



HARLINGEN AFFORDABLE HOUSING CORPORATION

Board of Directors Meeting

Wednesday, January 21, 2026, 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, January 21, 2026, 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#: 288 007 333 164 4, Passcode: 2n6SB2FN; or join the video conference by phone at 469-480-6297, Password: 429 031 145.

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 Director Maria I. Borjas – Alan Ozuna, Attorney
4. Roll call/determination of a Quorum – Carlos Perez
5. Invocation – Melissa Guajardo
6. Pledge of Allegiance – Melissa Guajardo
7. Introduction of Staff, Guests and Visitors – Ariana Valle
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Annual Board of Directors Meeting of September 24, 2025. (pg.4-7)

II. NEW BUSINESS

1. Presentation of the Unaudited Financial Statement for all accounts for the month of November 2025 and to take action to approve the Unaudited Financial Statement as presented.
Presenter: Cynthia Lucio (pg.8-12)
2. Consider and take action to approve the charge off of the current unpaid balances due for vacated unit accounts for the months of September, October, November and December 2025.
Presenter: Cynthia De La Fuente (pg.13-14)

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.15-20)
 - b) Rental Property Report by: Mary Prieto (pg.21)
2. Report on status of rental properties, update on the non-profit, and the plans for expanding the affordable housing.
by: Hilda Benavides (pg.22-24)

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 Thursday, January 15, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 15th day of January 2026



 Ariana Valle, Administrative Assistant

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

I Maria I. Borjas 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 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

I. OPENING

President Perez called the meeting to order on Wednesday, September 24, 2025, at 12:53 p.m. at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas 78552.

CONFLICT OF INTEREST

“Under State Law, a conflict of interest exists if a board member, or certain members of that person’s family, has a qualifying financial interest in an agenda item. 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.

ADMINISTER OATH OF OFFICE TO INCOMING BOARD OF DIRECTORS

Sylvia Garza-Perez, Cameron County Clerk reappointed and administered the oath of office to Board of Directors, Carlos “Charlie” Perez, Carlos Muñiz, Irma Sánchez Peña and Bettina Elliott. Not present was Maria I. Borjas.

ROLL CALL/DETERMINATION OF A QUORUM

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

INTRODUCTION OF STAFF, GUESTS, AND VISTORS

President Perez suggested to skip introduction of staff, guests, and visitors. The Board agreed. Present at the meeting were Board of Directors, Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñiz, Bettina Elliott, Alan Ozuna, Attorney, Hilda Benavides, Chief Executive Officer, and Cynthia Lucio, Chief Financial Officer. Chief Financial Officer Lucio continued with the introductions of staff, Eneida Alonso, Property Manager, Adrian Azua, Maintenance Aide A, Diana Cheramie, Property Manager, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator, Melissa Guajardo, Human Resources/Accounting Coordinator, Yvonne Latour, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector (Virtual), Elva Mares, Eligibility Specialist/HCV/S8 Intake Coordinator/Inspector, Jose Montoya, Maintenance Aide A, Anita Maldonado, HCV/S8 Intake Coordinator/Inspector, Mary Prieto, Senior Property Manager, Diana Perez, HCVP/S8 & Admissions Administrator, Norma Serino, Resident Events Coordinator/Property Manager, Ariana Valle, Administrative Assistant, Patty Vega, Accounting Assistant/MIS Coordinator, Jose Zepeda, Maintenance Aide A, Visitors/Guests: John Alvarado, Computer Network Group, Sem Vargas, S.V. Photography, Laura Saucedo, Harlingen Convention Center Sales Manager, E&F Audio Visual Rental Services: Joe Valdez and Nayeli Ruiz, Guests: Ruben Peña and Tim Elliott.

PUBLIC COMMENTS

No public comments were presented at the Annual Board of Directors Meeting at the Harlingen Convention Center, 701 Harlingen Heights Drive, Harlingen, Texas 78552, via telephone or video conference and there were no public comments.

ELECTION OF PRESIDENT FOR THE INCOMING YEAR

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

ELECTION OF VICE-PRESIDENT FOR THE INCOMING YEAR

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

CONSIDER AND TAKE ACTION TO APPROVE THE MINUTES OF THE BOARD OF DIRECTORS MEETING OF JULY 16, 2025

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

PRESENTATION OF ANNUAL REPORT

Senior Property Manager Prieto presented the Annual Report.

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.

