,658.85	(4,050.85)	-38.00 %
Legal Expense	2	01	4130	5	0.00	195.00	195.00	100.00 %
Employee Benefits Cont - Admin	2	01	4182	5	4,109.20	807.63	(3,301.57)	-408.80 %
Publications	2	01	4190.11	5	50.20	14.20	(36.00)	-253.52 %
Other Sundry Expense	2	01	4190.18	5	2,344.06	745.47	(1,598.59)	-214.44 %
Administrative Contact Costs	2	01	4190.19	5	593.08	657.22	64.14	9.76 %
Total Administrative Expense					21,806.24	13,078.37	(8,727.87)	-66.74 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	825.00	144.00	(681.00)	-472.92 %
Total Tenant Services					825.00	144.00	(681.00)	-472.92 %
Utilities Expense								
Water	2	01	4310	5	(30.18)	0.00	30.18	0.00 %
Electricity	2	01	4320	5	873.98	253.34	(620.64)	-244.98 %
Sewer	2	01	4390	5	(49.56)	0.00	49.56	0.00 %
Total Utilities Expense					794.24	253.34	(540.90)	-213.51 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	1,647.38	390.79	(1,256.59)	-321.55 %
Materials	2	01	4420	5	1,773.98	0.00	(1,773.98)	0.00 %
Contract Cots-Extermination	2	01	4430.01	5	750.00	1,000.00	250.00	25.00 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	2,500.00	0.00	0.00 %
Contact Costs-Heating & Coolin	2	01	4430.17	5	3,759.00	0.00	(3,759.00)	0.00 %
Contact Costs-Electrical Contr	2	01	4430.21	5	1,250.00	0.00	(1,250.00)	0.00 %
Garbage and Trash Collection	2	01	4431	5	(95.94)	0.00	95.94	0.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	423.91	28.43	(395.48)	-1391.07 %
Total Ordinary Maintenance and Operation					12,008.33	3,919.22	(8,089.11)	-206.40 %
Protective Services								
Protective Services - Contract	2	01	4480	5	398.82	351.90	(46.92)	-13.33 %
Total Protective Services					398.82	351.90	(46.92)	-13.33 %
General Expense								
Insurance -Property (Fire & EC	2	01	4510.01	5	604.46	468.86	(135.60)	-28.92 %
Insurance - Windstorm	2	01	4510.15	5	2,988.01	5,096.33	2,108.32	41.37 %
Scholarship Payments	2	01	4590.201	5	1,026.00	0.00	(1,026.00)	0.00 %
Total General Expense					4,618.47	5,565.19	946.72	17.01 %
Total Expenses					(40,451.10)	(23,312.02)	(17,139.08)	73.52 %
Net Income (Loss)					(791.10)	9,109.33	(9,900.43)	-97.42 %

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

	7/31/2025	7/31/2024
Total Current Assets	\$682,516.20	\$203,409.52
Total Fixed Assets	\$247,400.12	\$251,624.98
Total Assets	\$929,916.32	\$455,034.50
Total Current Liabilities	\$633,049.15	\$100,967.57
Total Liabilities	\$633,049.15	\$100,967.57
Total Owner's Equity	\$296,867.17	\$354,066.93
Total Liabilities and Owners Equity	\$929,916.32	\$455,034.50



