



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN

NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Commission will meet in a Regular Session scheduled for 11:30 a.m. (concurrently with MHFC & MHDC Board Meeting).

Thursday, February 22, 2024

Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/82388713685?pwd=Ftm1dtKL2lbydnXUdcvpkEe1cbtkcf.1>

Meeting ID: 823 8871 3685

United states: +1 346 248 7799

Passcode: 168077

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation **Pg. 3**
5. Appointment of Reaffirmed Board of Commissioners to the Housing Authority of the City of McAllen and its Instrumentalities **Pg. 4**
 - Commissioner Place 1
6. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes Regular Board Meeting of January 24, 2024. **Pg.5-7**
 - b) Consideration and Possible Action to Approve Opening of Waitlist for the Public Housing Program.
7. Non-Action Items:
 - a) Executive Director's Report
 - b) Financial Summary **Pg. 8-39**
8. Executive Session: Closed Session Under Government Code 551 Sections
9. Reconvene to Open Session; Action, if any, on:

10. Board Agenda Requests for March Board Meeting

11. Adjournment

Executive Session: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board of Commissioners shall convene in such executive session or closed session in accordance with the Texas Open Meeting Act, Texas Government Code Section 551.007 through 551.075. Before any such session is convened, the presiding officer shall publicly identify the section or sections of the act authorizing the executive session. All final votes, actions, or discussions shall be taken in open session.

I certify that this Notice of Regular Meeting was posted on **Monday February 19, 2024, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Authority and Municipal Government Office, 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN



Rodolfo "Rudy" Ramirez, Executive Director

The Housing Authority of the City of McAllen is committed to compliance with the Americans with Disabilities Act (ADA). This meeting site/video conference is accessible to disabled persons. Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance of meeting.

Invocation

We gather here today intent on doing good work. May we use only our best skills and judgment, keeping ourselves impartial and neutral as we consider each matter that is placed before us and always act in accordance with what is best for our community.



OATH OF OFFICE
FOR
HOUSING COMMISSIONER
OF THE McALLEN HOUSING COMMISSION
McALLEN , TEXAS

I, **Francisco Meza**, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of Commissioner (Place 1) of the McAllen Housing Commission, of the 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 I furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, contributed nor promised to contribute any money, or valuable thing, or promised any public office of employment, as a reward to secure my appointment. So help me God.

Signature of Commissioner

Date

Commissioner Francisco Meza was duly appointed on February 12, 2024 to the Board of Commissioners for Place 1 for a term expiring on December 31, 2025.

SUBSCRIBED AND SWORN TO BEFORE ME, BY Francisco Meza this
22nd day of February 2024, to certify which witness my hand and seal of office.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

(SEAL)

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING
Wednesday, January 24, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, January 24, 2024, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. (concurrently with MHFC & MHDC Board Meeting) Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Ronnie Cruz
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Commissioner Marc David Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
Finance Director Joe Garcia
HCV Director Elena Saucedo

1. Call the meeting to order – 11:30 a.m.
2. Public Comment – None
3. Pledge of Allegiance
4. Invocation
5. Appointment of Reaffirmed Board of Commissioners to the Housing Authority of the City of McAllen and its Instrumentalities
 - Commissioner Place 1 – **Item tabled pending further information.**
Chair Elva M. Cerda entertained a motion to table item. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.
6. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 29, 2023. **Chair Elva M. Cerda entertained a motion to approve meeting minutes. Commissioner Ronnie Salinas made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Bids for Patio of the McAllen Housing Commission Administration Building. **Deputy Director Daniel Delgado presented request for patio improvements located at Administration Building. The improvements would create a new outdoor space for staff or agency events. MHC staff requested bids from multiple contracts, only 2 bids were submitted for this project. Funds are immediately available within the Capital Fund grant program. Staff**

recommends project be awarded to lowest bidder. Chair Elva M. Cerda entertained a motion to approve Patio Improvement to lowest bidder. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.

- c) Consideration and Possible Action to Approve Bids for Security Improvements of the McAllen Housing Commission Administration Building. **Deputy Director Daniel Delgado presented a request for security improvements in the lobby area and throughout the building located at the Administration Building. The improvements would create a more secure environment for residents, staff, and the general public. MHC staff requested bids from multiple contracts, only 2 bids were submitted for this project. Funds are immediately available within the Capital Fund grant program. Staff recommends project be awarded to lowest bidder. Chair Elva M. Cerda entertained a motion to approve Security Improvements to lowest bidder. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously.**
- d) Consideration and Possible Action to Approve the Creation of a New Non-Profit. **Executive Director Rodolfo Ramirez presented proposal for new non-profit, Resident Empowerment Quest (REQUEST), this entity would be solely for educational and general welfare assistance such as for scholarships, books, security deposits, vehicle repairs etc. Discussion ensued; the board would like to bring back item in a workshop for further review. No action taken on item. Chair Elva M. Cerda entertained a motion to take no action. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
- e) Consideration and Possible Action to Approve Training Travel – 2024 NARHO Washinton Conference – April 8-10, 2024 – Washinton D.C.
- f) Consideration and Possible Action to Approve Training Travel – 2024 Nelrod Annual Conference – April 10-12, 2024 – Las Vegas, NV.
- g) Consideration and Possible Action to Approve Training Travel – 2024 Southwest NARHO 84th Annual Conference – June 25-28, 2024 – St. Louis, MO.
- h) Consideration and Possible Action to Approve Training Travel – 2024 NAHRO National Conference – September 26-28, 2024 – Orlando, FL.

Chair Elva M. Cerda entertained a motion for approval of training travel Items E - H. Vice Chair Eliseo "Tito" Salinas made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.

7. Non-Action Items:

- a) Executive Directors Report
 - New MHC logo out, continuing to work on rebranding.
 - Villas audit has begun
 - Sec. 8 is leased at 100%

- FSS number at 73 participants
- Continuing training for employees
- Working on Employee Survey
- Construction of carports has begun. Anticipated completion in late February.

b) Financial Summary Report

- Finance Director Jose Garcia reported favorable variances and no significant findings.

8. Board Agenda Requests for February Board Meeting

9. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice Chair Eliseo "Tito" Salinas made motion; Commissioner Ronnie Cruz second the motion. Motion carried unanimously. Meeting Adjourned at 12:41 PM.**

Rodolfo "Rudy" Ramirez, Executive Director

McAllen Housing Authority

Organizational Structure and Property Ownership Overview

McAllen Housing Authority (MHA) is an instrumentality of the City of McAllen, created for the acquisition, development, modernization, operation, and administration of public housing programs, which includes Public Housing and Housing Choice Voucher Housing (Section 8).

Public Housing managed by MHA.

- Eighty-nine units are in the Retama Village complex, sixty-four units in phase I and twenty-five units in phase II.

Housing Choice Vouchers managed by MHA.

- **MHA Voucher Managed baseline is 1,354 vouchers.**
- **As of January 31, 2024, Vouchers utilized are 1,337 vouchers and broken down as follows:**
 - 47 RAD
 - 11 Homeownership
 - 3 Portable Vouchers
 - 7 Tenant Protection
 - 21 Veterans Assistance (VASH)
 - 4 Housing Stability Vouchers
 - 1,224 General HCV vouchers
 - 48 Emergency Housing Vouchers (separate from the baseline)
- 60 New vouchers issued but not under HAP contract.

Properties: HUD owned properties managed by MHA Public Housing

- Old Administration Building located at 2301 Jasmine Ave
- New Administration Building (Joe Saenz) located at 1200 N. 25th St.
- New Maintenance Building located at 1001 N. 23rd St.
- Existing Family Development Center Building located at 2501 W Maple Ave.

Component Units of MHA

McAllen Housing Facility Corporation (MHFC) a blended component of MHA is sponsored and created by MHA under the Public Facility Corporation Act.

Properties: Owned and managed by MHFC

- Sunset Gardens Apartments, seventy units located at 3101 Jordan Ave.
- Orchid Place Apartments, seventy-eight units located at 4117 N. 25th Ln.
- MHFC is the sole member of Villas at Beaumont GP LLC, owner of Villas at Beaumont Apartments, thirty-six units located at 2200 Beaumont Ave.

Properties: Owned by MHFC and managed by a third-party

- MHFC is the sole member of La Vista Housing Associates GP LLC, which is a .01% general partner of La Vista Housing Associates, Ltd. MHFC as of July 2023, acquired 99.99% interest in La Vista Apartments, forty-eight units located at 2401 La Vista Ave.

Properties: Owned through a partnership and managed by a third-party

- MHFC is the sole member of Retama Village GP LLC, which is a .01% general partner of Retama Village Ltd, which owns Retama Village I Apartments, 138 units located at 900 N. 26th St.

- MHFC is the sole member of Retama Village Phase II GP LLC, which is a .01% general partner of Retama Village Phase II Ltd, which owns Retama II apartments, seventy-four units located at 900 N. 26th St.
- MHFC is the sole member of 4242 Jackson Apartments GP LLC which is a .01% partner of 4242 Jackson Apartments, Ltd, owns Jackson Apartments (Green Jay), 120 units located at 3701 Jackson Ave.
- MHFC is the sole member of MHA La Palomas Village, LLC, which is a .01% partner MHA Las Palomas Village, Ltd, owns Las Palomas Village Apartments, 122 units located at 1900 Dove Ave.

McAllen Housing Development Corporation (MHDC), a blended component of MHA is sponsored and created by MHA under the Public Facility Corporation Act.

Properties: Owned and managed by MHDC

- Hibiscus Place Apartments, twenty units, located at 2508 Hibiscus Ave,
- Vine Terrance Apartments, fifty units, located at 2220 N. 27th St.,

Properties: Owned through a partnership and managed by a third-party

- MHDC is the sole member of MHA Hibiscus Village GP LLC which is a .01% partner of MHA Hibiscus Village Ltd, owns Hibiscus Village Apartments, ninety-six units located at 2412 Hibiscus.

McAllen Housing Authority - Combined
Dashboard Financial Summary - Excludes La Vista Apartments
January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 5,673,831	\$ 5,118,587	↑ 10.85%	↑ \$555,244
5	Restricted				
6	Family Self-Sufficiency	\$ 91,968	\$ 50,669	↑ 81.51%	↑ \$41,299
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	→ 0.00%	→ \$0
8	Section 8	\$ 112,171	\$ 88,654	↑ 26.53%	↑ \$23,516
9	Emergency Housing Voucher	\$ 31,951	\$ 11,269	↑ 183.54%	↑ \$20,682
10	Capital Funds	\$ 16	\$ 8	↑ 102.99%	↑ \$8
11	Tenant Security Deposits	\$ 103,179	\$ 94,706	↑ 8.95%	↑ \$8,473
12	Reserve Accounts	\$ 1,407,656	\$ 1,508,479	↓ -6.68%	↓ -\$100,823
13	Other Restricted Funds - Scholarship	\$ 26,594	\$ 37,794	↓ -29.63%	↓ -\$11,200
14	Restricted	\$ 2,758,535	\$ 2,776,579	↓ -0.65%	↓ -\$18,044
15	Total Cash	\$ 8,432,366	\$ 7,895,166	↑ 6.80%	↑ \$537,200
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant Receivables	\$ 15,807	\$ 10,071	↑ 56.96%	↑ \$5,736
19	Tenant Formal Agreements	\$ 103,900	\$ 49,464	↑ 110.05%	↑ \$54,436
20	Allowance for Doubtful Acct	\$ (103,900)	\$ (49,524)	↑ 109.80%	↓ -\$54,376
21	Management Fee	\$ 1,713	\$ 500	↑ 242.50%	↑ \$1,213
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ 11,435	\$ -		↑ \$11,435
24	Miscellaneous	\$ 22,650	\$ 20,273	↑ 11.72%	↑ \$2,377
25	Total Account Receivables	\$ 51,605	\$ 30,784	↑ 67.63%	↑ \$20,820
26	Due From Funds	\$ 70,385	\$ 167,272	↓ -57.92%	↓ -\$96,887
	Inventory - Supplies	\$ 12,089	\$ 18,303	↓ -33.95%	↓ -\$6,214
27	Notes Receivables				
28	Villas at Beaumont	\$ 295,279	\$ 255,160	↑ 15.72%	↑ \$40,119
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 495,279	\$ 455,160	↑ 8.81%	↑ \$40,119
32	Capital Assets				
33	Land	\$ 2,490,387	\$ 2,480,386	↑ 0.40%	↑ \$10,001
34	Leash hold Improvements	\$ 14,865	\$ 24,060	↓ -38.22%	↓ -\$9,195
35	Buildings	\$ 16,174,275	\$ 16,174,275	→ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 1,027,536	\$ 1,020,461	↑ 0.69%	↑ \$7,075
37	Vehicle	\$ 387,009	\$ 347,049	↑ 11.51%	↑ \$39,960
38	Accumulated Depreciation	\$ (11,227,296)	\$ (10,725,009)	↑ 4.68%	↓ -\$502,287
39	Total Capital Assets	\$ 8,866,775	\$ 9,321,222	↓ -4.88%	↓ -\$454,447
40	Prepays	\$ 140,961	\$ 91,844	↑ 53.48%	↑ \$49,118
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 226,911	\$ 210,915	↑ 7.58%	↑ \$15,996
43	Accrued Interest	\$ (15,000)	\$ -		↓ -\$15,000
44	Other Assets - Tax Credit Fees	\$ 14,883	\$ 16,971	↓ -12.30%	↓ -\$2,088
45	Total Long-Term Assets	\$ 226,794	\$ 227,887	↓ -0.48%	↓ -\$1,092
46	Total Assets	\$ 18,372,721	\$ 18,283,586	↑ 0.49%	↑ \$89,134
47					

McAllen Housing Authority - Combined
Dashboard Financial Summary - Excludes La Vista Apartments
January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 137,455	\$ 137,748	↓ -0.21%	↓ -\$294
50	Family Self-Sufficiency	\$ 83,391	\$ 38,979	↑ 113.94%	↑ \$44,412
51	Payroll Withholdings	\$ -	\$ -		⇒ \$0
52	Payroll Taxes Payable	\$ 23,285	\$ 25,401	↓ -8.33%	↓ -\$2,116
53	Accrued Wages	\$ -	\$ -		⇒ \$0
54	Due to Funds	\$ 70,385	\$ 167,272	↓ -57.92%	↓ -\$96,887
55	Tenant Deposits	\$ 103,897	\$ 92,659	↑ 12.13%	↑ \$11,238
56	Other Current Liabilities	\$ 45,397	\$ 49,122	↓ -7.58%	↓ -\$3,725
57	Total Current Liabilities	\$ 463,810	\$ 511,182	↓ -9.27%	↓ -\$47,372
58	Non-Current Liabilities				⇒ \$0
59	Frost	\$ 1,860,713	\$ 2,117,278	↓ -12.12%	↓ -\$256,565
60	Brownstone	\$ -	\$ -		⇒ \$0
61	MHFC	\$ 292,956	\$ 255,160	↑ 14.81%	↑ \$37,796
62	Total Non-Current Liabilities	\$ 2,153,669	\$ 2,372,438	↓ -9.22%	↓ -\$218,768
63	Deferred Inflow Resources				⇒ \$0
64	Hibiscus Pre-Leasehold	\$ 929,913	\$ 943,046	↓ -1.39%	↓ -\$13,133
65	Emergency HCV Funds	\$ 20,034	\$ 83,500	↓ -76.01%	↓ -\$63,466
66	Cares Act	\$ -	\$ -		⇒ \$0
67	Other Deferred Revenue	\$ -	\$ -		⇒ \$0
68	Total Deferred Inflows	\$ 949,947	\$ 1,026,546	↓ -7.46%	↓ -\$76,600
69					⇒ \$0
70	Net Position	\$ 14,805,295	\$ 14,373,421	↑ 3.00%	↑ \$431,874
71					⇒ \$0
72	Total Liabilities and Net Position	\$ 18,372,721	\$ 18,283,586	↑ 0.49%	↑ \$89,134
73	Variance	\$ 0	\$ 0		⇒ \$0