Chief Financial Officer Lucio reported the unaudited financial statement for the Fiscal Year ending March 31, 2025, as follows:

Harlingen Affordable Housing Corporation		
Summary of Year-to-Date Revenues & Expenditures		
For the Month Ended March 2025		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$97,534.35	
Total Expenditures	<u>\$133,108.82</u>	
Revenues over (Under) Expenditure	<u>(\$35,574.47)</u>	
Cash reserves or funds transferred	\$35,574.47	
 Bank Balance March 2025		
Harlingen Affordable Housing Corporation		
	\$680,156.06	
Restricted funds for Washington De	\$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		

Vice-President Sánchez Peña asked, have we reached out to any agency for partnerships for the Washington project? Chief Financial Officer Lucio stated we have scheduled a meeting regarding bonds. After some discussion no other questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for Fiscal Year Ending March 31, 2025. Vice-President Sánchez Peña made the motion to approve the Unaudited Financial Statement for Fiscal Year Ending March 31, 2025. Motion was seconded by Director Elliott and passed unanimously.

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.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of July 2025 was included in the agenda packet. Ms. Lucio reported as follows:

Harlingen Affordable Housing Corporation	
Summary of Revenues & Expenditures	
For the Month Ended July 2025	
	Harlingen Affordable Housing Corporation
Total Revenues	\$10,089.00
Total Expenditures	\$8,189.02
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	

No questions were asked, and President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of July 2025. Vice-President Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of July 2025. Motion was seconded by Director Muñiz 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 July and August 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 the affordable housing.

By: Hilda Benavides

Chief Executive Officer Benavides informed the Board of Directors that the reports were included in the board packets. After some discussion no other questions were asked.

IV. ADJOURNMENT

President Perez entertained a motion to adjourn. A motion to adjourn was made by Director Elliott. The motion was seconded by Director Muñiz, and the meeting was adjourned at 1:05 p.m.

Date: _____

President, Carlos Perez

Chief Executive Officer, Hilda Benavides

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

November 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 November 2025**

**Harlingen
Affordable
Housing
Corporation**

Total Revenues	\$8,500.12
Total Expenditures	<u>\$9,152.49</u>
Revenues over (Under) Expenditures	<u>(\$652.37)</u>
Cash reserves or funds transferred in	<u>\$652.37</u>

Note: Higher costs on Electrical contracts/ Security lights

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

\$642,830.91

Restricted funds reserved for Washington Development \$530,600.03

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

**Harlingen
Affordable
Housing
Corporation**

Total Revenues	\$79,470.21
Total Expenditures	<u>\$85,292.67</u>
Revenues over (Under) Expenditures	<u>(\$5,822.46)</u>
Cash reserves or funds transferred in	<u>\$5,822.46</u>