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 7/31/2025

					7/31/2025	7/31/2024	Variance
Assets							
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	675,812.38	202,128.24	473,684.14
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	0.00	512.86	(512.86)
2	01	1129.01	0	A/R - AMP 1	0.00	(12.86)	12.86
2	01	1211	0	Prepaid Insurance	6,703.82	781.28	5,922.54
Total Current Assets					682,516.20	203,409.52	479,106.68
Fixed Assets							
2	01	1400.5	4	Accumulated Depreciation	(122,818.20)	(111,093.34)	(11,724.86)
2	01	1460	4	Dwelling Structures	277,780.22	277,780.22	0.00
2	01	1460.1	4	Dwelling Structures Improvements	92,438.10	84,938.10	7,500.00
Total Fixed Assets					247,400.12	251,624.98	(4,224.86)
Total Assets					929,916.32	455,034.50	474,881.82
Liabilities							
Current Liabilities							
2	01	2114	0	Tenant Security Deposits	4,675.00	4,175.00	500.00
2	01	2290.2	0	Deferred Credits - New Hamp Proceed	530,600.03	0.00	530,600.03
2	01	2119.03	0	A/P - AMP 3	24.89	0.00	24.89
2	01	2119.06	0	A/P - COCC	90,415.73	89,459.07	956.66
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					633,049.15	100,967.57	532,081.58
Total Liabilities					633,049.15	100,967.57	532,081.58
Owner's Equity							
2	01	2841	0	Net Assets - Unrestricted	297,658.27	344,957.60	(47,299.33)
Total Owner's Equity					297,658.27	344,957.60	(47,299.33)
Net Income (Loss)					(791.10)	9,109.33	(9,900.43)
Total Owner's Equity					296,867.17	354,066.93	(57,199.76)
Total Liabilities and Owner's Equity					929,916.32	455,034.50	474,881.82
							0.00

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, SEPTEMBER 24, 2025
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JULY AND AUGUST 2025

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: Eneida Alonso

DATE: 09/01/25

FOR THE MONTHS OF JULY AND AUGUST 2025

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

NON-PROFIT

July and August 2025 HAHC/FLC RENT STATUS
SONESTA APARTMENTS : 802 & 806 Sonesta Drive, Harlingen, Texas 78550

SONESTA APARTMENTS : 802 & 806 Sonesta Drive, Harlingen, Texas 78550								PAYMENTS	
Unit #	Status	Tenant No.		\$ Rent	Deposits	HAP	TENANT	RCVD	DEL.
#802	OCCUPIED	#28525 (Section 8)		\$ 750.00	\$ 300.00	\$ 680.00	\$ 70.00	\$ 750.00	\$ -
#806	OCCUPIED	#00806 (Private)		\$ 750.00	\$ 350.00		\$ 750.00	\$ 750.00	\$ -
Total Rent Received:								\$ 1,500.00	\$ -

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

Unit #	Status	Tenant No.		\$ Rent	Deposits	HAP	TENANT	RCVD	DEL.
#1	OCCUPIED	#28907(Section 8)		\$ 650.00	\$ 225.00	\$ 420.00	\$ 230.00	\$ 650.00	\$ -
#2	OCCUPIED	#00002 (Private)		\$ 675.00	\$ 350.00		\$ 675.00	\$ 675.00	\$ -
#3	OCCUPIED	#14327 (Section 8)		\$ 650.00	\$ 200.00	\$ 478.00	\$ 172.00	\$ 650.00	\$ -
#4	OCCUPIED	#00004 (Private)		\$ 675.00	\$ 350.00		\$ 675.00	\$ 675.00	\$ -
Total Rent Received:								\$ 2,650.00	\$ -

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

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

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

Unit #	Status	Tenant No.	<i>Electricity is included in rent; Water is tenants</i>	\$ Rent	Deposits		TENANT	RCVD	DEL.
#209	OCCUPIED	#00209 (Private)		\$ 2,000.00	\$ 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		TENANT	RCVD	DEL.
#201	OCCUPIED	#23414		\$ 575.00	\$ 100.00		\$ 575.00	\$ 575.00	\$ -
#202	OCCUPIED	#28496		\$ 575.00	\$ 200.00		\$ 575.00	\$ 575.00	\$ -
#203	OCCUPIED	#26982		\$ 575.00	\$ 200.00		\$ 575.00	\$ 575.00	\$ -
#204	OCCUPIED	#13100		\$ 575.00	\$ 200.00		\$ 575.00	\$ 575.00	\$ -
#205	OCCUPIED	#13736		\$ 575.00	\$ 200.00		\$ 575.00	\$ 575.00	\$ -
#206	OCCUPIED	#33965		\$ 575.00	\$ 200.00		\$ 575.00	\$ 575.00	\$ -
#207	OCCUPIED	#33640		\$ 575.00	\$ 250.00		\$ 575.00	\$ 575.00	\$ -
#208	OCCUPIED	#16778		\$ 575.00	\$ 200.00		\$ 575.00	\$ 575.00	\$ -
Total Rent Received:								\$ 4,600.00	\$ -

