



HARLINGEN AFFORDABLE HOUSING CORPORATION
 Annual Board of Directors Meeting
 Wednesday, September 23, 2026, 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 23, 2026, 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#: 279 599 558 956 17, Passcode: i7ox3x6i; or join the video conference by phone at 469-480-6297, Password: 475 022 932.

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 Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, Maria I. Borjas, and Bettina Elliott
 By: Sylvia Garza-Perez, Cameron County Clerk/Alan Ozuna, Attorney
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, Visitors, and Guests – same as HHA Board Meeting
8. Public Comments – Ariana Valle
9. Consider and take action to approve the Minutes of the Board of Directors Meeting of July 15, 2026. (pg. 4-6)
10. Presentation of Annual Report (pg. 7)
 Presenter: Mary Prieto

II. NEW BUSINESS

1. Presentation of Unaudited Financial Statement for Fiscal Year ending March 31, 2026, and to take action to approve the Unaudited Financial Statement for the Fiscal Year ending March 31, 2026, as presented. *(pg.8-11)*
Presenter: Cynthia Lucio
2. Presentation of Unaudited Financial Statement for all accounts for the month of July 2026, and to take action to approve the Unaudited Financial Statement for the month of July 2026, as presented. *(pg.12-16)*
Presenter: Cynthia Lucio

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 2026 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. *(pg.31-33)*
by: Hilda Benavides

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 Drive, 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 17, 2026, at least three business days preceding the scheduled day of said meeting.

Dated this 17th day of September 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, Carlos Perez, Irma Sánchez Peña, Carlos Muñoz, 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 15, 2026, 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 15, 2026, at 1:45 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, are there any known conflicts of interest to disclose at this time? There were no conflicts of interest to disclose.

ROLL CALL/DETERMINATION OF A QUORUM

President Perez determined a quorum was present consisting of Carlos “Charlie” Perez, Irma Sánchez Peña, Carlos Muñoz, and Maria I. Borjas. Not present was 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 were Hilda Benavides, Chief Executive Officer, Cynthia De La Fuente, Procurement Specialist/Property Manager, Nancy Garza, Admissions Coordinator, Melissa Guajardo, HR/Accounting Coordinator, Cynthia Lucio, Chief Financial Officer, Elva Mares, Eligibility Specialist/HCV Intake Coordinator/Inspector, Diana Perez, HCVP/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, Visitor/Guest: 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 APRIL 15, 2026, BOARD OF DIRECTORS MEETING MINUTES.

After the Board reviewed them, President Perez entertained a motion to approve the April 15, 2026, Board of Directors meeting minutes. Vice-President Sánchez Peña made the motion to approve the April 15, 2026, Board of Director meeting minutes. Motion was seconded by Director Muñoz and passed unanimously.

II. NEW BUSINESS

PRESENTATION OF UNAUDITED FINANCIAL STATEMENT FOR ALL ACCOUNTS FOR THE MONTH OF MAY 2026, AND TO TAKE ACTION TO APPROVE THE UNAUDITED FINANCIAL STATEMENT FOR THE MONTH OF MAY 2026 AS PRESENTED.

Chief Financial Officer Lucio told the Board that the Unaudited Financial Statement for the month of May 2026 was included in the board packets. Chief Financial Officer Lucio reported as follows:

Harlingen Affordable Housing Corporation		
Summary of Revenues & Expenditures		
For the Month Ended May 2026		
	Harlingen Affordable Housing Corporation	
Total Revenues	\$10,159.00	
Total Expenditures	\$8,594.63	
Revenues over (Under) Expenditures	<u>\$1,564.37</u>	
Cash reserves or funds transferred in	<u>\$0.00</u>	
Bank Balance May 2026		
Harlingen Affordable Housing Corporation		
	\$655,822.71	
Restricted funds reserved for Washington Development \$530,600.03		

No questions were asked. President Perez entertained a motion to approve the Unaudited Financial Statement for all accounts for the month of May 2026. Vice-President Sánchez Peña made the motion to approve the Unaudited Financial Statement for all accounts for the month of May 2026. Motion was seconded by Director Muñoz 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 2026 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. No 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 Director Borjas. Motion was seconded by Vice-President Sánchez Peña. Meeting was adjourned at 1:48 p.m.

Date: _____

President, Perez or Vice-President, Sánchez Peña

Chief Executive Officer, H. 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.

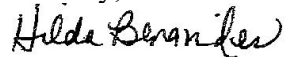
The Harlingen Affordable Housing Corporation provides affordable apartments and business opportunities in Harlingen. The Family Living Center Apartments are located at 3221 North 25th Street and houses 8 families. The Monte Cristo Apartments are located at 22944 Monte Cristo Court and houses 2 families. 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 will acquire Bonds specifically for affordable housing and housing Authorities.

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 soon.

Sincerely,



Hilda Benavides,
Chief Executive Officer

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

March 2026

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 2026**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$120,537.11
Total Expenditures	<u>\$123,335.79</u>
Revenues over (Under) Expenditures	<u><u>(\$2,798.68)</u></u>
Cash reserves or funds transferred in	\$2,798.68

**Bank Balance March 2026
Harlingen Affordable Housing Corporation**

	\$650,808.72
Restricted funds for Washington Dev.	\$530,600.03

Note:

More admin costs - building affordable housing

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

Fiscal Year End Date:	3/31/2026	ACCOUNT	1 Month(s) Ended March 31, 2026	12 Month(s) Ended March 31, 2026	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2	01 3110 5	7,327.00	89,943.09	87,000.00	2,943.09	3.38 %
Nondwelling Rental	2	01 3190 5	1,728.00	20,736.00	25,625.00	(4,889.00)	-19.08 %
Total Rental Income			9,055.00	110,679.09	112,625.00	(1,945.91)	-1.73 %
Other Income							
Other Income-Scholarship Donations	2	01 3690 5	517.00	2,057.00	5,000.00	(2,943.00)	-58.86 %
Other Income - Misc Other Revenue	2	01 3690.1 5	384.63	7,801.02	5,000.00	2,801.02	56.02 %
Total Other Income			901.63	9,858.02	10,000.00	(141.98)	-1.42 %
Total Revenue			9,956.63	120,537.11	122,625.00	(2,087.89)	-1.70 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01 4110 5	3,724.78	43,122.51	23,000.00	(20,122.51)	-87.49 %
Legal Expense	2	01 4130 5	0.00	1,394.25	4,000.00	2,605.75	65.14 %
Accounting Fees	2	01 4170 5	0.00	0.00	1,500.00	1,500.00	100.00 %
Audit Fees	2	01 4171 5	0.00	686.78	1,500.00	813.22	54.21 %
Employee Benefits Cont - Admin	2	01 4182 5	1,063.97	12,165.59	0.00	(12,165.59)	-100.00 %
Advertising and Marketing	2	01 4190.08 5	0.00	0.00	4,000.00	4,000.00	100.00 %
Publications	2	01 4190.11 5	7.10	238.55	0.00	(238.55)	-100.00 %
Other Sundry Expense	2	01 4190.18 5	87.36	8,971.74	15,000.00	6,028.26	40.19 %
Administrative Contact Costs	2	01 4190.19 5	44.92	3,841.32	5,000.00	1,158.68	23.17 %
Total Administrative Expense			4,928.13	70,420.74	54,000.00	(16,420.74)	-30.41 %
Tenant Services							
Ten Services - Recreation Pubs Other	2	01 4220 5	0.00	1,866.03	0.00	(1,866.03)	-100.00 %
Resident Events / Education Expense	2	01 4220.1 5	0.00	0.00	3,000.00	3,000.00	100.00 %
Total Tenant Services			0.00	1,866.03	3,000.00	1,133.97	37.80 %
Utilities Expense							
Water	2	01 4310 5	30.18	0.00	100.00	100.00	100.00 %
Electricity	2	01 4320 5	636.92	3,590.86	3,100.00	(490.86)	-15.83 %
Sewer	2	01 4390 5	49.56	0.00	100.00	100.00	100.00 %
Total Utilities Expense			716.66	3,590.86	3,300.00	(290.86)	-8.81 %
Ordinary Maintenance and Operation							
Labor	2	01 4410 5	118.22	2,710.26	1,500.00	(1,210.26)	-80.68 %
Materials	2	01 4420 5	0.00	1,833.74	3,000.00	1,166.26	38.88 %
Contract Cots-Extermination	2	01 4430.01 5	500.00	3,000.00	2,000.00	(1,000.00)	-50.00 %
Contract Costs-Other Repairs	2	01 4430.03 5	0.00	4,500.00	27,169.00	22,669.00	83.44 %
Contract Costs-Other	2	01 4430.13 5	0.00	2,500.00	0.00	(2,500.00)	-100.00 %
Contract Costs-Heating & Cooling Cont	2	01 4430.17 5	0.00	4,001.50	0.00	(4,001.50)	-100.00 %
Contract Costs-Landscape & Ground	2	01 4430.19 5	0.00	5,000.00	0.00	(5,000.00)	-100.00 %
Contract Costs-Electrical Contracts	2	01 4430.21 5	0.00	3,350.00	0.00	(3,350.00)	-100.00 %
Garbage and Trash Collection	2	01 4431 5	95.94	0.00	100.00	100.00	100.00 %
Emp Benefit Cont - Maintenance	2	01 4433 5	36.97	951.05	0.00	(951.05)	-100.00 %
Total Ordinary Maintenance and Operation			751.13	27,846.55	33,769.00	5,922.45	17.54 %
Protective Services							
Protective Services - Contract Costs	2	01 4480 5	23.46	727.26	1,500.00	772.74	51.52 %
Total Protective Services			23.46	727.26	1,500.00	772.74	51.52 %
General Expense							
Insurance -Property (Fire & EC)	2	01 4510.01 5	0.00	1,526.58	1,000.00	(526.58)	-52.66 %
Insurance-Flood	2	01 4510.11 5	0.00	2,548.00	4,000.00	1,452.00	36.30 %
Insurance - Windstorm	2	01 4510.15 5	1,131.77	12,042.17	5,056.00	(6,986.17)	-138.18 %
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	12,000.00	12,000.00	100.00 %
Scholarship Payments	2	01 4590.201 5	0.00	2,726.00	5,000.00	2,274.00	45.48 %
Total General Expense			1,131.77	18,884.35	27,056.00	8,171.65	30.20 %
Other Expenditures							
Property Better & Add-Contract Costs	2	01 7540.4 5	0.00	25,300.00	150,000.00	124,700.00	83.13 %

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

Include Unapproved: False Include Zero Balance: False Include Full Year Budget: True 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 March 31, 2026	12 Month(s) Ended March 31, 2026	Budget	Variance	Variance %
Operating Exp For Property - Contra	2	01 7590 5	0.00	(25,300.00)	(150,000.00)	(124,700.00)	-83.13 %
Total Other Expenditures			0.00	0.00	0.00	0.00	-100.00 %
Total Expenses			(7,551.15)	(123,335.79)	(122,625.00)	(710.79)	-0.58 %
Total Operating Income (Loss)			2,405.48	(2,798.68)	0.00	(2,798.68)	100.00 %
Other Income (Expense)							
Depreciation Expense							
Depreciation Expense	2	01 4800 5	12,737.38	12,737.38	0.00	(12,737.38)	-100.00 %
Total Depreciation Expense			12,737.38	12,737.38	0.00	(12,737.38)	-100.00 %
Total Other Income (Expense)			(12,737.38)	(12,737.38)	0.00	(12,737.38)	100.00 %
Total Net Income (Loss)			(10,331.90)	(15,536.06)	0.00	(15,536.06)	100.00 %

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

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

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 2026

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 2026**

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$9,760.18
Total Expenditures	<u>\$18,994.88</u>
Revenues over (Under) Expenditures	<u>(\$9,234.70)</u>
Cash reserves or funds transferred in	<u>\$9,234.70</u>

**Bank Balance July 2026
Harlingen Affordable Housing Corporation**

	\$648,046.00
Restricted funds	
reserved for Washington Development	\$530,600.03
Actual bank balance	\$117,445.97

Note: higher expenditures due to the replacement of the Monte Cristo fence
Annual Board Meeting and Back to School Event costs

Harlingen Affordable Housing Corporation
Summary of Year-to-Date Revenues & Expenditures
For the Month Ended July 2026

	<u>Harlingen Affordable Housing Corporation</u>
Total Revenues	\$42,927.18
Total Expenditures	<u>\$48,681.01</u>
Revenues over (Under) Expenditures	<u>(\$5,753.83)</u>
Cash reserves or funds transferred in	<u>\$5,753.83</u>