Note: higher admin / contract costs

Housing Authority of the City of Harlingen
Budgeted Income Statement

Affordable Housing

Fiscal Year End Date:	3/31/2026	ACCOUNT		1 Month(s) Ended November 30, 2025	8 Month(s) Ended November 30, 2025	Budget	Variance	Variance %
Revenue								
Rental Income								
Dwelling Rent	2 01 3110 5			6,619.00	57,904.09	58,000.00	(95.91)	-0.17 %
Nondwelling Rental	2 01 3190 5			1,728.00	13,824.00	17,080.00	(3,256.00)	-19.06 %
Total Rental Income				8,347.00	71,728.09	75,080.00	(3,351.91)	-4.46 %
Other Income								
Other Income-Scholarship Donations	2 01 3690 5			0.00	1,400.00	3,333.28	(1,933.28)	-58.00 %
Other Income - Misc Other Revenue	2 01 3690.1 5			153.12	6,342.12	3,333.28	3,008.84	90.27 %
Total Other Income				153.12	7,742.12	6,666.56	1,075.56	16.13 %
Total Revenue				8,500.12	79,470.21	81,746.56	(2,276.35)	-2.78 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2 01 4110 5			3,318.82	29,500.97	15,328.00	(14,172.97)	-92.46 %
Legal Expense	2 01 4130 5			0.00	302.25	2,664.00	2,361.75	88.65 %
Accounting Fees	2 01 4170 5			0.00	0.00	1,000.00	1,000.00	100.00 %
Audit Fees	2 01 4171 5			309.78	503.46	1,000.00	496.54	49.65 %
Employee Benefits Cont - Admin	2 01 4182 5			1,276.81	8,053.93	0.00	(8,053.93)	-100.00 %
Advertising and Marketing	2 01 4190.08 5			0.00	0.00	2,666.64	2,666.64	100.00 %
Publications	2 01 4190.11 5			7.10	231.45	0.00	(231.45)	-100.00 %
Other Sundry Expense	2 01 4190.18 5			420.50	8,321.52	11,000.00	2,678.48	24.35 %
Administrative Contact Costs	2 01 4190.19 5			31.32	717.96	3,333.28	2,615.32	78.46 %
Total Administrative Expense				5,364.33	47,631.54	36,991.92	(10,639.62)	-28.76 %
Tenant Services								
Ten Services - Recreation Pubs Other	2 01 4220 5			320.35	1,273.59	0.00	(1,273.59)	-100.00 %
Resident Events / Education Expenses	2 01 4220.1 5			0.00	0.00	2,000.00	2,000.00	100.00 %
Total Tenant Services				320.35	1,273.59	2,000.00	726.41	36.32 %
Utilities Expense								
Water	2 01 4310 5			0.00	(30.18)	66.64	96.82	145.29 %
Electricity	2 01 4320 5			507.57	2,611.37	2,066.64	(544.73)	-26.36 %
Sewer	2 01 4390 5			0.00	(49.56)	66.64	116.20	174.37 %
Total Utilities Expense				507.57	2,531.63	2,199.92	(331.71)	-15.08 %
Ordinary Maintenance and Operation								
Labor	2 01 4410 5			35.46	2,035.14	1,000.00	(1,035.14)	-103.51 %
Materials	2 01 4420 5			0.00	1,773.98	2,000.00	226.02	11.30 %
Contract Costs-Extermination	2 01 4430.01 5			0.00	1,750.00	1,328.00	(422.00)	-31.78 %
Contract Costs-Other Repairs	2 01 4430.03 5			0.00	4,500.00	18,112.00	13,612.00	75.15 %
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-Landscape & Ground	2 01 4430.19 5			0.00	2,500.00	0.00	(2,500.00)	-100.00 %
Contact Costs-Electrical Contracts	2 01 4430.21 5			1,250.00	2,500.00	0.00	(2,500.00)	-100.00 %
Garbage and Trash Collection	2 01 4431 5			0.00	(95.94)	66.64	162.58	243.97 %
Emp Benefit Cont - Maintenance	2 01 4433 5			58.49	652.10	0.00	(652.10)	-100.00 %
Total Ordinary Maintenance and Operation				1,343.95	21,874.28	22,506.64	632.36	2.81 %
Protective Services								
Protective Services - Contract Costs	2 01 4480 5			23.46	633.42	1,000.00	366.58	36.66 %
Total Protective Services				23.46	633.42	1,000.00	366.58	36.66 %
General Expense								
Insurance -Property (Fire & EC)	2 01 4510.01 5			461.06	1,065.52	664.00	(401.52)	-60.47 %
Insurance-Flood	2 01 4510.11 5			0.00	0.00	2,664.00	2,664.00	100.00 %
Insurance - Windstorm	2 01 4510.15 5			1,131.77	7,515.09	3,368.00	(4,147.09)	-123.13 %
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	8,000.00	8,000.00	100.00 %
Scholarship Payments	2 01 4590.2015 5			0.00	2,726.00	3,333.28	607.28	18.22 %
Total General Expense				1,592.83	11,348.21	18,029.28	6,681.07	37.06 %
Other Expenditures								
Property Better & Add-Contract Costs	2 01 7540.4 5			0.00	25,300.00	100,000.00	74,700.00	74.70 %

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 November 30, 2025	8 Month(s) Ended November 30, 2025	Budget	Variance	Variance %
Operating Exp For Property - Contra	2 01 7590	5	0.00	(25,300.00)	(100,000.00)	(74,700.00)	-74.70 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(9,152.49)	(85,292.67)	(82,727.76)	(2,564.91)	-3.10 %
Total Net Income (Loss)			(652.37)	(5,822.46)	(981.20)	(4,841.26)	7119.72 %

HARLINGEN AFFORDABLE HOUSING CORPORATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 21, 2026
CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
DUE FOR VACATED UNIT ACCOUNTS FOR
THE MONTHS OF SEPTEMBER, OCTOBER, NOVEMBER AND DECEMBER 2025

Developments	Total
Family Living Center (FLC)	
203	\$622.00
Family Living Center (FLC) Total	\$622.00
Harlingen Affordable Housing Corp. (HAHC)	
Harlingen Affordable Housing Corp. (HAHC) Total	\$0.00
Grand Total	\$622.00