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ 187,932	\$ 167,216	↑ 12.39%	↑ \$20,716
4	Rent Gain / (Loss) on Lease	\$ (8,355)	\$ (7,115)	↓ -17.43%	↓ -\$1,240
5	Rent: Vacancy Loss, Adjust	\$ (6,970)	\$ (7,490)	↑ 6.94%	↑ \$520
6	Rent: Write-offs	\$ -	\$ (938)	↑ 100.00%	↑ \$938
7	Net Tenant Revenue	\$ 172,607	\$ 151,673	↑ 13.80%	↑ \$20,934
8	Grant Admin Revenue	\$ 107,130	\$ 108,829	↓ -1.56%	↓ -\$1,700
9	Grant - Capital	\$ -	\$ -	→	\$0
10	Grant - Stability / Other	\$ -	\$ -	→	\$0
11	Grant - Emergency Housing	\$ 3,442	\$ 3,303	↑ 4.21%	↑ \$139
12	Fraud Recovery	\$ 3,517	\$ 2,428	↑ 44.81%	↑ \$1,088
13	Resident Service / Port-in Fee	\$ 18,798	\$ 17,427	↑ 7.87%	↑ \$1,371
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ 1,608	\$ 4,823	↓ -66.66%	↓ -\$3,215
16	Other, FSS, Equip. Sale, Reimb	\$ 990	\$ 3,377	↓ -70.69%	↓ -\$2,387
17	Total Revenue	\$ 314,185	\$ 297,155	↑ 5.73%	↑ \$17,030
18	Administrative Expenses	\$ 145,060	\$ 107,997	↑ 34.32%	↑ \$37,063
19	Tenant Services	\$ 11,180	\$ 10,578	↑ 5.69%	↑ \$602
20	Fundraising Expend. (5K)	\$ -	\$ -	→	\$0
21	Utilities Expense	\$ 11,431	\$ 10,329	↑ 10.67%	↑ \$1,102
22	Maintenance & Operations	\$ 81,894	\$ 45,930	↑ 78.30%	↑ \$35,965
23	Other General Expenses	\$ 42,350	\$ 40,631	↑ 4.23%	↑ \$1,719
24	Interest Expense	\$ 9,364	\$ 11,549	↓ -18.92%	↓ -\$2,185
25	Depreciation	\$ -	\$ -	→	\$0
26	Total Expenses	\$ 301,280	\$ 227,013	↑ 32.71%	↑ \$74,267
27	Operating Income (Loss)	\$ 12,905	\$ 70,142	↓ -81.60%	↓ -\$57,237
28	HCV / EHV Grant Revenue	\$ 713,972	\$ 629,528	↑ 13.41%	↑ \$84,444
29	HAP Grant EHV Expenditures	\$ (26,448)	\$ (23,431)	↓ -12.88%	↓ -\$3,017
30	Housing Assistance Payments	\$ (702,379)	\$ (610,335)	↓ -15.08%	↑ -\$92,044
31	Net Housing Assistance	\$ (14,855)	\$ (4,238)	↓ -250.53%	↓ -\$10,617
32	Capital Funds - General	\$ -	\$ 87,128	↓ -100.00%	→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (4,113)	\$ -		↓ -\$4,113
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ 72,545	\$ -		
38	Developer Fee - Retama	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ 7,500	\$ 12,040	↓ -37.71%	
41	Scholarship Expenditures	\$ (381)	\$ (1,598)	↑ 76.18%	↑ \$1,217
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ 75,551	\$ 97,571	↓ -22.57%	↓ -\$22,019
44	Net Income	\$ 73,602	\$ 163,475	↓ -54.98%	↓ -\$89,873

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ 187,932	\$ 188,032	↓ -0.05%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (8,355)	\$ (6,440)	↓ -29.74%	↓ -\$1,915
90	Rent: Vacancy Loss, Adjust	\$ (6,970)	\$ (6,224)	↓ -11.99%	↓ -\$746
91	Rent: Write-offs	\$ -	\$ (1,103)	↑ 100.00%	↑ \$1,103
92	Net Tenant Revenue	\$ 172,607	\$ 174,266	↓ -0.95%	↓ -\$1,659
93	Grant Admin Revenue	\$ 107,130	\$ 116,786	↓ -8.27%	↓ -\$9,656
94	Grant - Capital	\$ -	\$ -	→	→ \$0
95	Grant - Stability / Other	\$ -	\$ -	→	→ \$0
96	Grant - Emergency Housing	\$ 3,442	\$ 3,000	↑ 14.73%	↑ \$442
97	Fraud Recovery	\$ 3,517	\$ 1,323	↑ 165.80%	↑ \$2,194
98	Resident Service / Port-in Fee	\$ 18,798	\$ 15,480	↑ 21.43%	↑ \$3,318
99	Office / Ground Lease	\$ 6,094	\$ 6,094	→ 0.00%	→ \$0
100	Interest Income	\$ 1,608	\$ 3,535	↓ -54.51%	↓ -\$1,927
101	Other Revenue	\$ 990	\$ 4,185	↓ -76.35%	↓ -\$3,195
102	Total Revenue	\$ 314,185	\$ 324,669	↓ -3.23%	↓ -\$10,484
103	Administrative Expenses	\$ 145,060	\$ 154,416	↓ -6.06%	↓ -\$9,356
104	Tenant Services	\$ 11,180	\$ 16,645	↓ -32.84%	↓ -\$5,466
105	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0
106	Utilities Expense	\$ 11,431	\$ 12,993	↓ -12.02%	↓ -\$1,562
107	Maintenance & Operations	\$ 81,894	\$ 63,036	↑ 29.92%	↑ \$18,859
108	Other General Expenses	\$ 42,350	\$ 38,688	↑ 9.47%	↑ \$3,662
109	Interest Expense	\$ 9,364	\$ 9,688	↓ -3.34%	↓ -\$323
110	Depreciation	\$ -	\$ -	→	→ \$0
111	Total Expenses	\$ 301,280	\$ 295,467	↑ 1.97%	↑ \$5,813
112	Operating Income (Loss)	\$ 12,905	\$ 29,203	↓ -55.81%	↓ -\$16,297
113	HAP Grant Revenue	\$ 713,972	\$ 663,425	↑ 7.62%	↑ \$50,547
114	HAP Grant EHV Expenditures	\$ (26,448)	\$ (20,750)	↓ -27.46%	↓ -\$5,698
115	Housing Assistance Payments	\$ (702,379)	\$ (642,675)	↓ -9.29%	↑ -\$59,704
116	Net Housing Assistance	\$ (14,855)	\$ 0	↓ #####	↓ -\$14,855
117	Capital Funds - General	\$ -	\$ 136,259	↓ -100.00%	↓ -\$136,259
118	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0
119	Replacement Reserves Expend	\$ (4,113)	\$ (15,500)	↑ 73.47%	↑ \$11,387
120	CDBG Grants / Donations	\$ -	\$ -	→	→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -	→	→ \$0
122	Developer Fee - Las Palomas	\$ 72,545	\$ -	↑	↑ \$72,545
123	Developer Fee - Green Jay	\$ -	\$ -	→	→ \$0
124	Developer Fee - Hibiscus Villa	\$ -	\$ -	→	→ \$0
125	Scholarship Fundraising	\$ 7,500	\$ -	↑	↑ \$7,500
126	Scholarship Expenditures	\$ (381)	\$ (583)	↑ 34.75%	↑
127	Transfer In (Out)	\$ -	\$ -	→	→ \$0
128	Total Other Funding	\$ 75,551	\$ 120,176	↓ -37.13%	↓ -\$44,624
129	Net Income	73,602	149,379	↓ -50.73%	↓ -\$75,776

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ 1,315,524	\$ 1,316,224	↓ -0.05%	↓ -\$700
130	Rent Gain / (Loss) on Lease	\$ (79,387)	\$ (75,102)	↓ -5.71%	↓ -\$4,285
131	Rent: Vacancy Loss, Adjust	\$ (46,982)	\$ (51,284)	↑ 8.39%	↑ \$4,302
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 1,189,155	\$ 1,189,838	↓ -0.06%	↓ -\$683
134	Grant Admin Revenue	\$ 935,906	\$ 817,500	↑ 14.48%	↑ \$118,406
135	Grant - Capital	\$ 60,355	\$ 39,000	↑ 54.76%	↑ \$21,355
136	Grant - Stability / Other	\$ 3,500	\$ -		↑ \$3,500
137	Grant - Emergency Housing	\$ 26,706	\$ 21,000	↑ 27.17%	↑ \$5,706
138	Fraud Recovery	\$ 20,380	\$ 9,261	↑ 120.06%	↑ \$11,119
139	Resident Service / Port-in Fee	\$ 116,757	\$ 108,363	↑ 7.75%	↑ \$8,394
140	Office / Ground Lease	\$ 41,161	\$ 42,661	↓ -3.52%	↓ -\$1,500
141	Interest Income	\$ 17,496	\$ 24,744	↓ -29.29%	↓ -\$7,248
142	Other Revenue	\$ 12,578	\$ 29,300	↓ -57.07%	↓ -\$16,722
143	Total Revenue	\$ 2,423,994	\$ 2,281,667	↑ 6.24%	↑ \$142,328
144	Administrative Expenses	\$ 997,578	\$ 1,080,915	↓ -7.71%	↓ -\$83,337
145	Tenant Services	\$ 90,123	\$ 116,518	↓ -22.65%	↓ -\$26,394
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 80,279	\$ 90,953	↓ -11.74%	↓ -\$10,674
148	Maintenance & Operations	\$ 495,662	\$ 441,249	↑ 12.33%	↑ \$54,413
149	Other General Expenses	\$ 276,661	\$ 270,817	↑ 2.16%	↑ \$5,844
150	Interest Expense	\$ 66,977	\$ 67,815	↓ -1.24%	↓ -\$838
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 2,007,281	\$ 2,068,267	↓ -2.95%	↓ -\$60,986
153	Operating Income (Loss)	\$ 416,714	\$ 213,400	↑ 95.27%	↑ \$203,314
154	HAP Grant Revenue	\$ 5,031,766	\$ 4,643,978	↑ 8.35%	↑ \$387,788
155	HAP Grant EHV Expenditures	\$ (25,812)	\$ (5,250)	↓ -391.67%	↓ -\$20,562
156	Housing Assistance Payments	\$ (4,952,527)	\$ (4,638,728)	↓ -6.76%	↑ -\$313,798
157	Net Housing Assistance	\$ 53,428	\$ 0	↑#####	↑ \$53,427
158	Capital Funds - General	\$ -	\$ 136,259	↓ -100.00%	↓ -\$136,259
159	Capital Funds - Expenditures	\$ -	\$ (136,259)	↑ 100.00%	↑ \$136,259
160	Replacement Reserves Expend	\$ (43,846)	\$ (87,500)	↑ 49.89%	↑ \$43,654
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (1,495)	\$ (81,000)	↑ 98.15%	↑ \$79,505
163	Developer Fee - Las Palomas	\$ 91,508	\$ -		↑ \$91,508
164	Developer Fee - Green Jay	\$ 56,000	\$ -		↑ \$56,000
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ 14,500	\$ -		↑ \$14,500
167	Scholarship Expenditures	\$ (15,000)	\$ (4,083)	↓ -267.35%	↓ -\$10,917
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ 102,167	\$ (112,583)	↑ 190.75%	↑ \$214,750
170	Net Income	\$ 572,308	\$ 100,817	↑ 467.67%	↑ \$471,491

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ 1,315,524	\$ 1,157,233	↑ 13.68%	↑ \$158,291
46	Rent Gain / (Loss) on Lease	\$ (79,387)	\$ (68,836)	↓ -15.33%	↓ -\$10,551
47	Rent: Vacancy Loss, Adjust	\$ (46,982)	\$ (52,318)	↑ 10.20%	↑ \$5,336
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 1,189,155	\$ 1,036,079	↑ 14.77%	↑ \$153,076
50	Grant Admin Revenue	\$ 935,906	\$ 816,249	↑ 14.66%	↑ \$119,657
51	Grant - Capital	\$ 60,355	\$ 105,945	↓ -43.03%	↓ -\$45,590
52	Grant - Stability / Other	\$ 3,500	\$ -		↑ \$3,500
53	Grant - Emergency Housing	\$ 26,706	\$ 17,877	↑ 49.39%	↑ \$8,829
54	Fraud Recovery	\$ 20,380	\$ 7,873	↑ 158.85%	↑ \$12,507
55	Resident Service / Port-in Fee	\$ 116,757	\$ 112,670	↑ 3.63%	↑ \$4,087
56	Office / Ground Lease	\$ 41,161	\$ 37,061	↑ 11.06%	↑ \$4,100
57	Interest Income	\$ 17,496	\$ 23,324	↓ -24.98%	↓ -\$5,827
58	Other, FSS, Equip. Sale, Reimb	\$ 12,578	\$ 29,555	↓ -57.44%	↓ -\$16,977
59	Total Revenue	\$ 2,423,994	\$ 2,186,632	↑ 10.86%	↑ \$237,362
60	Administrative Expenses	\$ 997,578	\$ 966,122	↑ 3.26%	↑ \$31,456
61	Tenant Services	\$ 90,123	\$ 99,207	↓ -9.16%	↓ -\$9,084
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 80,279	\$ 83,372	↓ -3.71%	↓ -\$3,093
64	Maintenance & Operations	\$ 495,662	\$ 343,349	↑ 44.36%	↑ \$152,314
65	Other General Expenses	\$ 276,661	\$ 248,500	↑ 11.33%	↑ \$28,161
66	Interest Expense	\$ 66,977	\$ 83,168	↓ -19.47%	↓ -\$16,192
67	Depreciation	\$ -	\$ (13,760)	↑ 100.00%	↑ \$13,760
68	Total Expenses	\$ 2,007,281	\$ 1,809,959	↑ 10.90%	↑ \$197,322
69	Operating Income (Loss)	\$ 416,714	\$ 376,673	↑ 10.63%	↑ \$40,040
70	HAP Grant Revenue	\$ 5,031,766	\$ 4,261,864	↑ 18.06%	↑ \$769,902
71	HAP Grant EHV Expenditures	\$ (25,812)	\$ (13,601)	↓ -89.79%	↓ -\$12,211
72	Housing Assistance Payments	\$ (4,952,527)	\$ (4,365,962)	↓ -13.43%	↑ -\$586,565
73	Net Housing Assistance	\$ 53,428	\$ (117,698)	↑ 145.39%	↑ \$171,126
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (43,846)	\$ -		↓ -\$43,846
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure:	\$ (1,495)	\$ -		↓ -\$1,495
80	Developer Fee - Las Palomas	\$ 91,508	\$ -		↑ \$91,508
81	Developer Fee - Green Jay	\$ 56,000	\$ -		↑ \$56,000
82	Developer Fee - Hibiscus Villa	\$ -	\$ 249,374	↓ -100.00%	↓ -\$249,374
83	Scholarship Fundraising	\$ 14,500	\$ 23,300	↓ -37.77%	↓ -\$8,800
84	Scholarship Expenditures	\$ (15,000)	\$ (4,598)	↓ -226.26%	↓ -\$10,403
85	Transfer In (Out)	\$ -	\$ 87,128	↓ -100.00%	↓ -\$87,128
86	Total Other Funding	\$ 102,167	\$ 355,904	↓ -71.29%	↓ -\$253,738
87	Net Income	\$ 572,308	\$ 614,880	↓ -6.92%	↓ -\$42,571