Note: higher expenditures due to the replacement of the Monte Cristo fence

Housing Authority of the City of Harlingen

Budgeted Income Statement

Affordable Housing

Fiscal Year End Date:	3/31/2027	ACCOUNT	1 Month(s) Ended July 31, 2026	4 Month(s) Ended July 31, 2026	Budget	Variance	Variance %
Revenue							
Rental Income							
Dwelling Rent	2	01 3110 5	7,150.00	33,253.00	29,304.00	3,949.00	13.48 %
Nondwelling Rental	2	01 3190 5	1,728.00	6,912.00	8,540.00	(1,628.00)	-19.06 %
Total Rental Income			8,878.00	40,165.00	37,844.00	2,321.00	6.13 %
Other Income							
Investment Income - Unrestricted	2	01 3610 5	315.55	315.55	0.00	315.55	100.00 %
Other Income-Scholarship Donations	2	01 3690 5	0.00	1,000.00	1,666.64	(666.64)	-40.00 %
Other Income - Misc Other Revenue	2	01 3690.1 5	566.63	1,446.63	1,666.64	(220.01)	-13.20 %
Total Other Income			882.18	2,762.18	3,333.28	(571.10)	-17.13 %
Total Revenue			9,760.18	42,927.18	41,177.28	1,749.90	4.25 %
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01 4110 5	3,680.92	16,715.17	7,296.00	(9,419.17)	-129.10 %
Legal Expense	2	01 4130 5	0.00	663.00	1,332.00	669.00	50.23 %
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	1,077.50	4,748.20	864.00	(3,884.20)	-449.56 %
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	780.00	780.00	0.00	(780.00)	-100.00 %
Other Sundry Expense	2	01 4190.18 5	2,564.20	6,014.48	4,000.00	(2,014.48)	-50.36 %
Administrative Contact Costs	2	01 4190.19 5	496.65	577.01	1,666.64	1,089.63	65.38 %
Total Administrative Expense			8,599.27	29,497.86	17,491.96	(12,005.90)	-68.64 %
Tenant Services							
Ten Services - Recreation Pubs Other	2	01 4220 5	0.00	100.00	0.00	(100.00)	-100.00 %
Resident Events / Education Expenses	2	01 4220.1 5	0.00	0.00	1,000.00	1,000.00	100.00 %
Total Tenant Services			0.00	100.00	1,000.00	900.00	90.00 %
Utilities Expense							
Water	2	01 4310 5	0.00	0.00	33.32	33.32	100.00 %
Electricity	2	01 4320 5	191.74	641.38	1,033.32	391.94	37.93 %
Sewer	2	01 4390 5	0.00	0.00	33.32	33.32	100.00 %
Total Utilities Expense			191.74	641.38	1,099.96	458.58	41.69 %
Ordinary Maintenance and Operation							
Labor	2	01 4410 5	0.00	234.67	664.00	429.33	64.66 %
Materials	2	01 4420 5	0.00	0.00	1,000.00	1,000.00	100.00 %
Contract Cots-Extermination	2	01 4430.01 5	250.00	1,100.00	664.00	(436.00)	-65.66 %
Contract Costs-Other Repairs	2	01 4430.03 5	7,800.00	8,050.00	8,696.00	646.00	7.43 %
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	410.00	0.00	(410.00)	-100.00 %
Garbage and Trash Collection	2	01 4431 5	0.00	0.00	33.32	33.32	100.00 %
Emp Benefit Cont - Maintenance	2	01 4433 5	13.91	80.39	0.00	(80.39)	-100.00 %
Total Ordinary Maintenance and Operation			8,063.91	12,375.06	11,057.32	(1,317.74)	-11.92 %
Protective Services							
Protective Services - Contract Costs	2	01 4480 5	23.46	93.84	500.00	406.16	81.23 %
Total Protective Services			23.46	93.84	500.00	406.16	81.23 %
General Expense							
Insurance -Property (Fire & EC)	2	01 4510.01 5	461.06	922.12	332.00	(590.12)	-177.75 %
Insurance-Flood	2	01 4510.11 5	0.00	0.00	1,332.00	1,332.00	100.00 %
Insurance - Windstorm	2	01 4510.15 5	1,065.44	4,460.75	1,684.00	(2,776.75)	-164.89 %
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	590.00	590.00	1,666.64	1,076.64	64.60 %
Total General Expense			2,116.50	5,972.87	9,014.64	3,041.77	33.74 %
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:	3/31/2027	ACCOUNT	1 Month(s) Ended July 31, 2026	4 Month(s) Ended July 31, 2026	Budget	Variance	Variance %
Total Expenses			(18,994.88)	(48,681.01)	(40,163.88)	(8,517.13)	-21.21 %
Total Net Income (Loss)			(9,234.70)	(5,753.83)	1,013.40	(6,767.23)	4266.11 %