HOUSING AUTHORITY OF THE CITY OF HARLINGEN

LOCATION: HAHC and Family Living Center

CHARGE-OFF VACATED APARTMENTS

MANAGER: Eneida AlonsoDATE: 01/01/26**FOR THE MONTHS OF SEPTEMBER, OCTOBER, NOVEMBER, AND DECEMBER 2025**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT/BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
203	26982	\$200.00	\$0.00	\$652.00	\$25.00	\$145.00	\$0.00	\$622.00	Vacated Nonpayment of rents, late fees, and sales and service fees

Rent due: November 2025 \$575.00 + December 2025 (prorated move out) \$77.00 + Late fee: November 2025 \$25.00 + Sales and Service Fees: General cleaning \$45.00 + Cleaning of refrigerator \$50.00 + Cleaning of stove \$50.00 = Amount due \$822.00 - Security Deposit \$200.00 = \$622.00

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	TOTALS	\$200.00	\$0.00	\$652.00	\$25.00	\$145.00	\$0.00	\$622.00	
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Harlingen Affordable Housing Corporation

Unaudited Financial Statement

November 2025

Comparative Income Statement with Graph

Comparative Balance Sheet with Graph

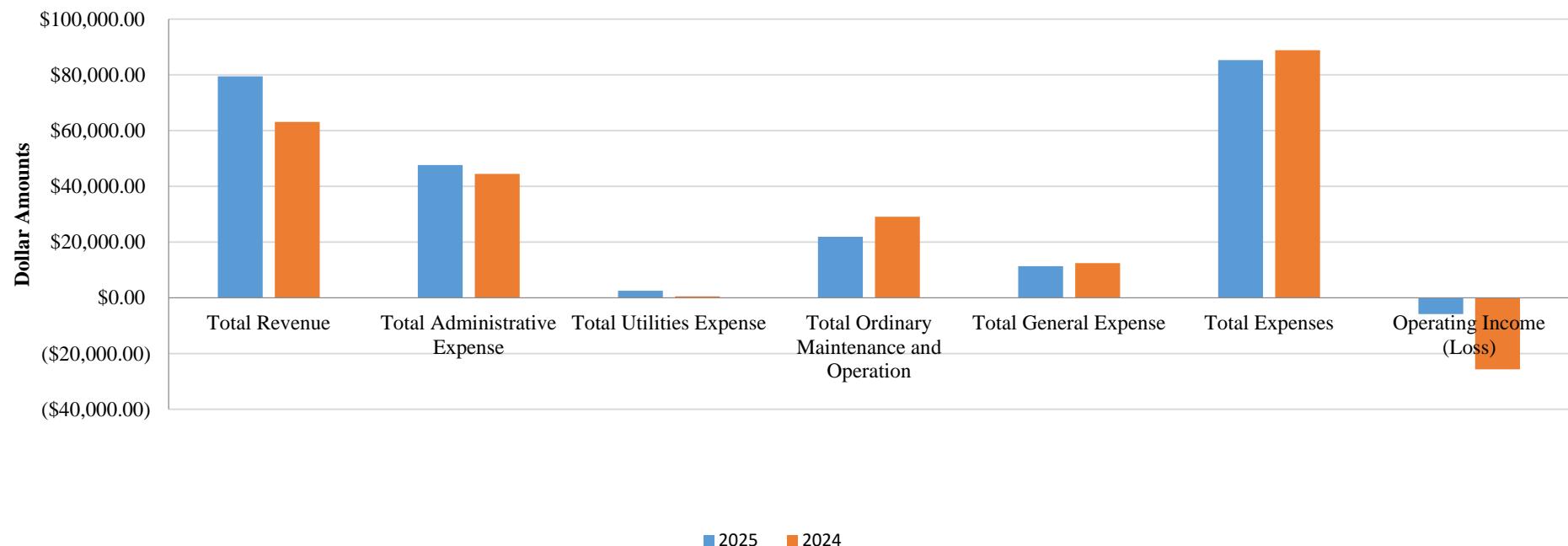


Housing Authority of the City of Harlingen
Comparative Income Statement
Harlingen Affordable Housing Corporation

Start: 04/01/2025	Start: 04/01/2024
End: 11/30/2025	End: 11/30/2024

Total Revenue	\$79,470.21	\$63,132.35
Total Administrative Expense	\$47,631.54	\$44,496.11
Total Utilities Expense	\$2,531.63	\$560.73
Total Ordinary Maintenance and Operation	\$21,874.28	\$29,124.94
Total General Expense	\$11,348.21	\$12,481.58
Total Expenses	\$85,292.67	\$88,836.56
Operating Income (Loss)	(\$5,822.46)	(\$25,704.21)