McAllen Housing Authority - MHA

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 430,458	\$ 530,457	↓ -18.85%	↓ -\$99,999
5	Restricted				
6	Family Self-Sufficiency	\$ 8,135	\$ 4,051	↑ 100.85%	↑ \$4,085
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	⇒ 0.00%	⇒ \$0
8	Section 8	\$ -	\$ -		⇒ \$0
9	Emergency Housing Voucher	\$ -	\$ -		⇒ \$0
10	Capital Funds	\$ 0	\$ 0	⇒ 0.00%	⇒ \$0
11	Tenant Security Deposits	\$ -	\$ -		⇒ \$0
12	Reserve Accounts	\$ -	\$ -		⇒ \$0
13	Other Restricted Funds	\$ -	\$ -		⇒ \$0
14	Restricted	\$ 993,136	\$ 989,051	↑ 0.41%	↑ \$4,085
15	Total Cash	\$ 1,423,594	\$ 1,519,508	↓ -6.31%	↓ -\$95,914
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		⇒ \$0
19	Tenant Formal Agreements	\$ -	\$ -		⇒ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		⇒ \$0
21	Management Fee	\$ -	\$ -		⇒ \$0
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds / Donations	\$ -	\$ -		⇒ \$0
24	Miscellaneous	\$ 22,557	\$ 20,213	↑ 11.59%	↑ \$2,344
25	Total Account Receivables	\$ 22,557	\$ 20,213	↑ 11.59%	↑ \$2,344
26	Due From Funds	\$ 60,523	\$ 85,103	⇒ 0.00%	↓ -\$24,580
	Inventory - Supplies	\$ -	\$ -		⇒ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		⇒ \$0
29	Retama Village II	\$ -	\$ -		⇒ \$0
30	Orchid and Hibiscus	\$ -	\$ -		⇒ \$0
31	Total Note Receivables	\$ -	\$ -		⇒ \$0
32	Capital Assets				
33	Land	\$ 1,249,342	\$ 1,249,342	⇒ 0.00%	⇒ \$0
34	Leash hold Improvements	\$ 6,715	\$ -		↑ \$6,715
35	Buildings	\$ 1,710,552	\$ 1,710,552	⇒ 0.00%	⇒ \$0
36	Furniture and Fixtures	\$ 334,102	\$ 327,846	↑ 1.91%	↑ \$6,256
37	Vehicle	\$ 251,969	\$ 212,009	↑ 18.85%	↑ \$39,960
38	Accumulated Depreciation	\$ (1,376,830)	\$ (1,310,445)	↑ 5.07%	↓ -\$66,384
39	Total Capital Assets	\$ 2,175,850	\$ 2,189,303	↓ -0.61%	↓ -\$13,453
40	Prepays	\$ 24,165	\$ 17,646	↑ 36.94%	↑ \$6,519
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets (Payroll in Transit)	\$ -	\$ -		⇒ \$0
45	Total Long-Term Assets	\$ -	\$ -		⇒ \$0
46	Total Assets	\$ 3,783,156	\$ 3,907,723	↓ -3.19%	↓ -\$124,567
47					

McAllen Housing Authority - MHA

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 73,358	\$ 89,247	↓ -17.80%	↓ -\$15,889
50	Family Self-Sufficiency	\$ 8,133	\$ 4,049	↑ 100.84%	↑ \$4,083
51	Payroll Withholdings	\$ -	\$ -		⇒ \$0
52	Payroll Taxes Payable	\$ 22,936	\$ 23,805	↓ -3.65%	↓ -\$869
53	Accrued Wages	\$ -	\$ -		⇒ \$0
54	Due to Funds	\$ 3,315	\$ 7,729	↓ -57.11%	↓ -\$4,414
55	Tenant Deposits	\$ -	\$ -		⇒ \$0
56	Other Current Liabilities	\$ 21,549	\$ 22,052	↓ -2.28%	↓ -\$503
57	Total Current Liabilities	\$ 129,291	\$ 146,882	↓ -11.98%	↓ -\$17,592
58	Non-Current Liabilities				⇒ \$0
59	Frost	\$ -	\$ -		⇒ \$0
60	Brownstone	\$ -	\$ -		⇒ \$0
61	MHFC	\$ -	\$ -		⇒ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		⇒ \$0
63	Deferred Inflow Resources				⇒ \$0
64	Hibiscus Pre-Leasehold	\$ 929,913	\$ 943,046	↓ -1.39%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ -		⇒ \$0
66	Cares Act	\$ -	\$ -		⇒ \$0
67	Other Deferred Revenue	\$ -	\$ -		⇒ \$0
68	Total Deferred Inflows	\$ 929,913	\$ 943,046	↓ -1.39%	↓ -\$13,133
69					⇒ \$0
70	Net Position	\$ 2,723,952	\$ 2,817,794	↓ -3.33%	↓ -\$93,842
71					⇒ \$0
72	Total Liabilities and Net Position	\$ 3,783,156	\$ 3,907,723	↓ -3.19%	↓ -\$124,567
73	Variance	\$ (0)	\$ (0)		⇒ \$0

McAllen Housing Authority - McAllen Housing Authority

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		→ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		→ \$0
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ -	\$ -		→ \$0
8	Grant Admin Revenue	\$ 18,445	\$ 27,058	↓ -31.83%	↓ -\$8,614
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ 25	\$ 184	↓ -86.43%	↓ -\$159
16	Other Revenue	\$ -	\$ 922	↓ -100.00%	↓ -\$922
17	Total Revenue	\$ 24,564	\$ 33,459	↓ -26.58%	↓ -\$8,895
18	Administrative Expenses	\$ 21,796	\$ 16,390	↑ 32.98%	↑ \$5,406
19	Tenant Services	\$ 3,869	\$ 3,518	↑ 9.98%	↑ \$351
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 3,116	\$ 3,820	↓ -18.44%	↓ -\$704
22	Maintenance & Operations	\$ 5,272	\$ 4,716	↑ 11.80%	↑ \$556
23	Other General Expenses	\$ 8,503	\$ 11,126	↓ -23.57%	↓ -\$2,622
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 42,556	\$ 39,570	↑ 7.55%	↑ \$2,986
27	Operating Income (Loss)	\$ (17,992)	\$ (6,111)	↓ -194.44%	↓ -\$11,882
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ (265)	\$ (261)	↓ -1.53%	↑ -\$4
31	Net Housing Assistance	\$ (265)	\$ (261)	↓ -1.53%	↓ -\$4
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
34	Replacement Reserves Exp	\$ -	\$ -		→ \$0
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
38	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
39	Developer Fee - Hibiscus	\$ -	\$ -		→ \$0
40	Scholarship Fundraising	\$ -	\$ -		→ \$0
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ 87,128	↓ -100.00%	↓ -\$87,128
43	Total Other Funding	\$ -	\$ 87,128	↓ -100.00%	↓ -\$87,128
44	Net Income	(18,257)	\$ 80,756	↓ -122.61%	↓ -\$99,014

McAllen Housing Authority - McAllen Housing Authority

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	Net Tenant Revenue	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ 197,493	\$ 204,117	↓ -3.25%	↓ -\$6,624
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ -	\$ -		\$0
55	Resident Service / Port-in Fee	\$ -	\$ -		\$0
56	Office / Ground Lease	\$ 41,161	\$ 37,061	↑ 11.06%	↑ \$4,100
57	Interest Income	\$ 197	\$ 206	↓ -3.98%	↓ -\$8
58	Other Revenue	\$ 2,162	\$ 4,248	↓ -49.10%	↓ -\$2,086
59	Total Revenue	\$ 241,014	\$ 245,632	↓ -1.88%	↓ -\$4,618
60	Administrative Expenses	\$ 133,985	\$ 169,087	↓ -20.76%	↓ -\$35,102
61	Tenant Services	\$ 28,792	\$ 27,296	↑ 5.48%	↑ \$1,495
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 25,810	\$ 28,730	↓ -10.16%	↓ -\$2,920
64	Maintenance & Operations	\$ 46,876	\$ 39,065	↑ 19.99%	↑ \$7,810
65	Other General Expenses	\$ 64,508	\$ 73,235	↓ -11.92%	↓ -\$8,727
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 299,971	\$ 337,414	↓ -11.10%	↓ -\$37,443
69	Operating Income (Loss)	\$ (58,957)	\$ (91,783)	↑ 35.76%	↑ \$32,825
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (3,431)	\$ (2,441)	↓ -40.56%	↑ -\$990
73	Net Housing Assistance	\$ (3,431)	\$ (2,441)	↓ -40.56%	↓ -\$990
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expenc	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ 60,355	\$ 193,073	↓ -68.74%	↓ -\$132,718
86	Total Other Funding	\$ 60,355	\$ 193,073	↓ -68.74%	↓ -\$132,718
87	Net Income	(2,033)	\$ 98,849	↓ -102.06%	↓ -\$100,883

McAllen Housing Authority - McAllen Housing Authority

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	Net Tenant Revenue	\$ -	\$ -		\$0
93	Grant Admin Revenue	\$ 18,445	\$ 30,160	↓ -38.84%	↓ -\$11,715
94	Grant - Capital	\$ -	\$ -		\$0
95	Grant - Stability / Other	\$ -	\$ -		\$0
96	Grant - Emergency Housing	\$ -	\$ -		\$0
97	Fraud Recovery	\$ -	\$ -		\$0
98	Resident Service / Port-in Fee	\$ -	\$ -		\$0
99	Office / Ground Lease	\$ 6,094	\$ 6,094	⇒ 0.00%	\$0
100	Interest Income	\$ 25	\$ 58	↓ -57.10%	↓ -\$33
101	Other Revenue	\$ -	\$ 582	↓ -100.00%	↓ -\$582
102	Total Revenue	\$ 24,564	\$ 36,895	↓ -33.42%	↓ -\$12,331
103	Administrative Expenses	\$ 21,796	\$ 21,049	↑ 3.55%	↑ \$747
104	Tenant Services	\$ 3,869	\$ 5,140	↓ -24.73%	↓ -\$1,271
105	Fundraising Expend. (5K)	\$ -	\$ -		\$0
106	Utilities Expense	\$ 3,116	\$ 4,461	↓ -30.16%	↓ -\$1,345
107	Maintenance & Operations	\$ 5,272	\$ 2,600	↑ 102.75%	↑ \$2,672
108	Other General Expenses	\$ 8,503	\$ 11,564	↓ -26.47%	↓ -\$3,060
109	Interest Expense	\$ -	\$ -		\$0
110	Depreciation	\$ -	\$ -		\$0
111	Total Expenses	\$ 42,556	\$ 44,814	↓ -5.04%	↓ -\$2,258
112	Operating Income (Loss)	\$ (17,992)	\$ (7,919)	↓ -127.20%	↓ -\$10,073
113	HAP Grant Revenue	\$ -	\$ -		\$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
115	Housing Assistance Payments	\$ (265)	\$ (365)	↑ 27.45%	↑ \$100
116	Net Housing Assistance	\$ (265)	\$ (365)	↑ 27.45%	↑ \$100
117	Capital Funds - General	\$ -	\$ -		\$0
118	Capital Funds - Expenditures	\$ -	\$ -		\$0
119	Replacement Reserves Expenc	\$ -	\$ -		\$0
120	CDBG Grants / Donations	\$ -	\$ -		\$0
121	Grant/Donations Expenditure:	\$ -	\$ -		\$0
122	Developer Fee - Las Palomas	\$ -	\$ -		\$0
123	Developer Fee - Green Jay	\$ -	\$ -		\$0
124	Developer Fee - Hibiscus Villa	\$ -	\$ -		\$0
125	Scholarship Fundraising	\$ -	\$ -		\$0
126	Scholarship Expenditures	\$ -	\$ -		\$0
127	Transfer In (Out)	\$ -	\$ -		\$0
128	Total Other Funding	\$ -	\$ -		\$0
129	Net Income	(18,257)	(8,285)	↓ -120.38%	↓ -\$9,973