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 2026

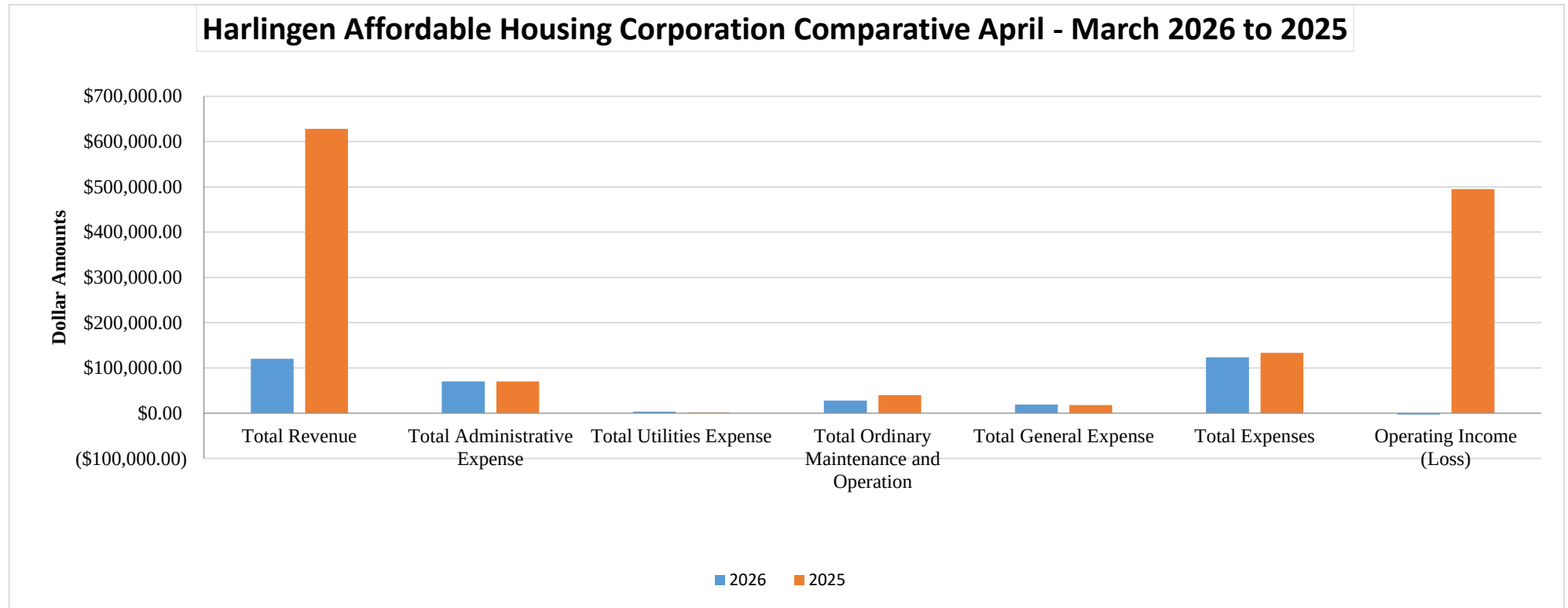
Comparative Income Graph with Statement

Comparative Balance Sheet Graph with Statement



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

	Start: 04/01/2025 End: 03/31/2026	Start: 04/01/2024 End: 03/31/2025
Total Revenue	\$120,537.11	\$628,134.38
Total Administrative Expense	\$70,420.74	\$70,348.66
Total Utilities Expense	\$3,590.86	\$1,224.04
Total Ordinary Maintenance and Operation	\$27,846.55	\$40,132.22
Total General Expense	\$18,884.35	\$17,943.96
Total Expenses	\$123,335.79	\$133,108.82
Operating Income (Loss)	(\$2,798.68)	\$495,025.56



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

					Start: 04/01/2025 End: 03/31/2026	Start: 04/01/2024 End: 03/31/2025	Variance	Variance %
Revenue								
Operating Income								
Operating Transfer	2	01	3691	5	0.00	530,600.03	(530,600.03)	-100.00 %
Total Operating Income					0.00	530,600.03	(530,600.03)	-100.00 %
Rental Income								
Dwelling Rent	2	01	3110	5	89,943.09	69,948.00	19,995.09	28.59 %
Nondwelling Rental	2	01	3190	5	20,736.00	23,049.35	(2,313.35)	-10.04 %
Total Rental Income					110,679.09	92,997.35	17,681.74	19.01 %
Other Income								
Other Income-Scholarship Donat	2	01	3690	5	2,057.00	1,182.00	875.00	74.03 %
Other Income - Misc Other Reve	2	01	3690.1	5	7,801.02	3,355.00	4,446.02	132.52 %
Total Other Income					9,858.02	4,537.00	5,321.02	117.28 %
Total Revenue					120,537.11	628,134.38	(507,597.27)	-80.81 %
Expenses								
Administrative Expense								
Nontechnical Salaries	2	01	4110	5	43,122.51	35,031.46	(8,091.05)	-23.10 %
Legal Expense	2	01	4130	5	1,394.25	12,645.64	11,251.39	88.97 %
Audit Fees	2	01	4171	5	686.78	388.37	(298.41)	-76.84 %
Employee Benefits Cont - Admin	2	01	4182	5	12,165.59	3,028.27	(9,137.32)	-301.73 %
Advertising and Marketing	2	01	4190.08	5	0.00	1,245.00	1,245.00	100.00 %
Publications	2	01	4190.11	5	238.55	28.40	(210.15)	-739.96 %
Forms & Office Supplies	2	01	4190.17	5	0.00	1,394.82	1,394.82	100.00 %
Other Sundry Expense	2	01	4190.18	5	8,971.74	9,056.18	84.44	0.93 %
Administrative Contact Costs	2	01	4190.19	5	3,841.32	7,530.52	3,689.20	48.99 %
Total Administrative Expense					70,420.74	70,348.66	(72.08)	-0.10 %
Tenant Services								
Ten Services - Recreation Pubs	2	01	4220	5	1,866.03	1,837.94	(28.09)	-1.53 %
Resident Events / Education Ex	2	01	4220.1	5	0.00	449.00	449.00	100.00 %
Total Tenant Services					1,866.03	2,286.94	420.91	18.40 %
Utilities Expense								
Water	2	01	4310	5	0.00	30.18	30.18	100.00 %
Electricity	2	01	4320	5	3,590.86	1,144.30	(2,446.56)	-213.80 %
Sewer	2	01	4390	5	0.00	49.56	49.56	100.00 %
Total Utilities Expense					3,590.86	1,224.04	(2,366.82)	-193.36 %
Ordinary Maintenance and Operation								
Labor	2	01	4410	5	2,710.26	818.45	(1,891.81)	-231.15 %
Materials	2	01	4420	5	1,833.74	0.00	(1,833.74)	0.00 %
Contract Cots-Extermination	2	01	4430.01	5	3,000.00	3,000.00	0.00	0.00 %
Contract Costs-Other Repairs	2	01	4430.03	5	4,500.00	3,895.00	(605.00)	-15.53 %
Contract Costs-Other	2	01	4430.13	5	2,500.00	24,890.00	22,390.00	89.96 %
Contract Costs-Heating & Coolin	2	01	4430.17	5	4,001.50	5,835.95	1,834.45	31.43 %
Contract Costs-Landscape & Gro	2	01	4430.19	5	5,000.00	725.00	(4,275.00)	-589.66 %
Contract Costs-Electrical Contr	2	01	4430.21	5	3,350.00	695.00	(2,655.00)	-382.01 %
Connect/Disconnect Fees	2	01	4430.4	5	0.00	110.00	110.00	100.00 %
Garbage and Trash Collection	2	01	4431	5	0.00	95.94	95.94	100.00 %
Emp Benefit Cont - Maintenance	2	01	4433	5	951.05	66.88	(884.17)	-1322.02 %
Total Ordinary Maintenance and Operation					27,846.55	40,132.22	12,285.67	30.61 %
Protective Services								
Protective Services - Contract	2	01	4480	5	727.26	1,173.00	445.74	38.00 %
Total Protective Services					727.26	1,173.00	445.74	38.00 %
General Expense								