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

Total Monthly Rent R'cvd: \$ 12,500.00

*NOTE:
All Payments for July 2025 and August 2025 are up to date

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

DATE: September 01, 2025

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

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

Subject: Report for September 24, 2025, HAHC Annual Board of Directors Meeting

Summary of Ongoing Activities:

Training & Conferences: Staff and I attended the Texas Housing Association Annual Conference in Round Rock, Texas, August 19-21, 2025. We were updated on the many changes and less funding for both HCV/S8 & Public Housing. Key topic was AI and how to incorporate into our daily tasks. We are registered for Nelrod On-Demand trainings, and each staff member can sign up to receive training in inspections, rent calculations, fair housing, budgets, Annual and 5-Year Plans and many other topics of interest.

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 98%. Maintenance meetings are held on the 2nd and 4th Thursday of every month at 3:00 p.m. The 2nd Thursday maintenance meetings are through Teams 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.

Board Recommendations: The Board of Commissioners recommended we rotate and vary restaurants in the downtown area for our board meeting Lunch. In July lunch will be provided by Chyann's Deli. We are awarding Le Moyne Gardens' exterior stone siding at this board meeting for the office building.

City of Harlingen Human Resource Department MOU: Attorney, Alan Ozuna is working with the City Manager and Mayor Sepulveda on the MOU for HR services, the Board of Commissioners approved the MOU on June 18, 2025, board meeting. Attorney will update us once the MOU or MOA is ready for us to review and sign.

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 Request for Proposals for banking services with a stipulation on loan services at a low interest rate.

Family Learning Centers: The Harlingen Housing Authority's Family Learning Centers is a partnership between the Harlingen Consolidated Independent School District (HCISD) and the Harlingen Housing Authority (HHA). For 31 years the Family Learning Centers (FLC) have provided after-school tutoring for school age children at our Apartments Complexes and the surrounding neighborhoods. HCISD hires master teachers and student mentors, while HHA provides the facility, supplies and free high-speed internet for students to succeed and complete all schoolwork.

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded six (6) scholarships to the 2025 graduating seniors.

Graduating seniors were recognized at the June board meeting.

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.

City of Harlingen Events: No Scheduled City events.

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. The Back-to-School Event was scheduled for August 2, 2025, where Social Service Agencies provide children with back-to-school supplies. We had approximately 190 children visit our booths to receive school supplies and books.

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 Board Meeting Schedule: The 2025 schedule of board meetings is attached, and board meetings will be held at the main office and at the AMPs/sites. The Administrative Staff reviewed the minutes for July 16, 2025, HHA & HAHC board meetings. We also reviewed the Agendas for the Annual HHA and the HAHC board meetings scheduled for September 24, 2025, at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas. The next Board Meeting is scheduled for Wednesday, October 15, 2025, starting at 12:00 p.m. at the Administrative Building, 219 E. Jackson Avenue, Harlingen, Texas. The option to attend the board meetings virtually or conference call is available. A board quorum must be present in person.

Thanks,

Hilda Benavides, CEO

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 Ave. 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 Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 16, 2025	HHA	Administrative Building 219 E. Jackson Ave. 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 Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 16, 2025	HHA	Administrative Building 219 E. Jackson Ave. 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 Ave. 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.