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



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

				Start: 04/01/2025	Start: 04/01/2024	
				End: 11/30/2025	End: 11/30/2024	Variance
Revenue						
Rental Income						
Dwelling Rent	2 01	3110	5	57,904.09	43,798.00	14,106.09
Nondwelling Rental	2 01	3190	5	13,824.00	16,137.35	(2,313.35)
Total Rental Income				71,728.09	59,935.35	11,792.74
Other Income						
Other Income-Scholarship Donat	2 01	3690	5	1,400.00	1,082.00	318.00
Other Income - Misc Other Reve	2 01	3690.1	5	6,342.12	2,115.00	4,227.12
Total Other Income				7,742.12	3,197.00	4,545.12
Total Revenue				79,470.21	63,132.35	16,337.86
 Expenses						
Administrative Expense						
Nontechnical Salaries	2 01	4110	5	29,500.97	25,401.93	(4,099.04)
Legal Expense	2 01	4130	5	302.25	8,072.75	7,770.50
Audit Fees	2 01	4171	5	503.46	318.79	(184.67)
Employee Benefits Cont - Admin	2 01	4182	5	8,053.93	1,923.71	(6,130.22)
Advertising and Marketing	2 01	4190.08	5	0.00	1,245.00	1,245.00
Publications	2 01	4190.11	5	231.45	21.30	(210.15)
Forms & Office Supplies	2 01	4190.17	5	0.00	1,252.74	1,252.74
Other Sundry Expense	2 01	4190.18	5	8,321.52	5,096.75	(3,224.77)
Administrative Contact Costs	2 01	4190.19	5	717.96	1,163.14	445.18
Total Administrative Expense				47,631.54	44,496.11	(3,135.43)
Tenant Services						
Ten Services - Recreation Pubs	2 01	4220	5	1,273.59	950.02	(323.57)
Resident Events / Education Ex	2 01	4220.1	5	0.00	449.00	449.00
Total Tenant Services				1,273.59	1,399.02	125.43
Utilities Expense						
Water	2 01	4310	5	(30.18)	0.00	30.18
Electricity	2 01	4320	5	2,611.37	560.73	(2,050.64)
Sewer	2 01	4390	5	(49.56)	0.00	49.56
Total Utilities Expense				2,531.63	560.73	(1,970.90)
Ordinary Maintenance and Operation						
Labor	2 01	4410	5	2,035.14	595.45	(1,439.69)
Materials	2 01	4420	5	1,773.98	0.00	(1,773.98)
Contract Cots-Extermination	2 01	4430.01	5	1,750.00	1,750.00	0.00
Contract Costs-Other Repairs	2 01	4430.03	5	4,500.00	0.00	(4,500.00)
Contract Costs-Other	2 01	4430.13	5	2,500.00	20,900.00	18,400.00
Contact Costs-Heating & Coolin	2 01	4430.17	5	3,759.00	5,835.95	2,076.95
Contract Costs-Landscape & Gro	2 01	4430.19	5	2,500.00	0.00	(2,500.00)
Contact Costs-Electrical Contr	2 01	4430.21	5	2,500.00	0.00	(2,500.00)
Garbage and Trash Collection	2 01	4431	5	(95.94)	0.00	95.94
Emp Benefit Cont - Maintenance	2 01	4433	5	652.10	43.54	(608.56)
Total Ordinary Maintenance and Operation				21,874.28	29,124.94	7,250.66
Protective Services						
Protective Services - Contract	2 01	4480	5	633.42	774.18	140.76
Total Protective Services				633.42	774.18	140.76
General Expense						
Insurance -Property (Fire & EC	2 01	4510.01	5	1,065.52	771.09	(294.43)
Insurance-Flood	2 01	4510.11	5	0.00	848.00	848.00
Insurance - Windstorm	2 01	4510.15	5	7,515.09	8,044.89	529.80
PROPERTY TAXES	2 01	4520.1	5	41.60	41.60	0.00
Scholarship Payments	2 01	4590.201	5	2,726.00	2,776.00	50.00
Total General Expense				11,348.21	12,481.58	1,133.37