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

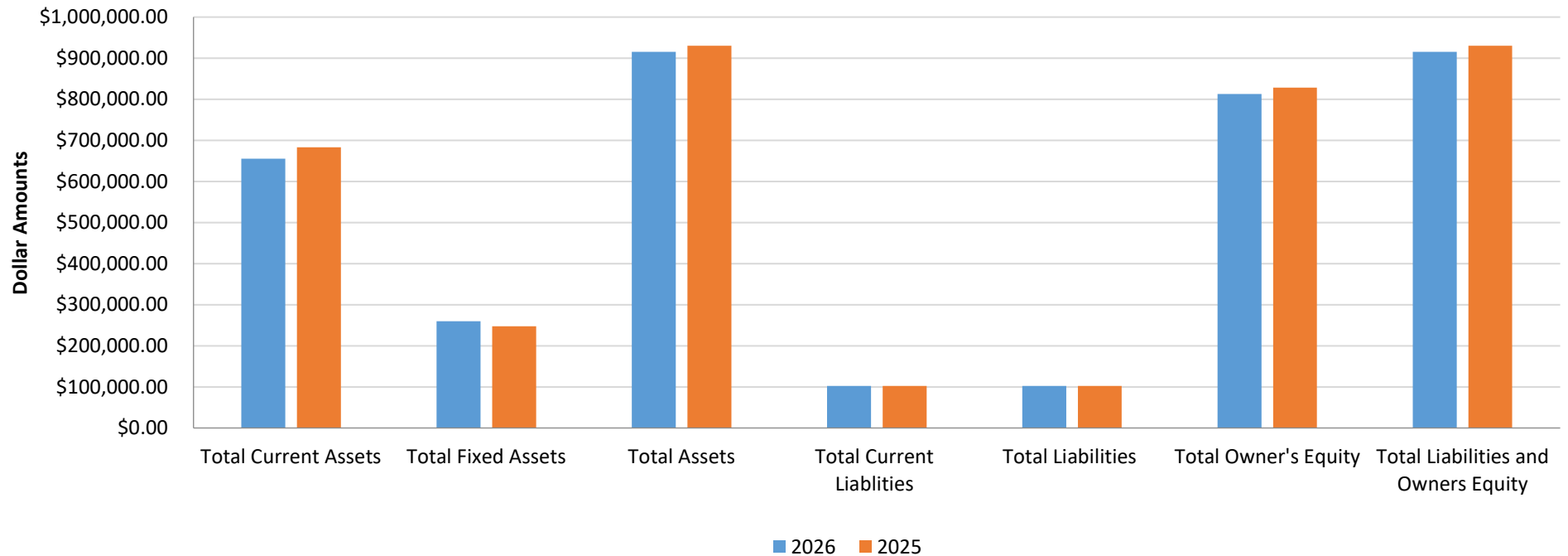
Housing Authority of the City of Harlingen
Comparative Income Statement
Affordable Housing

					Start: 04/01/2025	Start: 04/01/2024		
					End: 03/31/2026	End: 03/31/2025	Variance	Variance %
Insurance -Property (Fire & EC	2	01	4510.01	5	1,526.58	1,013.91	(512.67)	-50.56 %
Insurance-Flood	2	01	4510.11	5	2,548.00	2,550.00	2.00	0.08 %
Insurance - Windstorm	2	01	4510.15	5	12,042.17	10,993.45	(1,048.72)	-9.54 %
PROPERTY TAXES	2	01	4520.1	5	41.60	41.60	0.00	0.00 %
Scholarship Payments	2	01	4590.201	5	2,726.00	3,345.00	619.00	18.51 %
Total General Expense					18,884.35	17,943.96	(940.39)	-5.24 %
Other Expenditures								
Property Better & Add-Contract	2	01	7540.4	5	25,300.00	7,500.00	(17,800.00)	-237.33 %
Operating Exp For Property - C	2	01	7590	5	(25,300.00)	(7,500.00)	17,800.00	-237.33 %
Total Other Expenditures					0.00	0.00	0.00	0.00 %
Total Expenses					(123,335.79)	(133,108.82)	9,773.03	-7.34 %
Operating Income (Loss)					(2,798.68)	495,025.56	(497,824.24)	-104.16 %
Other Income (Expense)								
Depreciation Expense								
Depreciation Expense	2	01	4800	5	12,737.38	11,724.86	(1,012.52)	-8.64 %
Total Depreciation Expense					12,737.38	11,724.86	(1,012.52)	-8.64 %
Total Other Income (Expense)					(12,737.38)	(11,724.86)	(1,012.52)	8.64 %
Net Income (Loss)					(15,536.06)	483,300.70	(498,836.76)	-103.01 %

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

	3/31/2026	3/31/2025
Total Current Assets	\$655,242.67	\$683,030.89
Total Fixed Assets	\$259,962.74	\$247,400.12
Total Assets	\$915,205.41	\$930,431.01
Total Current Liabilities	\$102,483.17	\$102,172.71
Total Liabilities	\$102,483.17	\$102,172.71
Total Owner's Equity	\$812,722.24	\$828,258.30
Total Liabilities and Owners Equity	\$915,205.41	\$930,431.01

Harlingen Affordable Housing Corporation Comparative March 2026 to 2025



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 3/31/2026

					3/31/2026	3/31/2025	Variance
					Assets		
Current Assets							
2	01	1111.11R	0	SecDep Restricted Funds - Contra	(4,675.00)	(4,675.00)	0.00
2	01	1111.12	0	AFH General Fund 1268	650,808.72	680,156.06	(29,347.34)
2	01	1111.14R	0	Security Deposit Restricted Funds	4,675.00	4,675.00	0.00
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	20.00	0.00	20.00
2	01	1211	0	Prepaid Insurance	4,413.95	2,874.83	1,539.12
Total Current Assets					655,242.67	683,030.89	(27,788.22)
Fixed Assets							
2	01	1400.50	4	Accum Depr - Site Improvement	(491.67)	0.00	(491.67)
2	01	1400.60	4	Accum Depr - Dwelling Structures	(135,063.91)	0.00	(135,063.91)
2	01	1400.5	4	Accumulated Depreciation	0.00	(122,818.20)	122,818.20
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	92,438.10	13,500.00
Total Fixed Assets					259,962.74	247,400.12	12,562.62
Total Assets					915,205.41	930,431.01	(15,225.60)
					Liabilities		
Current Liabilities							
2	01	2111	0	Accounts Payable - Vendors	13.60	13.20	0.40
2	01	2114	0	Tenant Security Deposits	4,675.00	4,675.00	0.00
2	01	2119.8	0	A/P - Accrued Utilities	110.55	415.03	(304.48)
2	01	2119.03	0	A/P - AMP 3	428.65	24.89	403.76
2	01	2119.06	0	A/P - COCC	89,921.87	89,711.09	210.78
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					102,483.17	102,172.71	310.46
Total Liabilities					102,483.17	102,172.71	310.46
					Owner's Equity		
Owner's Equity							
2	01	2841	0	Net Assets - Unrestricted	812,722.24	828,258.30	(15,536.06)
Total Owner's Equity					812,722.24	828,258.30	(15,536.06)
Total Owner's Equity					812,722.24	828,258.30	(15,536.06)
Total Liabilities and Owner's Equity					915,205.41	930,431.01	(15,225.60)
							0.00