McAllen Housing Authority - McAllen Housing Authority

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		\$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
132	Rent: Write-offs	\$ -	\$ -		\$0
133	Net Tenant Revenue	\$ -	\$ -		\$0
134	Grant Admin Revenue	\$ 197,493	\$ 211,118	↓ -6.45%	↓ -\$13,625
135	Grant - Capital	\$ -	\$ -		\$0
136	Grant - Stability / Other	\$ -	\$ -		\$0
137	Grant - Emergency Housing	\$ -	\$ -		\$0
138	Fraud Recovery	\$ -	\$ -		\$0
139	Resident Service / Port-in Fee	\$ -	\$ -		\$0
140	Office / Ground Lease	\$ 41,161	\$ 42,661	↓ -3.52%	↓ -\$1,500
141	Interest Income	\$ 197	\$ 408	↓ -51.62%	↓ -\$211
142	Other Revenue	\$ 2,162	\$ 4,079	↓ -46.99%	↓ -\$1,917
143	Total Revenue	\$ 241,014	\$ 258,266	↓ -6.68%	↓ -\$17,252
144	Administrative Expenses	\$ 133,985	\$ 147,344	↓ -9.07%	↓ -\$13,359
145	Tenant Services	\$ 28,792	\$ 35,980	↓ -19.98%	↓ -\$7,188
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ 25,810	\$ 31,225	↓ -17.34%	↓ -\$5,415
148	Maintenance & Operations	\$ 46,876	\$ 18,203	↑ 157.52%	↑ \$28,673
149	Other General Expenses	\$ 64,508	\$ 80,946	↓ -20.31%	↓ -\$16,438
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	Total Expenses	\$ 299,971	\$ 313,698	↓ -4.38%	↓ -\$13,727
153	Operating Income (Loss)	\$ (58,957)	\$ (55,432)	↓ -6.36%	↓ -\$3,525
154	HAP Grant Revenue	\$ -	\$ -		\$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
156	Housing Assistance Payments	\$ (3,431)	\$ (2,557)	↓ -34.18%	↑ -\$874
157	Net Housing Assistance	\$ (3,431)	\$ (2,557)	↓ -34.18%	↓ -\$874
158	Capital Funds - General	\$ -	\$ -		\$0
159	Capital Funds - Expenditures	\$ -	\$ (136,259)	↑ 100.00%	↑ \$136,259
160	Replacement Reserves Expenc	\$ -	\$ -		\$0
161	CDBG Grants / Donations	\$ -	\$ -		\$0
162	Grant/Donations Expenditure:	\$ -	\$ -		\$0
163	Developer Fee - Las Palomas	\$ -	\$ -		\$0
164	Developer Fee - Green Jay	\$ -	\$ -		\$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		\$0
166	Scholarship Fundraising	\$ -	\$ -		\$0
167	Scholarship Expenditures	\$ -	\$ -		\$0
168	Transfer In (Out)	\$ 60,355	\$ 175,259	↓ -65.56%	↓ -\$114,904
169	Total Other Funding	\$ 60,355	\$ 39,000	↑ 54.76%	↑ \$21,355
170	Net Income	(2,033)	(18,989)	↑ 89.29%	↑ \$16,956

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ -	\$ -		\$0
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		\$0
7	Hibiscus Leasehold	\$ -	\$ -		\$0
8	Section 8	\$ -	\$ -		\$0
9	Emergency Housing Voucher	\$ -	\$ -		\$0
10	Capital Funds	\$ 16	\$ 8	↑ 103.90%	\$8
11	Tenant Security Deposits	\$ -	\$ -		\$0
12	Reserve Accounts	\$ -	\$ -		\$0
13	Other Restricted Assets	\$ -	\$ -		\$0
14	Restricted	\$ 16	\$ 8	↑ 103.90%	\$8
15	Total Cash	\$ 16	\$ 8	↑ 103.90%	\$8
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		\$0
19	Tenant Formal Agreements	\$ -	\$ -		\$0
20	Allowance for Doubtful Acct	\$ -	\$ -		\$0
21	Management Fee	\$ -	\$ -		\$0
22	Developer Fees	\$ -	\$ -		\$0
23	CDBG / Capital Funds	\$ -	\$ -		\$0
24	Miscellaneous	\$ -	\$ -		\$0
25	Total Account Receivables	\$ -	\$ -		\$0
26	Due From Funds	\$ -	\$ -		\$0
	Inventory - Supplies	\$ -	\$ -		\$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		\$0
29	Retama Village II	\$ -	\$ -		\$0
30	Orchid and Hibiscus	\$ -	\$ -		\$0
31	Total Note Receivables	\$ -	\$ -		\$0
32	Capital Assets				
33	Land	\$ -	\$ -		\$0
34	Leash hold Improvements	\$ -	\$ -		\$0
35	Buildings	\$ -	\$ -		\$0
36	Furniture and Fixtures	\$ -	\$ -		\$0
37	Vehicle	\$ -	\$ -		\$0
38	Accumulated Depreciation	\$ -	\$ -		\$0
39	Total Capital Assets	\$ -	\$ -		\$0
40	Prepays	\$ -	\$ -		\$0
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		\$0
43	Accrued Interest	\$ -	\$ -		\$0
44	Other Assets	\$ -	\$ -		\$0
45	Total Long-Term Assets	\$ -	\$ -		\$0
46	Total Assets	\$ 16	\$ 8	↑ 103.90%	\$8
47					

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ -	\$ -		\$0
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages	\$ -	\$ -		\$0
54	Due to Funds	\$ -	\$ -		\$0
55	Tenant Deposits	\$ -	\$ -		\$0
56	Other Current Liabilities	\$ -	\$ -		\$0
57	Total Current Liabilities	\$ -	\$ -		\$0
58	Non-Current Liabilities				
59	Frost	\$ -	\$ -		\$0
60	Brownstone	\$ -	\$ -		\$0
61	MHFC	\$ -	\$ -		\$0
62	Total Non-Current Liabilities	\$ -	\$ -		\$0
63	Deferred Inflow Resources				
64	Hibiscus Pre-Leasehold	\$ -	\$ -		\$0
65	Emergency HCV Funds	\$ -	\$ -		\$0
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	Total Deferred Inflows	\$ -	\$ -		\$0
69					\$0
70	Net Position	16	8	↑ 103.90%	\$8
71					\$0
72	Total Liabilities and Net Position	\$ 16	\$ 8	↑ 103.90%	\$8
73	Variance	\$ -	\$ -		\$0

McAllen Housing Authority - Capital Funds

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		\$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
6	Rent: Write-offs	\$ -	\$ -		\$0
7	Net Tenant Revenue	\$ -	\$ -		\$0
8	Grant Admin Revenue	\$ -	\$ -		\$0
9	Grant - Capital	\$ -	\$ -		\$0
10	Grant - Stability / Other	\$ -	\$ -		\$0
11	Grant - Emergency Housing	\$ -	\$ -		\$0
12	Fraud Recovery	\$ -	\$ -		\$0
13	Resident Service / Port-in Fee	\$ -	\$ -		-\$2
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ 1	\$ 3		\$0
16	Other Revenue	\$ -	\$ -		\$0
17	Total Revenue	\$ 1	\$ 3	↓ -64.81%	-\$2
18	Administrative Expenses	\$ -	\$ -		\$0
19	Tenant Services	\$ -	\$ -		\$0
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ -	\$ -		\$0
22	Maintenance & Operations	\$ -	\$ -		\$0
23	Other General Expenses	\$ -	\$ -		\$0
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	Total Expenses	\$ -	\$ -		\$0
27	Operating Income (Loss)	\$ 1	\$ 3	↓ -64.81%	-\$2
28	HAP Grant Revenue	\$ -	\$ -		\$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
30	Housing Assistance Payments	\$ -	\$ -		\$0
31	Net Housing Assistance	\$ -	\$ -		\$0
32	Capital Funds - General	\$ -	\$ 87,128	↓ -100.00%	-\$87,128
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ -	\$ -		\$0
35	CDBG Grants / Donations	\$ -	\$ -		\$0
36	Grant/Donations Expenditure:	\$ -	\$ -		\$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		\$0
42	Transfer In (Out)	\$ -	\$ (87,128)	↑ 100.00%	\$87,128
43	Total Other Funding	\$ -	\$ -		\$0
44	Net Income	\$ 1	\$ 3	↓ -64.81%	-\$2

McAllen Housing Authority - Capital Funds

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	Net Tenant Revenue	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ -	\$ -		\$0
51	Grant - Capital	\$ 60,355	\$ 105,945	↓ -43.03%	-\$45,590
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ -	\$ -		\$0
55	Resident Service / Port-in Fee	\$ -	\$ -		\$0
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 4	\$ 3	↑ 20.40%	\$1
58	Other Revenue	\$ -	\$ -		\$0
59	Total Revenue	\$ 60,359	\$ 105,948	↓ -43.03%	-\$45,589
60	Administrative Expenses	\$ -	\$ -		\$0
61	Tenant Services	\$ -	\$ -		\$0
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ -	\$ -		\$0
64	Maintenance & Operations	\$ -	\$ -		\$0
65	Other General Expenses	\$ -	\$ -		\$0
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ -	\$ -		\$0
69	Operating Income (Loss)	\$ 60,359	\$ 105,948	↓ -43.03%	-\$45,589
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ -	\$ -		\$0
73	Net Housing Assistance	\$ -	\$ -		\$0
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expend	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Villag	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ (60,355)	\$ (105,945)	↑ 43.03%	\$45,590
86	Total Other Funding	\$ (60,355)	\$ (105,945)	↑ 43.03%	\$45,590
87	Net Income	\$ 4	\$ 3	↑ 20.40%	\$1

McAllen Housing Authority - Capital Funds

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	Net Tenant Revenue	\$ -	\$ -		\$0
93	Grant Admin Revenue	\$ -	\$ -		\$0
94	Grant - Capital	\$ -	\$ -		\$0
95	Grant - Stability / Other	\$ -	\$ -		\$0
96	Grant - Emergency Housing	\$ -	\$ -		\$0
97	Fraud Recovery	\$ -	\$ -		\$0
98	Resident Service / Port-in Fee	\$ -	\$ -		\$0
99	Office / Ground Lease	\$ -	\$ -		\$0
100	Interest Income	\$ 1	\$ 1		\$1
101	Other Revenue	\$ -	\$ -		\$0
102	Total Revenue	\$ 1	\$ 1	↑ 76.47%	\$1
103	Administrative Expenses	\$ -	\$ -		\$0
104	Tenant Services	\$ -	\$ -		\$0
105	Fundraising Expend. (5K)	\$ -	\$ -		\$0
106	Utilities Expense	\$ -	\$ -		\$0
107	Maintenance & Operations	\$ -	\$ -		\$0
108	Other General Expenses	\$ -	\$ -		\$0
109	Interest Expense	\$ -	\$ -		\$0
110	Depreciation	\$ -	\$ -		\$0
111	Total Expenses	\$ -	\$ -		\$0
112	Operating Income (Loss)	\$ 1	\$ 1	↑ 76.47%	\$1
113	HAP Grant Revenue	\$ -	\$ -		\$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
115	Housing Assistance Payments	\$ -	\$ -		\$0
116	Net Housing Assistance	\$ -	\$ -		\$0
117	Capital Funds - General	\$ -	\$ 136,259	↓ -100.00%	-\$136,259
118	Capital Funds - Expenditures	\$ -	\$ -		\$0
119	Replacement Reserves Expenc	\$ -	\$ -		\$0
120	CDBG Grants / Donations	\$ -	\$ -		\$0
121	Grant/Donations Expenditure:	\$ -	\$ -		\$0
122	Developer Fee - Las Palomas	\$ -	\$ -		\$0
123	Developer Fee - Green Jay	\$ -	\$ -		\$0
124	Developer Fee - Hibiscus Villag	\$ -	\$ -		\$0
125	Scholarship Fundraising	\$ -	\$ -		\$0
126	Scholarship Expenditures	\$ -	\$ -		\$0
127	Transfer In (Out)	\$ -	\$ -		\$0
128	Total Other Funding	\$ -	\$ 136,259	↓ -100.00%	-\$136,259
129	Net Income	\$ 1	\$ 136,260	↓ -100.00%	-\$136,258

McAllen Housing Authority - Capital Funds

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		\$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
132	Rent: Write-offs	\$ -	\$ -		\$0
133	Net Tenant Revenue	\$ -	\$ -		\$0
134	Grant Admin Revenue	\$ -	\$ -		\$0
135	Grant - Capital	\$ 60,355	\$ 39,000	↑ 54.76%	\$21,355
136	Grant - Stability / Other	\$ -	\$ -		\$0
137	Grant - Emergency Housing	\$ -	\$ -		\$0
138	Fraud Recovery	\$ -	\$ -		\$0
139	Resident Service / Port-in Fee	\$ -	\$ -		\$0
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ 4	\$ 5	↓ -11.97%	-\$1
142	Other Revenue	\$ -	\$ -		\$0
143	Total Revenue	\$ 60,359	\$ 39,005	↑ 54.75%	\$21,354
144	Administrative Expenses	\$ -	\$ -		\$0
145	Tenant Services	\$ -	\$ -		\$0
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ -	\$ -		\$0
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	Total Expenses	\$ -	\$ -		\$0
153	Operating Income (Loss)	\$ 60,359	\$ 39,005	↑ 54.75%	\$21,354
154	HAP Grant Revenue	\$ -	\$ -		\$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
156	Housing Assistance Payments	\$ -	\$ -		\$0
157	Net Housing Assistance	\$ -	\$ -		\$0
158	Capital Funds - General	\$ -	\$ 136,259	↓ -100.00%	-\$136,259
159	Capital Funds - Expenditures	\$ -	\$ -		\$0
160	Replacement Reserves Expend	\$ -	\$ -		\$0
161	CDBG Grants / Donations	\$ -	\$ -		\$0
162	Grant/Donations Expenditure:	\$ -	\$ -		\$0
163	Developer Fee - Las Palomas	\$ -	\$ -		\$0
164	Developer Fee - Green Jay	\$ -	\$ -		\$0
165	Developer Fee - Hibiscus Villag	\$ -	\$ -		\$0
166	Scholarship Fundraising	\$ -	\$ -		\$0
167	Scholarship Expenditures	\$ -	\$ -		\$0
168	Transfer In (Out)	\$ (60,355)	\$ (175,259)	↑ 65.56%	\$114,904
169	Total Other Funding	\$ (60,355)	\$ (39,000)	↓ -54.76%	-\$21,355
170	Net Income	4	5	↓ -11.97%	-\$1

McAllen Housing Authority - Section 8

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,033,229	\$ 1,796,779	↑ 13.16%	↑ \$236,449
5	Restricted				
6	Family Self-Sufficiency	\$ 83,832	\$ 46,618	↑ 79.83%	↑ \$37,214
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ 112,171	\$ 88,654	↑ 26.53%	↑ \$23,516
9	Emergency Housing Voucher	\$ -	\$ -		→ \$0
10	Capital Funds	\$ -	\$ -		→ \$0
11	Tenant Security Deposits	\$ -	\$ -		→ \$0
12	Reserve Accounts	\$ -	\$ -		→ \$0
13	Other Restricted Funds	\$ -	\$ -		→ \$0
14	Restricted	\$ 196,003	\$ 135,272	↑ 44.90%	↑ \$60,731
15	Total Cash	\$ 2,229,232	\$ 1,932,052	↑ 15.38%	↑ \$297,180
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 4,511	\$ -		↑ \$4,511
19	Tenant Formal Agreements	\$ 97,616	\$ 49,464	↑ 97.35%	↑ \$48,152
20	Allowance for Doubtful Acct	\$ (97,616)	\$ (49,524)	↑ 97.11%	↓ -\$48,092
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ 93	\$ 60	↑ 55.00%	↑ \$33
25	Total Account Receivables	\$ 4,604	\$ -		↑ \$4,604
26	Due From Funds	\$ 18,530	\$ 25,861	↓ -28.35%	↓ -\$7,331
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ -	\$ -		→ \$0
34	Leash hold Improvements	\$ -	\$ -		→ \$0
35	Buildings	\$ -	\$ -		→ \$0
36	Furniture and Fixtures	\$ 58,645	\$ 57,826	↑ 1.42%	↑ \$819
37	Vehicle	\$ 100,500	\$ 100,500	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (132,375)	\$ (109,995)	↑ 20.35%	↓ -\$22,380
39	Total Capital Assets	\$ 26,770	\$ 48,331	↓ -44.61%	↓ -\$21,561
40	Prepays	\$ 8,127	\$ 6,135	↑ 32.48%	↑ \$1,992
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets	\$ -	\$ -		→ \$0
45	Total Long-Term Assets	\$ -	\$ -		→ \$0
46	Total Assets	\$ 2,287,262	\$ 2,012,378	↑ 13.66%	↑ \$274,884
47					