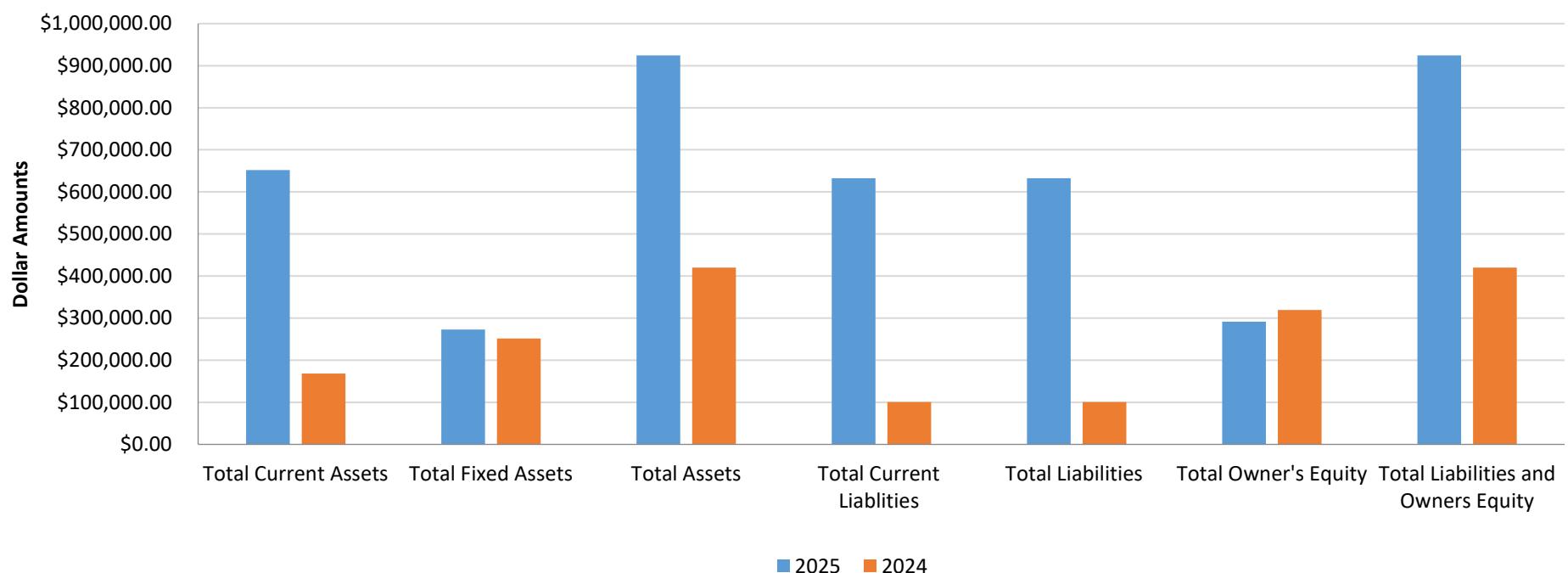
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

				Start: 04/01/2025	Start: 04/01/2024	
				End: 11/30/2025	End: 11/30/2024	Variance
Other Expenditures						
Property Better & Add-Contract	2	01	7540.4	25,300.00	0.00	(25,300.00)
Operating Exp For Property - C	2	01	7590	(25,300.00)	0.00	25,300.00
Total Other Expenditures				0.00	0.00	0.00
Total Expenses				(85,292.67)	(88,836.56)	3,543.89
Net Income (Loss)				(5,822.46)	(25,704.21)	19,881.75

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

	11/30/2025	11/30/2024
Total Current Assets	\$651,771.94	\$168,249.56
Total Fixed Assets	\$272,700.12	\$251,624.98
Total Assets	\$924,472.06	\$419,874.54
Total Current Liabilities	\$632,636.25	\$100,621.15
Total Liabilities	\$632,636.25	\$100,621.15
Total Owner's Equity	\$291,835.81	\$319,253.39
Total Liabilities and Owners Equity	\$924,472.06	\$419,874.54