Harlingen Affordable Housing Corporation

Unaudited Financial Statement

July 2026

Comparative Income Statement with Graph

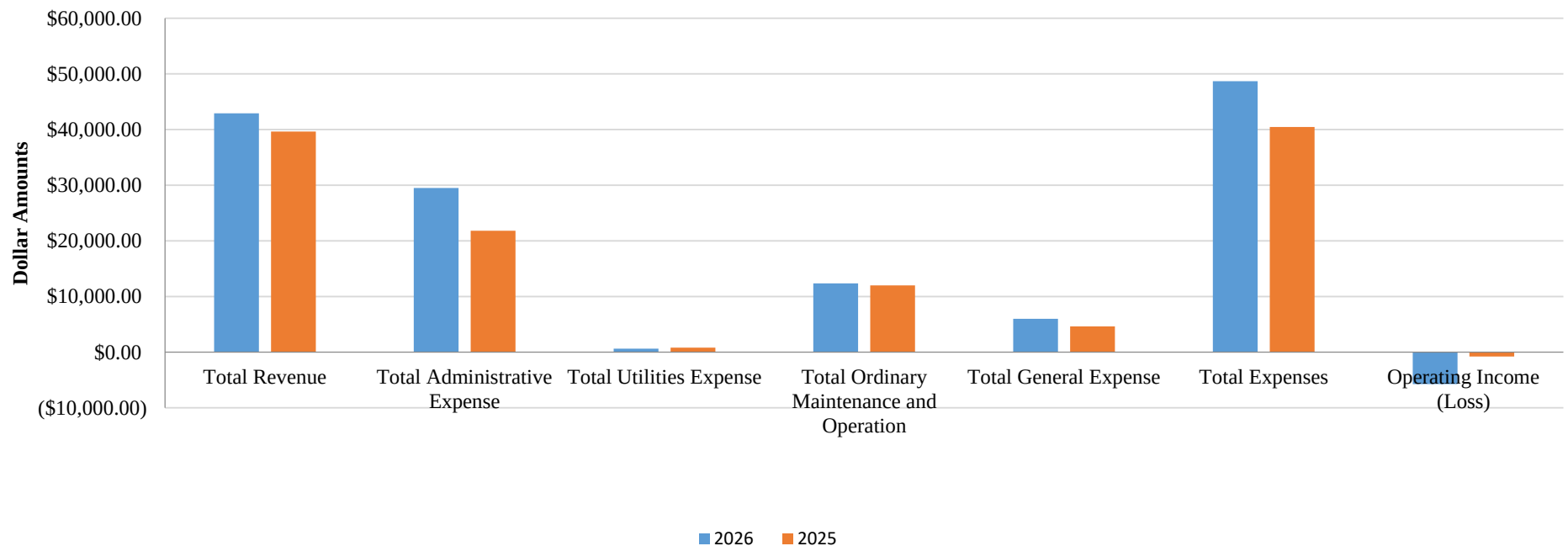
Comparative Balance Sheet with Graph



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

	Start: 04/01/2026	Start: 04/01/2025
	End: 07/31/2026	End: 07/31/2025
Total Revenue	\$42,927.18	\$39,660.00
Total Administrative Expense	\$29,497.86	\$21,806.24
Total Utilities Expense	\$641.38	\$794.24
Total Ordinary Maintenance and Operation	\$12,375.06	\$12,008.33
Total General Expense	\$5,972.87	\$4,618.47
Total Expenses	\$48,681.01	\$40,451.10
Operating Income (Loss)	(\$5,753.83)	(\$791.10)