McAllen Housing Authority - Section 8

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 26,605	\$ 16,519	↑ 61.06%	↑ \$10,086
50	Family Self-Sufficiency	\$ 75,259	\$ 34,930	↑ 115.46%	↑ \$40,329
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 5,020	\$ 40,707	↓ -87.67%	↓ -\$35,687
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ (9,603)	\$ (14,636)	↓ -34.39%	↑ \$5,033
57	Total Current Liabilities	\$ 97,280	\$ 77,520	↑ 25.49%	↑ \$19,760
58	Non-Current Liabilities				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		→ \$0
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ -	\$ -		→ \$0
69					→ \$0
70	Net Position	\$ 2,189,982	\$ 1,934,859	↑ 13.19%	↑ \$255,123
71					→ \$0
72	Total Liabilities and Net Position	\$ 2,287,262	\$ 2,012,378	↑ 13.66%	↑ \$274,884
73	Variance	\$ -	\$ (0)		→ \$0

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		⇒ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		⇒ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		⇒ \$0
6	Rent: Write-offs	\$ -	\$ -		⇒ \$0
7	Net Tenant Revenue	\$ -	\$ -		⇒ \$0
8	Grant Admin Revenue	\$ 88,685	\$ 81,771	↑ 8.46%	↑ \$6,914
9	Grant - Capital	\$ -	\$ -		⇒ \$0
10	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
11	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
12	Fraud Recovery	\$ 3,517	\$ 2,428	↑ 44.81%	↑ \$1,088
13	Port-in Fee	\$ 17,310	\$ 13,940	↑ 24.18%	↑ \$3,371
14	Office / Ground Lease	\$ -	\$ -		⇒ \$0
15	Interest Income	\$ 124	\$ 776	↓ -83.99%	↓ -\$652
16	Other Revenue	\$ -	\$ 1,671	↓ -100.00%	↓ -\$1,671
17	Total Revenue	\$ 109,636	\$ 100,586	↑ 9.00%	↑ \$9,050
18	Administrative Expenses	\$ 74,510	\$ 54,595	↑ 36.48%	↑ \$19,914
19	Tenant Services	\$ -	\$ 324	↓ -100.00%	↓ -\$324
20	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
21	Utilities Expense	\$ 679	\$ 482	↑ 41.01%	↑ \$198
22	Maintenance & Operations	\$ 1,128	\$ 324	↑ 248.73%	↑ \$805
23	Other General Expenses	\$ 16,960	\$ 16,174	↑ 4.86%	↑ \$785
24	Interest Expense	\$ -	\$ -		⇒ \$0
25	Depreciation	\$ -	\$ -		⇒ \$0
26	Total Expenses	\$ 93,277	\$ 71,898	↑ 29.73%	↑ \$21,378
27	Operating Income (Loss)	\$ 16,359	\$ 28,688	↓ -42.97%	↓ -\$12,328
28	HAP Grant Revenue	\$ 682,566	\$ 604,582	↑ 12.90%	↑ \$77,984
29	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
30	Housing Assistance Payments	\$ (702,114)	\$ (610,074)	↓ -15.09%	↑ -\$92,040
31	Net Housing Assistance	\$ (19,548)	\$ (5,492)	↓ -255.95%	↓ -\$14,056
32	Capital Funds - General	\$ -	\$ -		⇒ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		⇒ \$0
34	Replacement Reserves Exp	\$ -	\$ -		⇒ \$0
35	CDBG Grants / Donations	\$ -	\$ -		⇒ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		⇒ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		⇒ \$0
38	Developer Fee - Green Jay	\$ -	\$ -		⇒ \$0
39	Developer Fee - Hibiscus	\$ -	\$ -		⇒ \$0
40	Scholarship Fundraising	\$ -	\$ -		⇒ \$0
41	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
42	Transfer In (Out)	\$ -	\$ -		⇒ \$0
43	Total Other Funding	\$ -	\$ -		⇒ \$0
44	Net Income	(3,189)	23,196	↓ -113.75%	↓ -\$26,384

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	Net Tenant Revenue	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ 738,413	\$ 612,132	↑ 20.63%	\$126,281
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ 3,500	\$ -		\$3,500
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 20,980	\$ 7,873	↑ 166.47%	\$13,107
55	Resident Service / Port-in Fee	\$ 99,771	\$ 88,257	↑ 13.05%	\$11,514
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 907	\$ 864	↑ 4.99%	\$43
58	Other Revenue	\$ 335	\$ 9,955	↓ -96.64%	-\$9,620
59	Total Revenue	\$ 863,907	\$ 719,082	↑ 20.14%	\$144,825
60	Administrative Expenses	\$ 523,585	\$ 442,672	↑ 18.28%	\$80,912
61	Tenant Services	\$ 1,959	\$ 848	↑ 131.09%	\$1,111
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 3,341	\$ 3,404	↓ -1.85%	-\$63
64	Maintenance & Operations	\$ 4,470	\$ 15,756	↓ -71.63%	-\$11,286
65	Other General Expenses	\$ 105,466	\$ 88,502	↑ 19.17%	\$16,964
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 638,821	\$ 551,183	↑ 15.90%	\$87,639
69	Operating Income (Loss)	\$ 225,086	\$ 167,899	↑ 34.06%	\$57,186
70	HAP Grant Revenue	\$ 4,804,825	\$ 4,113,600	↑ 16.80%	\$691,225
71	HAP Grant EHV . STV Expendit	\$ (12,624)	\$ -		-\$12,624
72	Housing Assistance Payments	\$ (4,763,847)	\$ (4,200,439)	↓ -13.41%	-\$563,408
73	Net Housing Assistance	\$ 28,355	\$ (86,839)	↑ 132.65%	\$115,194
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expenc	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ -	\$ -		\$0
86	Total Other Funding	\$ -	\$ -		\$0
87	Net Income	253,441	\$ 81,060	↑ 212.66%	\$172,380

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		→ \$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		→ \$0
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ -	\$ -		→ \$0
93	Grant Admin Revenue	\$ 88,685	\$ 86,626	↑ 2.38%	↑ \$2,059
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ -	\$ -		→ \$0
97	Fraud Recovery	\$ 3,517	\$ 1,323	↑ 165.80%	↑ \$2,194
98	Resident Service / Port-in Fee	\$ 17,310	\$ 13,355	↑ 29.62%	↑ \$3,956
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ 124	\$ 232	↓ -46.59%	↓ -\$108
101	Other Revenue	\$ -	\$ 678	↓ -100.00%	↓ -\$678
102	Total Revenue	\$ 109,636	\$ 102,214	↑ 7.26%	↑ \$7,422
103	Administrative Expenses	\$ 74,510	\$ 85,038	↓ -12.38%	↓ -\$10,528
104	Tenant Services	\$ -	\$ 155	↓ -100.00%	↓ -\$155
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 679	\$ 528	↑ 28.56%	↑ \$151
107	Maintenance & Operations	\$ 1,128	\$ 2,364	↓ -52.28%	↓ -\$1,236
108	Other General Expenses	\$ 16,960	\$ 11,703	↑ 44.91%	↑ \$5,256
109	Interest Expense	\$ -	\$ -		→ \$0
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 93,277	\$ 99,789	↓ -6.53%	↓ -\$6,512
112	Operating Income (Loss)	\$ 16,359	\$ 2,425	↑ 574.51%	↑ \$13,934
113	HAP Grant Revenue	\$ 682,566	\$ 642,675	↑ 6.21%	↑ \$39,891
114	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
115	Housing Assistance Payments	\$ (702,114)	\$ (642,310)	↓ -9.31%	↑ -\$59,804
116	Net Housing Assistance	\$ (19,548)	\$ 365	↓ -5451.07%	↓ -\$19,913
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ -	\$ -		→ \$0
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
124	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ -	\$ -		→ \$0
126	Scholarship Expenditures	\$ -	\$ -		→ \$0
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ -	\$ -		→ \$0
129	Net Income	\$ (3,189)	\$ 2,791	↓ -214.26%	↓ -\$5,979

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		→ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		→ \$0
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ -	\$ -		→ \$0
134	Grant Admin Revenue	\$ 738,413	\$ 606,382	↑ 21.77%	↑ \$132,031
135	Grant - Capital	\$ -	\$ -		→ \$0
136	Grant - Stability / Other	\$ 3,500	\$ -		↑ \$3,500
137	Grant - Emergency Housing	\$ -	\$ -		→ \$0
138	Fraud Recovery	\$ 20,980	\$ 9,261	↑ 126.54%	↑ \$11,719
139	Resident Service / Port-in Fee	\$ 99,771	\$ 93,483	↑ 6.73%	↑ \$6,289
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 907	\$ 1,627	↓ -44.24%	↓ -\$720
142	Other Revenue	\$ 335	\$ 4,747	↓ -92.95%	↓ -\$4,412
143	Total Revenue	\$ 863,907	\$ 715,500	↑ 20.74%	↑ \$148,406
144	Administrative Expenses	\$ 523,585	\$ 595,267	↓ -12.04%	↓ -\$71,682
145	Tenant Services	\$ 1,959	\$ 1,083	↑ 80.92%	↑ \$876
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 3,341	\$ 3,699	↓ -9.66%	↓ -\$357
148	Maintenance & Operations	\$ 4,470	\$ 16,550	↓ -72.99%	↓ -\$12,081
149	Other General Expenses	\$ 105,466	\$ 81,924	↑ 28.74%	↑ \$23,542
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 638,821	\$ 698,523	↓ -8.55%	↓ -\$59,702
153	Operating Income (Loss)	\$ 225,086	\$ 16,978	↑ 1225.78%	↑ \$208,108
154	HAP Grant Revenue	\$ 4,804,825	\$ 4,498,728	↑ 6.80%	↑ \$306,097
155	HAP Grant EHV Expenditures	\$ (12,624)	\$ -		↓ -\$12,624
156	Housing Assistance Payments	\$ (4,763,847)	\$ (4,496,171)	↓ -5.95%	↑ -\$267,675
157	Net Housing Assistance	\$ 28,355	\$ 2,557	↑ 1008.84%	↑ \$25,798
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ -	\$ -		→ \$0
161	CDBG Grants / Donations	\$ -	\$ -		→ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ -	\$ -		→ \$0
167	Scholarship Expenditures	\$ -	\$ -		→ \$0
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ -	\$ -		→ \$0
170	Net Income	253,441	\$ 19,535	↑ 1197.38%	↑ \$233,906

McAllen Housing Authority - EHV

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 58,736	\$ 90,842	↓ -35.34%	↓ -\$32,106
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ 31,951	\$ 11,269	↑ 183.54%	↑ \$20,682
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ -	\$ -	→	\$0
12	Reserve Accounts	\$ -	\$ -	→	\$0
13	Other Restricted Funds	\$ -	\$ -	→	\$0
14	Restricted	\$ 31,951	\$ 11,269	↑ 183.54%	↑ \$20,682
15	Total Cash	\$ 90,687	\$ 102,110	↓ -11.19%	↓ -\$11,424
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ 27	↓ -100.00%	↓ -\$27
19	Tenant Formal Agreements	\$ 6,284	\$ -	↑	\$6,284
20	Allowance for Doubtful Acct	\$ (6,284)	\$ -	↓	-\$6,284
21	Management Fee	\$ -	\$ -	→	\$0
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds	\$ -	\$ -	→	\$0
24	Miscellaneous	\$ -	\$ -	→	\$0
25	Total Account Receivables	\$ -	\$ 27	↓ -100.00%	↓ -\$27
26	Due From Funds	\$ (28,425)	\$ -	↓	-\$28,425
	Inventory - Supplies	\$ -	\$ -	→	\$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -	→	\$0
29	Retama Village II	\$ -	\$ -	→	\$0
30	Orchid and Hibiscus	\$ -	\$ -	→	\$0
31	Total Note Receivables	\$ -	\$ -	→	\$0
32	Capital Assets				
33	Land	\$ -	\$ -	→	\$0
34	Leash hold Improvements	\$ -	\$ -	→	\$0
35	Buildings	\$ -	\$ -	→	\$0
36	Furniture and Fixtures	\$ -	\$ -	→	\$0
37	Vehicle	\$ -	\$ -	→	\$0
38	Accumulated Depreciation	\$ -	\$ -	→	\$0
39	Total Capital Assets	\$ -	\$ -	→	\$0
40	Prepays	\$ -	\$ -	→	\$0
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -	→	\$0
43	Accrued Interest	\$ -	\$ -	→	\$0
44	Other Assets	\$ -	\$ -	→	\$0
45	Total Long-Term Assets	\$ -	\$ -	→	\$0
46	Total Assets	\$ 62,262	\$ 102,137	↓ -39.04%	↓ -\$39,876
47					

McAllen Housing Authority - EHV

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 779	\$ 1,247	↓ -37.53%	↓ -\$468
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 18,836	\$ 32,749	↓ -42.48%	↓ -\$13,913
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ -	\$ 589	↓ -100.00%	↓ -\$589
57	Total Current Liabilities	\$ 19,615	\$ 34,585	↓ -43.28%	↓ -\$14,969
58	Non-Current Liabilities				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		→ \$0
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ 20,034	\$ 83,500	↓ -76.01%	↓ -\$63,466
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ 20,034	\$ 83,500	↓ -76.01%	↓ -\$63,466
69					→ \$0
70	Net Position	\$ 22,613	\$ (15,947)	↓ -241.80%	↑ \$38,560
71		\$ -			→ \$0
72	Total Liabilities and Net Position	\$ 62,262	\$ 102,137	↓ -39.04%	↓ -\$39,876
73	Variance	\$ -	\$ -		→ \$0