Harlingen Affordable Housing Corporation Comparative Nov. 2025 to 2024



Housing Authority of the City of Harlingen
Comparative Balance Sheet

Affordable Housing

As of Date: 11/30/2025

		11/30/2025	11/30/2024	Variance
Assets				
Current Assets				
2 01 1111.12 0	AFH General Fund 1268	642,830.91	165,188.31	477,642.60
2 01 1129 0	A/R - CK 2459 Cleared Bank Twice	0.00	512.86	(512.86)
2 01 1129.FLC 0	A/R - FLC	0.00	(3,275.00)	3,275.00
2 01 1211 0	Prepaid Insurance	8,941.03	5,823.39	3,117.64
Total Current Assets		651,771.94	168,249.56	483,522.38
Fixed Assets				
2 01 1400.5 4	Accumulated Depreciation	(122,818.20)	(111,093.34)	(11,724.86)
2 01 1450 4	Site Improvements	11,800.00	0.00	11,800.00
2 01 1460 4	Dwelling Structures	277,780.22	277,780.22	0.00
2 01 1460.1 4	Dwelling Structures Improvements	105,938.10	84,938.10	21,000.00
Total Fixed Assets		272,700.12	251,624.98	21,075.14
Total Assets		924,472.06	419,874.54	504,597.52
Liabilities				
Current Liabilities				
2 01 2114 0	Tenant Security Deposits	4,675.00	4,175.00	500.00
2 01 2119.01 0	A/P - AMP 1	0.00	12.86	(12.86)
2 01 2119.03 0	A/P - AMP 3	24.89	0.00	24.89
2 01 2119.06 0	A/P - COCC	620,602.86	92,374.79	528,228.07
2 01 2119.FLC 0	A/P - Family Living Center	7,333.50	4,058.50	3,275.00
Total Current Liabilities		632,636.25	100,621.15	532,015.10
Total Liabilities		632,636.25	100,621.15	532,015.10
Owner's Equity				
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)		(5,822.46)	(25,704.21)	19,881.75
Total Owner's Equity		291,835.81	319,253.39	(27,417.58)
Total Liabilities and Owner's Equity		924,472.06	419,874.54	504,597.52
		0.00		

Dec-25

HAHC/FLC RENT STATUS

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)		\$ 775.00	\$ 300.00	\$ 707.00	\$ 68.00	\$ 775.00	\$ -
#806	OCCUPIED	#00806 (Private)		\$ 750.00	\$ 350.00		\$ 750.00	\$ 750.00	\$ -
Total Rent Received:								\$ 1,525.00	\$ -

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

Unit #	Status	Tenant No.		\$ Rent	Deposits	HAP	TENANT	RCVD	DEL.
#1	OCCUPIED	#28907(Section 8)		\$ 700.00	\$ 225.00	\$ 584.00	\$ 116.00	\$ 700.00	\$ -
#2	OCCUPIED	#00002 (Private)		\$ 675.00	\$ 350.00		\$ 675.00	\$ 700.00	\$ -
#3	OCCUPIED	#14327 (Section 8)		\$ 700.00	\$ 200.00	\$ 568.00	\$ 132.00	\$ 700.00	\$ -
#4	OCCUPIED	#00004 (Private)		\$ 675.00	\$ 350.00		\$ 675.00	\$ 700.00	\$ -
Total Rent Received:								\$ 2,800.00	\$ -

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	\$ 639.00	\$ 236.00	\$ 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 Avenue, Harlingen, Texas 78550

Unit #	Status	Tenant No.	Electricity is included in rent; Water is tenants	\$ 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	VACANT			\$ -	\$ -		\$ -	\$ -	\$ -
#204	OCCUPIED	#13100		\$ 575.00	\$ 200.00		\$ 575.00	\$ 600.00	\$ -
#205	OCCUPIED	#13736		\$ 575.00	\$ 200.00		\$ 575.00	\$ 600.00	\$ -
#206	OCCUPIED	#33965		\$ 575.00	\$ 200.00		\$ 575.00	\$ 600.00	\$ -
#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:								\$ 4,100.00	\$ -

Total Monthly Rent HAHC & FLC Combined: \$12,050.00

Total Received: \$ 12,175.00

(Monthly rent & late fees)

*NOTE: All December Rents paid

Late fees applied for :

Washington #02: Rent \$675.00 + Late fee \$25.00 = total received \$700.00

Washington #04: Rent \$675.00 + Late fee \$25.00 = total received \$700.00

FLC #204: Rent \$575.00 + Late fee \$25.00 = total received \$600.00

FLC #205: Rent \$575.00 + Late fee \$25.00 = total received \$600.00

FLC #206: Rent \$575.00 + Late fee \$25.00 = total received \$600.00

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

DATE: January 01, 2026

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

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

Subject: Report for January 21, 2026, HAHC Board of Directors Meeting

Summary of Ongoing Activities:

Training & Conferences: I attended the HAT/HAVE HUD Training in San Antonio, Texas December 4-5, 2025. Topics of discussion were funding changes, due to the current administration and PHAS scoring system for Public Housing. 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 January, lunch will be provided by J & B Café.

City of Harlingen Human Resource Department MOU: Attorney, Alan Ozuna is working with the City Officials 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: We continue with the plans to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Avenue. On December 17, the Cameron County Housing Authority and the Consultants made a presentation at the board meeting on Bonds that are available to housing authorities. The board of commissioners are very interested.

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. The Family Learning Centers will close for the Christmas and New Year Holidays starting December 19, 2025, and will open on January 6, 2026.