Harlingen Affordable Housing Corporation Comp. April to July 2026 to 2025



08/27/2026 04:54 PM

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

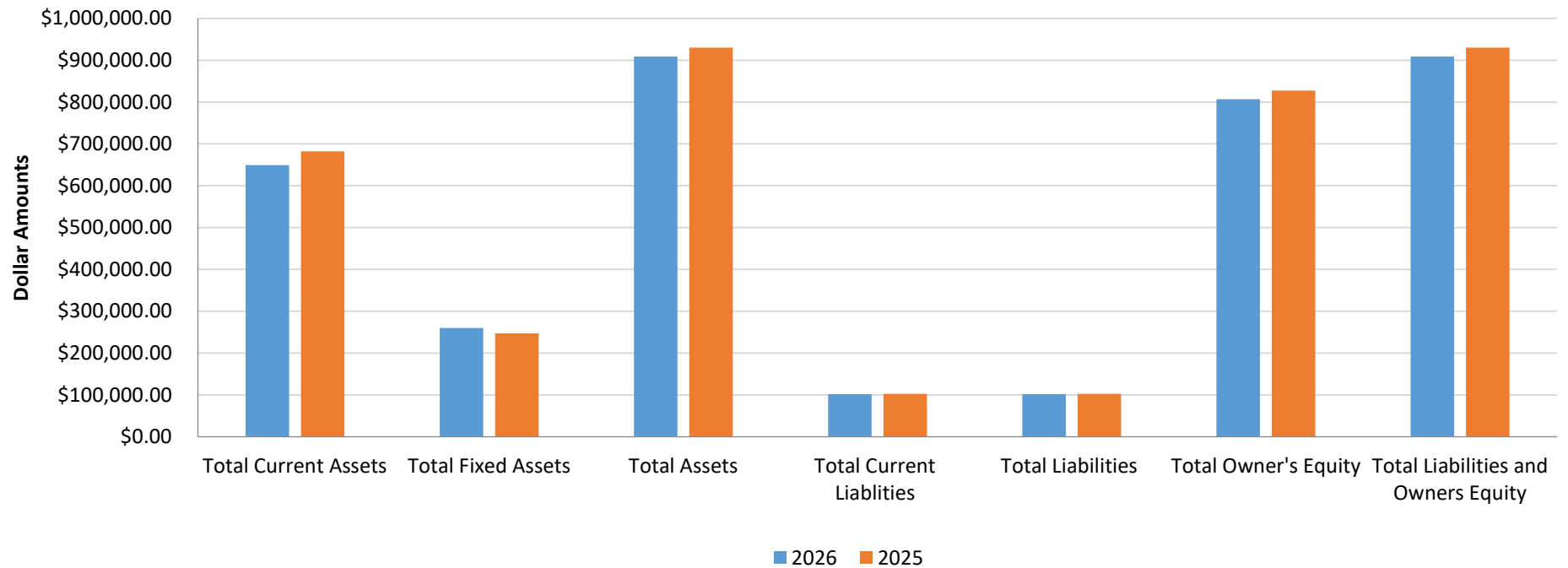
					Start: 04/01/2026 End: 07/31/2026	Start: 04/01/2025 End: 07/31/2025	Variance
Revenue							
Rental Income							
Dwelling Rent	2	01	3110	5	33,253.00	27,159.00	6,094.00
Nondwelling Rental	2	01	3190	5	6,912.00	6,912.00	0.00
Total Rental Income					40,165.00	34,071.00	6,094.00
Other Income							
Investment Income - Unrestrict	2	01	3610	5	315.55	0.00	315.55
Other Income-Scholarship Donat	2	01	3690	5	1,000.00	200.00	800.00
Other Income - Misc Other Reve	2	01	3690.1	5	1,446.63	5,389.00	(3,942.37)
Total Other Income					2,762.18	5,589.00	(2,826.82)
Total Revenue					42,927.18	39,660.00	3,267.18
Expenses							
Administrative Expense							
Nontechnical Salaries	2	01	4110	5	16,715.17	14,709.70	(2,005.47)
Legal Expense	2	01	4130	5	663.00	0.00	(663.00)
Employee Benefits Cont - Admin	2	01	4182	5	4,748.20	4,109.20	(639.00)
Publications	2	01	4190.11	5	780.00	50.20	(729.80)
Other Sundry Expense	2	01	4190.18	5	6,014.48	2,344.06	(3,670.42)
Administrative Contact Costs	2	01	4190.19	5	577.01	593.08	16.07
Total Administrative Expense					29,497.86	21,806.24	(7,691.62)
Tenant Services							
Ten Services - Recreation Pubs	2	01	4220	5	100.00	825.00	725.00
Total Tenant Services					100.00	825.00	725.00
Utilities Expense							
Water	2	01	4310	5	0.00	(30.18)	(30.18)
Electricity	2	01	4320	5	641.38	873.98	232.60
Sewer	2	01	4390	5	0.00	(49.56)	(49.56)
Total Utilities Expense					641.38	794.24	152.86
Ordinary Maintenance and Operation							
Labor	2	01	4410	5	234.67	1,647.38	1,412.71
Materials	2	01	4420	5	0.00	1,773.98	1,773.98
Contract Cots-Extermination	2	01	4430.01	5	1,100.00	750.00	(350.00)
Contract Costs-Other Repairs	2	01	4430.03	5	8,050.00	0.00	(8,050.00)
Contract Costs-Other	2	01	4430.13	5	2,500.00	2,500.00	0.00
Contract Costs-Heating & Coolin	2	01	4430.17	5	410.00	3,759.00	3,349.00
Contract Costs-Electrical Contr	2	01	4430.21	5	0.00	1,250.00	1,250.00
Garbage and Trash Collection	2	01	4431	5	0.00	(95.94)	(95.94)
Emp Benefit Cont - Maintenance	2	01	4433	5	80.39	423.91	343.52
Total Ordinary Maintenance and Operation					12,375.06	12,008.33	(366.73)
Protective Services							
Protective Services - Contract	2	01	4480	5	93.84	398.82	304.98
Total Protective Services					93.84	398.82	304.98
General Expense							
Insurance -Property (Fire & EC	2	01	4510.01	5	922.12	604.46	(317.66)
Insurance - Windstorm	2	01	4510.15	5	4,460.75	2,988.01	(1,472.74)
Scholarship Payments	2	01	4590.201	5	590.00	1,026.00	436.00
Total General Expense					5,972.87	4,618.47	(1,354.40)
Total Expenses					(48,681.01)	(40,451.10)	(8,229.91)
Net Income (Loss)					(5,753.83)	(791.10)	(4,962.73)

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

	7/31/2026	7/31/2025
Total Current Assets	\$648,993.20	\$682,516.20
Total Fixed Assets	\$259,962.74	\$247,400.12
Total Assets	\$908,955.94	\$929,916.32
Total Current Liabilities	\$101,987.53	\$102,449.12
Total Liabilities	\$101,987.53	\$102,449.12
Total Owner's Equity	\$806,968.41	\$827,467.20
Total Liabilities and Owners Equity	\$908,955.94	\$929,916.32

Harlingen Affordable Housing Corporation Comparative July 2026 to 2025



Housing Authority of the City of Harlingen
Comparative Balance Sheet
Affordable Housing
As of Date: 7/31/2026

					7/31/2026	7/31/2025	Variance
Assets							
Current Assets							
2	01	1111.12	0	AFH General Fund 1268	648,046.00	675,812.38	(27,766.38)
2	01	1129	0	A/R - CK 2459 Cleared Bank Twice	20.00	0.00	20.00
2	01	1211	0	Prepaid Insurance	927.20	6,703.82	(5,776.62)
Total Current Assets					648,993.20	682,516.20	(33,523.00)
Fixed Assets							
2	01	1400.50	4	Accum Depr - Site Improvement	(491.67)	0.00	(491.67)
2	01	1400.60	4	Accum Depr - Dwelling Structures	(135,063.91)	0.00	(135,063.91)
2	01	1400.5	4	Accumulated Depreciation	0.00	(122,818.20)	122,818.20
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	92,438.10	13,500.00
Total Fixed Assets					259,962.74	247,400.12	12,562.62
Total Assets					908,955.94	929,916.32	(20,960.38)
Liabilities							
Current Liabilities							
2	01	2114	0	Tenant Security Deposits	4,675.00	4,675.00	0.00
2	01	2119.03	0	A/P - AMP 3	24.89	24.89	0.00
2	01	2119.06	0	A/P - COCC	89,954.14	90,415.73	(461.59)
2	01	2119.FLC	0	A/P - Family Living Center	7,333.50	7,333.50	0.00
Total Current Liabilities					101,987.53	102,449.12	(461.59)
Total Liabilities					101,987.53	102,449.12	(461.59)
Owner's Equity							
Owner's Equity							
2	01	2841	0	Net Assets - Unrestricted	812,722.24	828,258.30	(15,536.06)
Total Owner's Equity					812,722.24	828,258.30	(15,536.06)
Net Income (Loss)					(5,753.83)	(791.10)	(4,962.73)
Total Owner's Equity					806,968.41	827,467.20	(20,498.79)
Total Liabilities and Owner's Equity					908,955.94	929,916.32	(20,960.38)
							0.00