McAllen Housing Authority - Emergency Housing Voucher

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		\$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
6	Rent: Write-offs	\$ -	\$ -		\$0
7	Net Tenant Revenue	\$ -	\$ -		\$0
8	Grant Admin Revenue	\$ -	\$ -		\$0
9	Grant - Capital	\$ -	\$ -		\$0
10	Grant - Stability / Other	\$ -	\$ -		\$0
11	Grant - Emergency Housing	\$ 3,442	\$ 3,303	↑ 4.21%	\$139
12	Fraud Recovery	\$ -	\$ -		\$0
13	Port-in Fee	\$ -	\$ -		\$0
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ -	\$ -		\$0
16	Other Revenue	\$ -	\$ -		\$0
17	Total Revenue	\$ 3,442	\$ 3,303	↑ 4.21%	\$139
18	Administrative Expenses	\$ 1,141	\$ 2,346	↓ -51.38%	-\$1,205
19	Tenant Services	\$ 1,841	\$ 1,335	↑ 37.87%	\$506
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ -	\$ -		\$0
22	Maintenance & Operations	\$ -	\$ -		\$0
23	Other General Expenses	\$ -	\$ 1,001	↓ -100.00%	-\$1,001
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	Total Expenses	\$ 2,981	\$ 4,682	↓ -36.32%	-\$1,701
27	Operating Income (Loss)	\$ 461	\$ (1,379)	↑ 133.41%	\$1,840
28	HAP Grant Revenue	\$ 31,406	\$ 24,946	↑ 25.90%	\$6,460
29	HAP Grant EHV Expenditures	\$ (26,448)	\$ (23,431)	↓ -12.88%	-\$3,017
30	Housing Assistance Payments	\$ -	\$ -		\$0
31	Net Housing Assistance	\$ 4,958	\$ 1,515	↑ 227.29%	\$3,443
32	Capital Funds - General	\$ -	\$ -		\$0
33	Capital Funds - Expenditures	\$ -	\$ -		\$0
34	Replacement Reserves Exp	\$ -	\$ -		\$0
35	CDBG Grants / Donations	\$ -	\$ -		\$0
36	Grant/Donations Expenditure:	\$ -	\$ -		\$0
37	Developer Fee - Las Palomas	\$ -	\$ -		\$0
38	Developer Fee - Green Jay	\$ -	\$ -		\$0
39	Developer Fee - Hibiscus	\$ -	\$ -		\$0
40	Scholarship Fundraising	\$ -	\$ -		\$0
41	Scholarship Expenditures	\$ -	\$ -		\$0
42	Transfer In (Out)	\$ -	\$ -		\$0
43	Total Other Funding	\$ -	\$ -		\$0
44	Net Income	\$ 5,419	\$ 136	↑ 3881.92%	\$5,283

McAllen Housing Authority - Emergency Housing Voucher

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		→ \$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		→ \$0
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ -	\$ -		→ \$0
50	Grant Admin Revenue	\$ -	\$ -		→ \$0
51	Grant - Capital	\$ -	\$ -		→ \$0
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ 26,706	\$ 17,877	↑ 49.39%	↑ \$8,829
54	Fraud Recovery	\$ (600)	\$ -		↓ -\$600
55	Port-in Fee	\$ 573	\$ -		↑ \$573
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ -	\$ -		→ \$0
58	Other Revenue	\$ -	\$ -		→ \$0
59	Total Revenue	\$ 26,679	\$ 17,877	↑ 49.24%	↑ \$8,802
60	Administrative Expenses	\$ 7,977	\$ 21,490	↓ -62.88%	↓ -\$13,513
61	Tenant Services	\$ 13,473	\$ 9,161	↑ 47.08%	↑ \$4,313
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ -	\$ -		→ \$0
64	Maintenance & Operations	\$ -	\$ -		→ \$0
65	Other General Expenses	\$ 1,100	\$ 2,207	↓ -50.16%	↓ -\$1,107
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 22,550	\$ 32,858	↓ -31.37%	↓ -\$10,308
69	Operating Income (Loss)	\$ 4,129	\$ (14,981)	↑ 127.56%	↑ \$19,110
70	HAP Grant Revenue	\$ 226,941	\$ 148,264	↑ 53.07%	↑ \$78,677
71	HAP Grant EHV Expenditures	\$ (13,188)	\$ (13,601)	↑ 3.03%	↑ \$412
72	Housing Assistance Payments	\$ (185,249)	\$ (163,082)	↓ -13.59%	↑ -\$22,167
73	Net Housing Assistance	\$ 28,504	\$ (28,418)	↑ 200.30%	↑ \$56,922
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ -	\$ -		→ \$0
78	CDBG Grants / Donations	\$ -	\$ -		→ \$0
79	Grant/Donations Expenditure	\$ -	\$ -		→ \$0
80	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
82	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ -	\$ -		→ \$0
87	Net Income	32,633	(43,399)	↑ 175.19%	↑ \$76,032

McAllen Housing Authority - Emergency Housing Voucher

Month Ending January 31, 2024

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	Net Tenant Revenue	\$ -	\$ -		\$0
93	Grant Admin Revenue	\$ -	\$ -		\$0
94	Grant - Capital	\$ -	\$ -		\$0
95	Grant - Stability / Other	\$ -	\$ -		\$0
96	Grant - Emergency Housing	\$ 3,442	\$ 3,000	↑ 14.73%	\$442
97	Fraud Recovery	\$ -	\$ -		\$0
98	Resident Service / Port-in Fee	\$ -	\$ 111	↓ -100.00%	-\$111
99	Office / Ground Lease	\$ -	\$ -		\$0
100	Interest Income	\$ -	\$ -		\$0
101	Other Revenue	\$ -	\$ -		\$0
102	Total Revenue	\$ 3,442	\$ 3,111	↑ 10.65%	\$331
103	Administrative Expenses	\$ 1,141	\$ 783	↑ 45.59%	\$357
104	Tenant Services	\$ 1,841	\$ 2,515	↓ -26.80%	-\$674
105	Fundraising Expend. (5K)	\$ -	\$ -		\$0
106	Utilities Expense	\$ -	\$ -		\$0
107	Maintenance & Operations	\$ -	\$ -		\$0
108	Other General Expenses	\$ -	\$ 451	↓ -100.00%	-\$451
109	Interest Expense	\$ -	\$ -		\$0
110	Depreciation	\$ -	\$ -		\$0
111	Total Expenses	\$ 2,981	\$ 3,749	↓ -20.47%	-\$767
112	Operating Income (Loss)	\$ 461	\$ (638)	↑ 172.20%	\$1,099
113	HAP Grant Revenue	\$ 31,406	\$ 20,750	↑ 51.36%	\$10,656
114	HAP Grant EHV Expenditures	\$ (26,448)	\$ (20,750)	↓ -27.46%	-\$5,698
115	Housing Assistance Payments	\$ -	\$ -		\$0
116	Net Housing Assistance	\$ 4,958	\$ 0	↑#####	\$4,958
117	Capital Funds - General	\$ -	\$ -		\$0
118	Capital Funds - Expenditures	\$ -	\$ -		\$0
119	Replacement Reserves Expend	\$ -	\$ -		\$0
120	CDBG Grants / Donations	\$ -	\$ -		\$0
121	Grant/Donations Expenditures	\$ -	\$ -		\$0
122	Developer Fee - Las Palomas	\$ -	\$ -		\$0
123	Developer Fee - Green Jay	\$ -	\$ -		\$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
125	Scholarship Fundraising	\$ -	\$ -		\$0
126	Scholarship Expenditures	\$ -	\$ -		\$0
127	Transfer In (Out)	\$ -	\$ -		\$0
128	Total Other Funding	\$ -	\$ -		\$0
129	Net Income	5,419	(638)	↑ 949.41%	\$6,057

McAllen Housing Authority - Emergency Housing Voucher

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		\$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
132	Rent: Write-offs	\$ -	\$ -		\$0
133	Net Tenant Revenue	\$ -	\$ -		\$0
134	Grant Admin Revenue	\$ -	\$ -		\$0
135	Grant - Capital	\$ -	\$ -		\$0
136	Grant - Stability / Other	\$ -	\$ -		\$0
137	Grant - Emergency Housing	\$ 26,706	\$ 21,000	↑ 27.17%	\$5,706
138	Fraud Recovery	\$ (600)	\$ -	↓	-\$600
139	Resident Service / Port-in Fee	\$ 573	\$ 775	↓ -26.05%	-\$202
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ -	\$ -		\$0
142	Other Revenue	\$ -	\$ -		\$0
143	Total Revenue	\$ 26,679	\$ 21,775	↑ 22.52%	\$4,904
144	Administrative Expenses	\$ 7,977	\$ 5,484	↑ 45.46%	\$2,493
145	Tenant Services	\$ 13,473	\$ 17,602	↓ -23.46%	-\$4,129
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ 1,100	\$ 3,155	↓ -65.13%	-\$2,055
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	Total Expenses	\$ 22,550	\$ 26,241	↓ -14.07%	-\$3,691
153	Operating Income (Loss)	\$ 4,129	\$ (4,466)	↑ 192.45%	\$8,595
154	HAP Grant Revenue	\$ 226,941	\$ 145,250	↑ 56.24%	\$81,691
155	HAP Grant EHV Expenditures	\$ (13,188)	\$ (5,250)	↓ -151.21%	-\$7,938
156	Housing Assistance Payments	\$ (185,249)	\$ (140,000)	↓ -32.32%	-\$45,249
157	Net Housing Assistance	\$ 28,504	\$ 0	↑#####	\$28,504
158	Capital Funds - General	\$ -	\$ -		\$0
159	Capital Funds - Expenditures	\$ -	\$ -		\$0
160	Replacement Reserves Expend	\$ -	\$ -		\$0
161	CDBG Grants / Donations	\$ -	\$ -		\$0
162	Grant/Donations Expenditures	\$ -	\$ -		\$0
163	Developer Fee - Las Palomas	\$ -	\$ -		\$0
164	Developer Fee - Green Jay	\$ -	\$ -		\$0
165	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
166	Scholarship Fundraising	\$ -	\$ -		\$0
167	Scholarship Expenditures	\$ -	\$ -		\$0
168	Transfer In (Out)	\$ -	\$ -		\$0
169	Total Other Funding	\$ -	\$ -		\$0
170	Net Income	32,633	\$ (4,466)	↑ 830.73%	\$37,099



NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Facility Corporation will meet in a Regular Session scheduled for 11:30 a.m. (concurrently with McHC & MHDC Regular Board Meeting).

Thursday, February 22, 2024

Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/82388713685?pwd=Ftm1dtKL2lbydnXUdcvpkEe1cbtkcf.1>

Meeting ID: 823 8871 3685

United states: +1 346 248 7799

Passcode: 168077

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of January 24, 2024, and the Special Meeting of February 8, 2024. Pg. 2-4
 - a) Financial Summary Pg. 5-62
3. Adjournment

Executive Session: If during the course of the meeting any discussion of any item on the agenda should be held in executive or closed session, the Board of Directors shall convene in such executive session or closed session in accordance with the Texas Open Meeting Act, Texas Government Code Section 551.071 to 551.075. Before any such session is convened, the presiding officer shall publicly identify the section or sections of the act authorizing the executive session. All final votes, actions, decisions shall be taken in open session.

I certify that this Notice of Regular Meeting was posted on **Monday, February 19, 2024, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Facility Corporation and Municipal Government Offices, 1300 Houston Ave., McAllen, TX 78501 in compliance with Chapter 551, Government Code.



The McAllen Housing Facility Corporation

Rodolfo "Rudy" Ramirez, Executive Director

The McAllen Housing Facility Corporation is committed to compliance with the American Act (ADA). This meeting site/video conference is accessible to disabled persons. Reasonable accommodation and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance of meeting.

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING FACILITY CORPORATION REGULAR BOARD MEETING

Wednesday, January 24, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, January 24, 2024, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. concurrently with MHA and MHFC. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Ronnie Cruz
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Commissioner Marc David Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
Finance Director Jose Garcia
HCV Director Elena Saucedo
Administrative Assistant Adriana Rosas

Guest: President of Madhouse Development Henry Flores

1. Call Meeting to Order – 11:30 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 29, 2023. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Ronnie Cruz made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve the Creation of New Non-Profit. **No Action Taken. Chair Elva M. Cerda entertained a motion to take no action as previously discussed in the MHC Meeting. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - c) Consideration and Possible Action to Approve Resolution MHFC 2024-01; A Resolution of the McAllen Housing Facility Corporation (MHFC) Authorizing the Creation of New Bank Account for Jackson Apartments GP, LLC. **Deputy Director Delgado stated resolution would authorize the to create a new bank account for Jackson Apartments GP, LLC for depository purposes. Chair Elva M. Cerda entertained a motion to approve Resolution MHFC 2024-01. Resident Commissioner Kristel Garcia made a motion to**

approve. Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.

d) Consideration and Possible Action to Approve Memorandum of Understanding (MOU) between the McAllen Housing Facility Corporation (MHFC) and Jackson Apartments GP, LLC. **Deputy Director Delgado proposed MOU for financial and asset overview between MHFC and Jackson Apartments GP, LLC. Chair Elva M. Cerda entertained a motion to approve the MOU. Commissioner Ronnie Cruz made a motion to approve. Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

e)

f) Consideration and Possible Action to Approve and Allow the Executive Director as Authorizer for possible negotiation of LIHTC RFP Proposal from Madhouse Development. **Henry Flores, president of Madhouse Development presented new project/proposal known as The Villas at Primrose. This development would bring over one-hundred qualifying adorable housing units to McAllen and would be marketed as an Elderly community. Project would have minimal risk for MHFC. Staff recommends approval to continue negotiations with Madhouse Development. Discussion ensued and the board would like to see other proposals. Chair Elva M. Cerda entertained a motion to approve negotiations for LIHTC Proposal with Madhouse. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

3. Non- Action Items:

a) Financial summary

- Finance Director Jose Garcia reported no significant findings.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Cruz made motion; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously. Meeting adjourned at 12:58PM**

Rodolfo “Rudy” Ramirez, Executive Director

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING FACILITY CORPORATION SPECIAL BOARD MEETING

Thursday, February 8, 2024

CALL TO ORDER AND ROLL CALL - The special meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Thursday, February 8, 2024, held at the McAllen Heritage Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 1:30 p.m. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo "Tito" Salinas
Commissioner Ronnie Cruz
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Commissioner Marc David Garcia

Staff: Executive Director Rodolfo "Rudy" Ramirez
Deputy Director Daniel Delgado

Guest: Attorney Marissa Carranza Hernandez

1. Call Meeting to Order – 1:30 p.m.

2. Action Items:

a) Consideration and Possible Action to Approve Resolution 2024-02; A Resolution authorizing and acknowledging support of the Villas at Primerose Tax Credit Application to the Department of Housing and Community Affairs (TDHCA).