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program are preparing to award the 2026 scholarships and applications are due

April 17, 2026. Graduating seniors will be recognized at the June/July board meeting. Texas NAHRO Scholarships are due February 13, 2026, and Southwest NAHRO Scholarships are due March 13, 2026.

Annual Board Meetings: The Annual Board Meetings for the Harlingen Housing Authority and the Harlingen Affordable Housing Corporation are scheduled for September 23, 2026, at 11:30 a.m. at the Harlingen Convention Center.

City of Harlingen Events: The Christmas Parade on Jackson Avenue was scheduled for Friday, December 5, 2025, at 6:00 p.m. City Commissioner Rene Perez and Mayor Sepulveda organized a Toy Distribution for the children of the Los Vecinos Apartments. The toys were distributed on Saturday, December 20, 2025, from 12:00 p.m. to 2:00 p.m. We distributed approximately 100 toys and gift cards. In attendance were Mayor Sepulveda, City Commissioner Rene Perez, HHA Commissioners, Mrs. Elliott & Mrs. Peña, HHA staff and me.

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 next Back-to-School Event is scheduled for August 1, 2026, where we invite Social Service Agencies to participate and provide children with back-to-school supplies.

October Fall Resource Fair: The Annual Fall Resource Fair is scheduled for October 22 or 29 2026, at Los Vecinos Apartments, 702 South M Street 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, computer & internet services and many others.

Financial Workshops: The financial workshops to finalize the 2027 FYE are scheduled for December 11, 2025, at the (COCC) Administrative Building 219 E. Jackson Avenue, Harlingen, Texas from 10:00 – 11:30 a.m. and December 13, 2025, at 9:00 a.m. via Teams (virtual). Mrs. Elliot did join on December 11, 2025.

Annual HCV/S8 Landlord & Participant Conference: The next HCV/S8 Landlord & Participant Conference is scheduled for November 6, 2026, at the Le Moyne Gardens Community Room, from 9:00 a.m. – 11:00 a.m. This conference provided landlords and the community with updates on the HCV/S8 Program, from inspections to rental increases, available housing in our area, pest control, easy home repairs, VA and homeownership information and availability.

Annual & Five-Year Plan for Capital Funds: The next public hearing will be scheduled for November 2026, at the Le Moyne Gardens Community Building, 3221 North 25th Street, Harlingen, Texas at 10:00 a.m. The Annual & Five-Year Plan will be available for a public comment period of 45 days, resident meetings were held and comments from the residents were addressed. The Annual & Five-Year Plan is for the future years, 2027 through 2031, and we project our future funding on the amount we were awarded in 2026.

2026 Board Meeting Schedule: The schedule of board meetings is attached, and board meetings will be held at the main office/administrative building and at the AMPs/sites. The Administrative Staff reviewed the minutes for December 17, 2025, HHA board meeting and September 24, 2025, Annual HAHC board meeting. We also reviewed the Agendas for the HHA & HAHC board meetings scheduled for January 21, 2026, at the Administrative Building, 219 E. Jackson Avenue, Harlingen, Texas. The next HHA Board Meeting is scheduled for Wednesday, February 19, 2026, starting at 12:00 p.m. at the Bonita Park Family Learning Center, 601 South Rangerville Road, Harlingen, Texas. The option to attend the board meetings virtually or via conference call is available. A board quorum must be present in person.

Thanks,

Hilda Benavides

Hilda Benavides, CEO

2026 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 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, February 18, 2026	HHA	Bonita Park 601 S. Rangerville Rd Harlingen, TX 78552	12:00 P.M.
Wednesday, March 18, 2026	HHA	Le Moyne Gardens 3221 N. 25 th St. Harlingen, TX 78550	12:00 P.M.
Wednesday, April 15, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
Wednesday, May 20, 2026	HHA	Sunset Terrace 1401 N. Sunset Dr. Harlingen, TX 78552	12:00 P.M.
Wednesday, June 17, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, July 15, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
	HAHC		12:30 P.M.
August 19, 2026, No Board Meeting Scheduled			
Wednesday, September 23, 2026	HHA Annual	Harlingen Convention Center 701 Harlingen Heights Dr. Harlingen, TX 78550	11:30 A.M.
	HAHC Annual		12:30 P.M.
Wednesday, October 21, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.
Wednesday, November 18, 2026	HHA	Los Vecinos 702 S. M. St. Harlingen, TX 78550	12:00 P.M.
Wednesday, December 16, 2026	HHA	Administrative Building 219 E. Jackson Ave. Harlingen, TX 78550	12:00 P.M.