HARLINGEN AFFORDABLE HOUSING CORPORATION
 BOARD OF DIRECTORS MEETING
 WEDNESDAY, SEPTEMBER 23, 2026
 CHARGE-OFF AMOUNTS FOR THE CURRENT UNPAID BALANCES
 DUE FOR VACATED UNIT ACCOUNTS FOR
 THE MONTHS OF JULY & AUGUST 2026

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: Cynthia De La FuenteDATE: 09/01/26**FOR THE MONTHS OF JULY & AUGUST 2026**

APT #	TENANT'S ID #	SECURITY DEPOSIT	RETRO RENT/ BALANCE DUE	RENT DUE	LATE CHARGE	SALES & SERVICE	COURT COST	CHARGE-OFF BALANCE	COMMENTS
									No charge offs

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	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
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NON-PROFIT

30

Sep-26

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	\$ 699.00	\$ 76.00	\$ 775.00	\$ -
#806	OCCUPIED	#00806 (Private)		\$ 775.00	\$ 350.00		\$ 775.00	\$ 775.00	\$ -
Total Rent Received:								\$ 1,550.00	\$ -

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	\$ 576.00	\$ 124.00	\$ 700.00	\$ -
#2	OCCUPIED	#00002 (Private)		\$ 700.00	\$ 350.00		\$ 700.00	\$ 725.00	
#3	OCCUPIED	#14327 (Section 8)		\$ 700.00	\$ 200.00	\$ 560.00	\$ 140.00	\$ 700.00	\$ -
#4	OCCUPIED	#00004 (Private)		\$ 700.00	\$ 350.00		\$ 700.00	\$ 725.00	
Total Rent Received:								\$ 2,850.00	\$ -

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)		\$ 900.00	\$ 350.00	\$ 743.00	\$ 157.00	\$ 900.00	\$ -
#B	OCCUPIED	#00000B (Private)		\$ 900.00	\$ 350.00		\$ 900.00	\$ 900.00	\$ -
Total Rent Received:								\$ 1,800.00	\$ -

Matz Building: 209 & 209 1/2 Jackson Avenue, 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		\$ 600.00	\$ 100.00		\$ 600.00	\$ 600.00	\$ -
#202	OCCUPIED	#28496		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
#203	OCCUPIED	#25603		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
#204	OCCUPIED	#13100		\$ 600.00	\$ 200.00		\$ 600.00	\$ 739.00	\$ -
#205	OCCUPIED	#13736		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
#206	VACANT				\$ 200.00				\$ -
#207	OCCUPIED	#33640		\$ 600.00	\$ 250.00		\$ 600.00	\$ 600.00	\$ -
#208	OCCUPIED	#16778		\$ 600.00	\$ 200.00		\$ 600.00	\$ 600.00	\$ -
Total Rent Received:								\$ 4,339.00	\$ -

Total Monthly Rent HAHC & FLC Combined:

\$ 12,350.00

Total Amount Received:

\$ 12,539.00

***NOTE:** All accounts are up to date

Sonesta Apartments: Paid

Washington Apartments: Paid

Monte Cristo Court Apartments: Paid

Matz Building: Paid

Family Living Center (FLC): Paid

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, 2026

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

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

Subject: Report for September 23, 2026, HAHC Board of Directors Meeting

Summary of Ongoing Activities:

Training & Conferences: Staff and I attended the Texas Housing Association (THA) Annual Conference at Fort Worth, Texas, August 25-27, 2026. The focus of the sessions was on AI, Implementing a Work Requirement, and the phasing out of 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. Monthly meetings with department administrators continue and these meetings are working well.

Legal & HR Matters: Staff and I are working with Alan T. Ozuna, Attorney at Law. Attorney Ozuna is assisting staff and I with any employee issues and situations. We are also emailing the City of Harlingen HR Department monthly for any training or workshop recommendations. Currently we are working with the City of Harlingen for the employees' health benefits.

Board Recommendations: We continue to rotate restaurants in the downtown area for our board meeting Lunch. Restaurant rotations will continue with J & B Café, New York Deli, Chyann's Specialty Café, and Lori's Kitchen.

Expanding Affordable Housing: We plan to develop affordable housing for veterans, elderly, and disabled families on the 20 acres on Washington Avenue. At the Board Meeting on July 15, 2026, Attorney Ozuna established the Washington Street Housing Corporation WSHC for the Washington Property. He presented the bylaws for the Corporations and the Board approved them.

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 32 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. HCISD and HHA will share the cost for the master teachers and students mentor, due to the HCISD limited budget. They will invoice us monthly.

Scholarships: The Harlingen Housing Authority in partnership with the Harlingen Affordable Housing Corporation Scholarship Program awarded 8 students with \$500.00 scholarships. Students were

recognized at the July 15, 2026, board meeting and were featured on our HHA Newsletter. Students are submitting their school enrollment document, for issuance of check.

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. Staff are working on the details for the Annual Board Meeting.

City of Harlingen Events & Other Activities: The State of City Address by Mayor Sepulveda was scheduled for Thursday, May 7, 2026, at 6:30 p.m. at the Harlingen Convention Center. Commissioner Elliott and Chair Perez attended the event. Ariana Valle and Mary Prieto attended the Blue Zones Ignite Harlingen event on August 26, 2026. Blue Zones focuses on health and wellness for the Harlingen Community. The Harlingen Housing Authority looks forward to being an active member of the Blue Zones initiative.

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 & Budgets for FYB 04/01/2027: The upcoming financial workshops for FYB April 01, 2027, are scheduled on Thursday, October 29, 2026, at the COCC at 10:00 a.m. and October 31, 2026, at 9:00 a.m. via Teams. We will finalize the budgets on November 19, 2026, at 10:00 a.m. at the COCC and November 21, 2026, at 9:00 a.m. via Teams.

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 provides 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 12, 2026, at the Le Moyne Gardens Community Building, 3221 North 25th Street, Harlingen, Texas at 10:30 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, at the AMPs/sites, and Annual Board meetings at the Harlingen Convention Center. The Administrative Staff reviewed the minutes for the July 15, 2026, HHA and HAHC board meetings. We also reviewed the Agendas for the HHA and HAHC. The next HHA and HAHC Annual Board Meetings are scheduled for Wednesday, September 23, 2026, starting at 11:30 a.m. at the Convention Center, Harlingen, Texas. The option to attend board meetings virtually or via conference call are 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 Canceled No Quorum	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.
	Washington Property		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.
	Washington Property		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.