- **Marissa Carranza Hernandez recommended the item be taken into Executive Session. Chair Elva M. Cerda entertained a motion to enter executive session. Commissioner Ronnie Cruz made motion; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously. Commissioners entered Executive Session at 1:32PM.**

- **Chair Elva M. Cerda reconvened to Open Session at 1:47 PM**

- **Board recommends approval of Item A as discussed in Executive Session. Chair Elva M. Cerda entertained a motion to approve Resolution 2024-02. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously.**

3. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Ronnie Cruz made motion; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously. Meeting adjourned at 1:48 p.m.**

McAllen Housing Authority - MHFC
Dashboard Financial Summary - Excludes La Vista Apartments
January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,112,400	\$ 1,866,980	↑ 13.15%	↑ \$245,419
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ -	\$ -	→	\$0
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ 87,236	\$ 81,542	↑ 6.98%	↑ \$5,694
12	Reserve Accounts	\$ 405,001	\$ 533,874	↓ -24.14%	↓ -\$128,873
13	Other Restricted Funds - Scholarship	\$ 26,594	\$ 37,794	↓ -29.63%	↓ -\$11,200
14	Restricted	\$ 518,832	\$ 653,211	↓ -20.57%	↓ -\$134,379
15	Total Cash	\$ 2,631,231	\$ 2,520,191	↑ 4.41%	↑ \$111,040
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 9,027	\$ 9,673	↓ -6.67%	↓ -\$646
19	Tenant Formal Agreements	\$ -	\$ -		→ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		→ \$0
21	Management Fee	\$ 1,713	\$ 500	↑ 242.50%	↑ \$1,213
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds / Donations	\$ 11,435	\$ -		↑ \$11,435
24	Miscellaneous	\$ -	\$ -		→ \$0
25	Total Account Receivables	\$ 22,175	\$ 10,173	↑ 117.99%	↑ \$12,002
26	Due From Funds	\$ 19,757	\$ 56,308	↓ -64.91%	↓ -\$36,551
	Inventory - Supplies	\$ 27,730	\$ 18,147	↑ 52.81%	↑ \$9,583
27	Notes Receivables				
28	Villas at Beaumont	\$ 295,279	\$ 255,160	↑ 15.72%	↑ \$40,119
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 495,279	\$ 455,160	↑ 8.81%	↑ \$40,119
32	Capital Assets				
33	Land	\$ 712,545	\$ 702,544	↑ 1.42%	↑ \$10,001
34	Leash hold Improvements	\$ 8,150	\$ 24,060	↓ -66.13%	↓ -\$15,910
35	Buildings	\$ 9,510,752	\$ 9,510,752	→ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 439,825	\$ 439,825	→ 0.00%	→ \$0
37	Vehicle	\$ 34,540	\$ 34,540	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (5,220,924)	\$ (4,900,401)	↑ 6.54%	↓ -\$320,523
39	Total Capital Assets	\$ 5,484,888	\$ 5,811,320	↓ -5.62%	↓ -\$326,432
40	Prepays	\$ 75,114	\$ 47,879	↑ 56.88%	↑ \$27,235
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 226,911	\$ 210,915	↑ 7.58%	↑ \$15,996
43	Other Assets - Unclaimed Funds	\$ (15,000)	\$ -		↓ -\$15,000
44	Other Assets - Tax Credit Fees	\$ 14,883	\$ 16,971	↓ -12.30%	↓ -\$2,088
45	Total Long-Term Assets	\$ 226,794	\$ 227,887	↓ -0.48%	↓ -\$1,092
46	Total Assets	\$ 8,982,969	\$ 9,147,064	↓ -1.79%	↓ -\$164,095
47					

McAllen Housing Authority - MHFC
Dashboard Financial Summary - Excludes La Vista Apartments
January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 31,606	\$ 27,115	↑ 16.56%	↑ \$4,491
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 349	\$ 1,596	↓ -78.11%	↓ -\$1,247
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 35,081	\$ 73,262	↓ -52.11%	↓ -\$38,180
55	Tenant Deposits	\$ 87,954	\$ 79,495	↑ 10.64%	↑ \$8,459
56	Other Current Liabilities	\$ 9,921	\$ 18,459	↓ -46.25%	↓ -\$8,538
57	Total Current Liabilities	\$ 164,912	\$ 199,926	↓ -17.51%	↓ -\$35,014
58	Non-Current Liabilities				→ \$0
59	Frost	\$ 1,860,713	\$ 2,117,278	↓ -12.12%	↓ -\$256,565
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 292,956	\$ 255,160	↑ 14.81%	↑ \$37,796
62	Total Non-Current Liabilities	\$ 2,153,669	\$ 2,372,438	↓ -9.22%	↓ -\$218,768
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ -	\$ -		→ \$0
69					→ \$0
70	Net Position	\$ 6,664,387	\$ 6,574,700	↑ 1.36%	↑ \$89,687
71					→ \$0
72	Total Liabilities and Net Position	\$ 8,982,968	\$ 9,147,064	↓ -1.79%	↓ -\$164,095
73	Variance	\$ 0	\$ 0		→ \$0

McAllen Housing Facility Corporation

Month Ending January 31, 2024

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ 137,206	\$ 119,568	↑ 14.75%	↑ \$17,638
4	Rent Gain / (Loss) on Lease	\$ (6,269)	\$ (6,410)	↑ 2.20%	↑ \$141
5	Rent: Vacancy Loss	\$ (6,970)	\$ (7,490)	↑ 6.94%	↑ \$520
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 123,967	\$ 105,668	↑ 17.32%	↑ \$18,299
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service	\$ 1,488	\$ 3,488	↓ -57.35%	↓ -\$2,000
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ 1,458	\$ 3,859	↓ -62.23%	↓ -\$2,402
16	Other Revenue	\$ 890	\$ 644	↑ 38.15%	↑ \$246
17	Total Revenue	\$ 127,802	\$ 113,659	↑ 12.44%	↑ \$14,143
18	Administrative Expenses	\$ 36,704	\$ 22,257	↑ 64.91%	↑ \$14,447
19	Tenant Services	\$ 4,997	\$ 5,401	↓ -7.48%	↓ -\$404
20	Fundraising Expend	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 5,372	\$ 4,624	↑ 16.19%	↑ \$749
22	Maintenance & Operations	\$ 52,322	\$ 26,442	↑ 97.87%	↑ \$25,880
23	Other General Expenses	\$ 9,294	\$ 7,035	↑ 32.11%	↑ \$2,259
24	Interest Expense	\$ 9,364	\$ 11,549	↓ -18.92%	↓ -\$2,185
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 118,053	\$ 77,307	↑ 52.71%	↑ \$40,746
27	Operating Income (Loss)	\$ 9,749	\$ 36,352	↓ -73.18%	↓ -\$26,603
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	Net Housing Assistance	\$ -	\$ -		→ \$0
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (2,363)	\$ -		↓ -\$2,363
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ 72,545	\$ -		
38	Developer Fee - Retama	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ 7,500	\$ 12,040	↓ -37.71%	
41	Scholarship Expenditures	\$ (381)	\$ (1,598)	↑ 76.18%	↑ \$1,217
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ 77,301	\$ 10,443	↑ 640.26%	↑ \$66,859
44	Net Income	87,050	46,794	↑ 86.03%	↑ \$40,256

McAllen Housing Facility Corporation

Month Ending January 31, 2024

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ 960,442	\$ 823,697	↑ 16.60%	↑ \$136,745
46	Rent Gain / (Loss) on Lease	\$ (67,946)	\$ (60,784)	↓ -11.78%	↓ -\$7,162
47	Rent: Vacancy Loss, Write-off	\$ (38,789)	\$ (43,683)	↑ 11.20%	↑ \$4,894
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 853,707	\$ 719,230	↑ 18.70%	↑ \$134,477
50	Grant Admin Revenue	\$ -	\$ -		→ \$0
51	Grant - Capital	\$ -	\$ -		→ \$0
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ -	\$ -		→ \$0
54	Fraud Recovery	\$ -	\$ -		→ \$0
55	Resident Service	\$ 16,413	\$ 24,413	↓ -32.77%	↓ -\$8,000
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ 16,387	\$ 22,250	↓ -26.35%	↓ -\$5,863
58	Other Revenue	\$ 7,839	\$ 13,287	↓ -41.00%	↓ -\$5,448
59	Total Revenue	\$ 894,346	\$ 779,180	↑ 14.78%	↑ \$115,166
60	Administrative Expenses	\$ 252,139	\$ 229,935	↑ 9.66%	↑ \$22,204
61	Tenant Services	\$ 42,422	\$ 61,903	↓ -31.47%	↓ -\$19,481
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 37,604	\$ 38,777	↓ -3.02%	↓ -\$1,172
64	Maintenance & Operations	\$ 286,900	\$ 191,553	↑ 49.78%	↑ \$95,348
65	Other General Expenses	\$ 57,397	\$ 48,524	↑ 18.29%	↑ \$8,873
66	Interest Expense	\$ 66,977	\$ 83,168	↓ -19.47%	↓ -\$16,192
67	Depreciation	\$ -	\$ (13,760)	↑ 100.00%	↑ \$13,760
68	Total Expenses	\$ 743,439	\$ 640,099	↑ 16.14%	↑ \$103,339
69	Operating Income (Loss)	\$ 150,907	\$ 139,080	↑ 8.50%	↑ \$11,827
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ -	\$ -		↑ \$0
73	Net Housing Assistance	\$ -	\$ -		→ \$0
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (35,230)	\$ -		↓ -\$35,230
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure:	\$ (1,495)	\$ -		↓ -\$1,495
80	Developer Fee - Las Palomas	\$ 91,508	\$ -		↑ \$91,508
81	Developer Fee - Green Jay	\$ 56,000	\$ -		↑ \$56,000
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ 14,500	\$ 23,300	↓ -37.77%	↓ -\$8,800
84	Scholarship Expenditures	\$ (15,000)	\$ (4,598)	↓ -226.26%	↓ -\$10,403
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ 110,782	\$ 19,403	↑ 470.97%	↑ \$91,380
87	Net Income	261,690	\$ 158,483	↑ 65.12%	↑ \$103,207

McAllen Housing Facility Corporation

Month Ending January 31, 2024

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ 137,206	\$ 137,306	↓ -0.07%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (6,269)	\$ (6,140)	↓ -2.10%	↓ -\$129
90	Rent: Vacancy Loss, Write-off	\$ (6,970)	\$ (6,224)	↓ -11.99%	↓ -\$746
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 123,967	\$ 124,942	↓ -0.78%	↓ -\$975
93	Grant Admin Revenue	\$ -	\$ -		→ \$0
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ -	\$ -		→ \$0
97	Fraud Recovery	\$ -	\$ -		→ \$0
98	Resident Service	\$ 1,488	\$ 2,015	↓ -26.18%	↓ -\$528
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ 1,458	\$ 3,243	↓ -55.06%	↓ -\$1,786
101	Other Revenue	\$ 890	\$ 2,630	↓ -66.16%	↓ -\$1,740
102	Total Revenue	\$ 127,802	\$ 132,831	↓ -3.79%	↓ -\$5,029
103	Administrative Expenses	\$ 36,704	\$ 35,132	↑ 4.47%	↑ \$1,572
104	Tenant Services	\$ 4,997	\$ 8,042	↓ -37.86%	↓ -\$3,045
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 5,372	\$ 6,112	↓ -12.11%	↓ -\$740
107	Maintenance & Operations	\$ 52,322	\$ 38,501	↑ 35.90%	↑ \$13,821
108	Other General Expenses	\$ 9,294	\$ 7,907	↑ 17.53%	↑ \$1,386
109	Interest Expense	\$ 9,364	\$ 9,688	↓ -3.34%	↓ -\$323
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 118,053	\$ 105,382	↑ 12.02%	↑ \$12,671
112	Operating Income (Loss)	\$ 9,749	\$ 27,449	↓ -64.48%	↓ -\$17,700
113	HAP Grant Revenue	\$ -	\$ -		→ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
115	Housing Assistance Payments	\$ -	\$ -		↑ \$0
116	Net Housing Assistance	\$ -	\$ -		→ \$0
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (2,363)	\$ (12,000)	↑ 80.31%	↑ \$9,637
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ 72,545	\$ -		↑ \$72,545
123	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ 7,500	\$ -		↑ \$7,500
126	Scholarship Expenditures	\$ (381)	\$ (583)	↑ 34.75%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ 77,301	\$ (12,583)	↑ 714.32%	↑ \$89,885
129	Net Income	87,050	\$ 14,866	↑ 485.58%	↑ \$72,185

McAllen Housing Facility Corporation

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Month Ending January 31, 2024

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ 960,442	\$ 961,142	↓ -0.07%	↓ -\$700
130	Rent Gain / (Loss) on Lease	\$ (67,946)	\$ (69,702)	↑ 2.52%	↑ \$1,756
131	Rent: Vacancy Loss, Write-off	\$ (38,789)	\$ (43,566)	↑ 10.97%	↑ \$4,777
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Total Revenue	\$ 853,707	\$ 847,874	↑ 0.69%	↑ \$5,833
134	Grant Admin Revenue	\$ -	\$ -		→ \$0
135	Grant - Capital	\$ -	\$ -		→ \$0
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ -	\$ -		→ \$0
138	Fraud Recovery	\$ -	\$ -		→ \$0
139	Resident Service / Port-in Fee	\$ 16,413	\$ 14,105	↑ 16.36%	↑ \$2,308
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 16,387	\$ 22,704	↓ -27.82%	↓ -\$6,317
142	Other Revenue	\$ 7,839	\$ 18,412	↓ -57.42%	↓ -\$10,573
143	Total Revenue	\$ 894,346	\$ 903,095	↓ -0.97%	↓ -\$8,749
144	Administrative Expenses	\$ 252,139	\$ 245,923	↑ 2.53%	↑ \$6,215
145	Tenant Services	\$ 42,422	\$ 56,295	↓ -24.64%	↓ -\$13,873
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 37,604	\$ 42,784	↓ -12.11%	↓ -\$5,180
148	Maintenance & Operations	\$ 286,900	\$ 269,505	↑ 6.45%	↑ \$17,396
149	Other General Expenses	\$ 57,397	\$ 55,352	↑ 3.70%	↑ \$2,045
150	Interest Expense	\$ 66,977	\$ 67,815	↓ -1.24%	↓ -\$838
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 743,439	\$ 737,673	↑ 0.78%	↑ \$5,765
153	Operating Income (Loss)	\$ 150,907	\$ 165,421	↓ -8.77%	↓ -\$14,514
154	HAP Grant Revenue	\$ -	\$ -		→ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	Net Housing Assistance	\$ -	\$ -		→ \$0
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ (35,230)	\$ (63,000)	↑ 44.08%	↑ \$27,770
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (1,495)	\$ (81,000)	↑ 98.15%	↑ \$79,505
163	Developer Fee - Las Palomas	\$ 91,508	\$ -		↑ \$91,508
164	Developer Fee - Green Jay	\$ 56,000	\$ -		↑ \$56,000
165	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ 14,500	\$ -		↑ \$14,500
167	Scholarship Expenditures	\$ (15,000)	\$ (4,083)	↓ -267.35%	↓ -\$10,917
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ 110,782	\$ (88,083)	↑ 225.77%	↑ \$198,866
170	Net Income	261,690	77,338	↑ 238.37%	↑ \$184,352

Via Electronic Mail

February 15, 2024

Daniel Delgado
McAllen Housing Authority
2301 Jasmine Avenue
McAllen, Texas 78501

Re: *La Vista Apartments*
McAllen, Texas

Dear Mr. Delgado:

Enclosed is the January 2024 financial report for *La Vista Apartments*. The property closed the month at **98%** occupancy with one (1) vacant unit and an economic occupancy of **95%**. As of the date of this letter, the property is **97.91%** leased.

The January operating expenses were **13.82% below** budget and the year-to-date operating expenses were **13.82% below** budget. Significant variances are explained in the **Budget Comparison Report-Notes**. *La Vista Apartments* spent \$1,754 from replacement reserve expenses on Water Heaters.

If you have any questions regarding the property operations or financial report, please contact me or Joe Sepulveda at your earliest convenience.

Sincerely,



Billy Dunn
Senior Asset Manager

Copies to:

Jose A. Garcia, **McAllen Housing Authority**
Rudy Ramirez, **McAllen Housing Authority**
multifamilyfinancials@pnc.com
pncmfcassetmgmt@pnc.com

Monthly Financial Package



MAYFAIR
MANAGEMENT GROUP

La Vista Apartments **01/2024**



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Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

Current Balance

10000000	ASSETS	
10010000	CURRENT ASSETS	
11000000	CASH	
11200000	Cash - Operating	180,805.53
11700000	Cash - Security Deposits	14,914.19
11910000	Cash - Partnership Money Market	116,631.86
11999999	TOTAL CASH	312,351.58
12000000	ACCOUNTS RECEIVABLE	
12100000	Receivable - Tenants	13,469.60
12300000	HAP Accounts Receivable	1,431.00
12500000	HAP Suspense Receivable	513.00
12999999	TOTAL ACCOUNTS RECEIVABLE	15,413.60
13000000	PREPAID EXPENSES	
13100000	Prepaid Insurance	23,533.51
13300000	Prepaid Payroll	3,987.05
13400000	Prepaid Other	305,990.14
13999999	TOTAL PREPAID EXPENSES	333,510.70
14000000	RESTRICTED FUNDS	
14100000	Replacement Reserve	174,644.03
14400000	Insurance Escrow	42,194.01
14999999	TOTAL RESTRICTED FUNDS	216,838.04
15999999	TOTAL CURRENT ASSETS	878,113.92
16000000	LONG TERM ASSETS	
16010000	PROPERTY	
16100000	LAND AND BUILDINGS	
16130000	Building	1,288,588.73
16199999	TOTAL LAND AND BUILDINGS	1,288,588.73
16200000	LAND IMPROVEMENTS	
16210000	Land Improvements	540,000.00
16280000	General Land Improvements	52,020.00
16299999	TOTAL LAND IMPROVEMENTS	592,020.00
16400000	FURNITURE FIXTURES AND EQUIPMENT	
16410000	Furniture Fixtures and Equipment	26,245.77
16420000	Equipment	126,726.19
16499999	TOTAL FURNITURE FIXTURES AND EQUIPMENT	152,971.96

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

Current Balance

16700000	ACCUMULATED DEPRECIATION	
16710000	Accumulated Depreciation	-956,016.74
16799999	TOTAL ACCUMULATED DEPRECIATION	-956,016.74
16999998	TOTAL PROPERTY	1,077,563.95
16999999	TOTAL LONG TERM ASSETS	1,077,563.95
17000000	OTHER ASSETS	
17100000	DEFERRED COSTS	
17110000	Financing Costs	186,947.00
17130000	Tax Credit Fees	17,697.00
17150000	Accumulated Amortization	-94,317.84
17151000	Accumulated Amortization Tax Credit Fees	-16,705.60
17199999	TOTAL DEFERRED COSTS	93,620.56
17999999	TOTAL OTHER ASSETS	93,620.56
19999999	TOTAL ASSETS	2,049,298.43
20000000	LIABILITIES AND EQUITY	
20010000	LIABILITIES	
20020000	CURRENT LIABILITIES	
21000000	ACCOUNTS PAYABLE	
21100000	Accounts Payable	2,296.98
21999999	TOTAL ACCOUNTS PAYABLE	2,296.98
22000000	ACCRUED EXPENSES	
22200000	Accrued Ground Lease	4,043.00
22400000	Interest Payable -Mortgage	6,522.44
22920000	Other Accrued Expenses	1,564.98
22999999	TOTAL ACCRUED EXPENSES	12,130.42
23000000	DEFERRED INCOME	
23100000	Rent Prepayment Liability	7,183.00
23300000	HAP Repayment	-804.00
23750000	Unclaimed Security Deposit Refunds	290.02
23800000	HAP Suspense Clearing	630.00
23999999	TOTAL DEFERRED INCOME	7,299.02
24000000	DEPOSITS HELD	
24100000	Tenant Security Deposit	11,605.00
24400000	Tenant Deposit Clearing	-776.00
24999999	TOTAL DEPOSITS HELD	10,829.00

Balance Sheet

Period = Jan 2024

Book = Accrual ; Tree = ysi_bs

Current Balance

25000000	OTHER CURRENT LIABILITIES	
25500000	Partnership Management Fee	182,089.82
25999998	TOTAL OTHER CURRENT LIABILITIES	182,089.82
25999999	TOTAL CURRENT LIABILITIES	214,645.24
26000000	LONG TERM LIABILITIES	
26100000	LONG TERM DEBT	
26130000	Mortgage Note Payable	983,861.60
26199999	TOTAL LONG TERM DEBT	983,861.60
26999998	TOTAL LONG TERM LIABILITIES	983,861.60
29999999	TOTAL LIABILITIES	1,198,506.84
30000000	EQUITY	
31000000	CAPITAL	
31100000	Partner Capital	1,195,664.00
31500000	Partner Contributions	100.00
31999999	TOTAL CAPITAL	1,195,764.00
32000000	RETAINED EARNINGS	
32100000	Retained Earnings	-46,099.73
32200000	Retained Earnings Prior Years	-298,872.68
32999999	TOTAL RETAINED EARNINGS	-344,972.41
33000000	TOTAL EQUITY	850,791.59
39999999	TOTAL LIABILITIES AND EQUITY	2,049,298.43
99999999	TOTAL OF ALL	0.00

Budget Comparison

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

Notes: lavista: 97% Occupied, 1 vacant unit; lavista: Physical Occupancy 98% Vacant Units 1 Economic Occupancy 95%;

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
40000000	INCOME									
40010000	OPERATING INCOME									
40020000	REVENUE									
40030000	RENTS									
42000000	RESIDENTIAL RENT COLLECTED									
42100000	GROSS POTENTIAL RENT									
42110000	Gross Potential Rent	37,456.00	0.00	37,456.00	N/A	37,456.00	0.00	37,456.00	N/A	0.00
42199999	TOTAL GROSS POTENTIAL RENT	37,456.00	0.00	37,456.00	N/A	37,456.00	0.00	37,456.00	N/A	0.00
42910000	Less: Vacancy Loss	-1,831.00	0.00	-1,831.00	N/A	-1,831.00	0.00	-1,831.00	N/A	0.00
										lavista: 2.08% vacancy, 1 unit
42999998	TOTAL RESIDENTIAL RENT COLLECTED	35,625.00	0.00	35,625.00	N/A	35,625.00	0.00	35,625.00	N/A	0.00
42999999	TOTAL RENTS	35,625.00	0.00	35,625.00	N/A	35,625.00	0.00	35,625.00	N/A	0.00
43000000	OTHER INCOME									
43999000	InterestIncome	239.40	0.00	239.40	N/A	239.40	0.00	239.40	N/A	0.00
43999200	Agreement Expense Recovery	77.00	0.00	77.00	N/A	77.00	0.00	77.00	N/A	0.00
43999999	TOTAL OTHER INCOME	316.40	0.00	316.40	N/A	316.40	0.00	316.40	N/A	0.00
59999999	TOTAL REVENUE	35,941.40	0.00	35,941.40	N/A	35,941.40	0.00	35,941.40	N/A	0.00
60010000	OPERATING EXPENSES									
61000000	CONTROLLABLE EXPENSES									
61100000	ADMINISTRATIVE EXPENSES									
61110000	Answering Service	60.00	0.00	-60.00	N/A	60.00	0.00	-60.00	N/A	0.00
61120000	Bank Fees	106.98	0.00	-106.98	N/A	106.98	0.00	-106.98	N/A	0.00
61130000	Computer Costs	348.00	0.00	-348.00	N/A	348.00	0.00	-348.00	N/A	0.00
61140000	Credit Services	15.98	0.00	-15.98	N/A	15.98	0.00	-15.98	N/A	0.00

Budget Comparison

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

Notes: lavista: 97% Occupied, 1 vacant unit; lavista: Physical Occupancy 98% Vacant Units 1 Economic Occupancy 95%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61170000	State Compliance Fees	160.00	0.00	-160.00	N/A	160.00	0.00	-160.00	N/A	0.00	
61191000	Furniture / Equipment Rental	137.65	0.00	-137.65	N/A	137.65	0.00	-137.65	N/A	0.00	
61199300	Postage / Delivery	85.56	0.00	-85.56	N/A	85.56	0.00	-85.56	N/A	0.00	
61199700	Telephone / Internet	444.72	0.00	-444.72	N/A	444.72	0.00	-444.72	N/A	0.00	lavista: Office phone, internet, Telco and public phone
61199930	Recruiting	48.15	0.00	-48.15	N/A	48.15	0.00	-48.15	N/A	0.00	lavista: New Hire assessment fee
61199999	TOTAL ADMINISTRATIVE EXPENSES	1,407.04	0.00	-1,407.04	N/A	1,407.04	0.00	-1,407.04	N/A	0.00	
61200000	MARKETING AND LEASING										
61260000	Market Analysis	26.40	0.00	-26.40	N/A	26.40	0.00	-26.40	N/A	0.00	
61270000	Advertising	138.10	0.00	-138.10	N/A	138.10	0.00	-138.10	N/A	0.00	lavista: Rent Cafe and Apartments 24/7
61299999	TOTAL MARKETING AND LEASING	164.50	0.00	-164.50	N/A	164.50	0.00	-164.50	N/A	0.00	
61300000	MANAGEMENT FEES										
61310000	Management Fees	1,965.10	0.00	-1,965.10	N/A	1,965.10	0.00	-1,965.10	N/A	0.00	
61399999	TOTAL MANAGEMENT FEES	1,965.10	0.00	-1,965.10	N/A	1,965.10	0.00	-1,965.10	N/A	0.00	
61400000	PAYROLL EXPENSES										
61410000	Management Salaries	2,180.76	0.00	-2,180.76	N/A	2,180.76	0.00	-2,180.76	N/A	0.00	
61420000	Maintenance Wages	3,406.85	0.00	-3,406.85	N/A	3,406.85	0.00	-3,406.85	N/A	0.00	
61460000	Payroll Service Fees	334.30	0.00	-334.30	N/A	334.30	0.00	-334.30	N/A	0.00	
61480000	Payroll Taxes	741.98	0.00	-741.98	N/A	741.98	0.00	-741.98	N/A	0.00	
61490000	Workers Comp Insurance	273.66	0.00	-273.66	N/A	273.66	0.00	-273.66	N/A	0.00	
61499999	TOTAL PAYROLL EXPENSES	6,937.55	0.00	-6,937.55	N/A	6,937.55	0.00	-6,937.55	N/A	0.00	lavista: 3 Pay periods in current month
61590000	REPAIRS AND MAINTENANCE										
61596000	Electrical Repairs	128.91	0.00	-128.91	N/A	128.91	0.00	-128.91	N/A	0.00	
61598000	HVAC Repairs	202.97	0.00	-202.97	N/A	202.97	0.00	-202.97	N/A	0.00	lavista: 6-12pk HVAC Filters

Budget Comparison

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

Notes: lavista: 97% Occupied, 1 vacant unit; lavista: Physical Occupancy 98% Vacant Units 1 Economic Occupancy 95%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61599700	Plumbing Repairs / Supplies	873.62	0.00	-873.62	N/A	873.62	0.00	-873.62	N/A	0.00	lavista: unclogged Bath sink and toilet, #'s 2, 3, & 45.
61599999	TOTAL REPAIRS AND MAINTENANCE	1,205.50	0.00	-1,205.50	N/A	1,205.50	0.00	-1,205.50	N/A	0.00	
61600000	UNIT PREPARATION										
61620000	Unit Prep: Carpet Cleaning / Repairs	389.70	0.00	-389.70	N/A	389.70	0.00	-389.70	N/A	0.00	lavista: Unit 1 water extraction and dehumidifier service fee
61630000	Unit Prep: Cleaning Supplies	57.02	0.00	-57.02	N/A	57.02	0.00	-57.02	N/A	0.00	
61670000	Unit Prep: Doors / Locks / Keys	50.50	0.00	-50.50	N/A	50.50	0.00	-50.50	N/A	0.00	
61699999	TOTAL UNIT PREPARATION	497.22	0.00	-497.22	N/A	497.22	0.00	-497.22	N/A	0.00	
61700000	CONTRACT SERVICES										
61740000	Landscape Maintenance	850.00	0.00	-850.00	N/A	850.00	0.00	-850.00	N/A	0.00	lavista: Monthly service fee
61750000	Resident Services Contract	1,000.00	0.00	-1,000.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00	
61780000	Pest Control	189.43	0.00	-189.43	N/A	189.43	0.00	-189.43	N/A	0.00	lavista: Monthly service fee
61793000	Compliance Monitoring	280.80	0.00	-280.80	N/A	280.80	0.00	-280.80	N/A	0.00	
61799999	TOTAL CONTRACT SERVICES	2,320.23	0.00	-2,320.23	N/A	2,320.23	0.00	-2,320.23	N/A	0.00	
61800000	UTILITIES										
61810000	Electricity - CommonArea	246.11	0.00	-246.11	N/A	246.11	0.00	-246.11	N/A	0.00	lavista: 12/20/23-01/22/24
61820000	Electricity - Office	180.87	0.00	-180.87	N/A	180.87	0.00	-180.87	N/A	0.00	lavista: 12/20/23-01/22/24
61830000	Electricity - Vacant	89.60	0.00	-89.60	N/A	89.60	0.00	-89.60	N/A	0.00	lavista: 2 Vacant units
61850000	Gas - CommonArea	761.95	0.00	-761.95	N/A	761.95	0.00	-761.95	N/A	0.00	lavista: 12/08/23-01/11/24
61880000	Water and Sewer	696.65	0.00	-696.65	N/A	696.65	0.00	-696.65	N/A	0.00	lavista: 12/04/2023-01/03/2024
61890000	Trash Removal	796.74	0.00	-796.74	N/A	796.74	0.00	-796.74	N/A	0.00	lavista: 12/04/2023-01/03/2024
61899999	TOTAL UTILITIES	2,771.92	0.00	-2,771.92	N/A	2,771.92	0.00	-2,771.92	N/A	0.00	

Budget Comparison

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

Notes: lavista: 97% Occupied, 1 vacant unit; lavista: Physical Occupancy 98% Vacant Units 1 Economic Occupancy 95%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61900000	TAXES AND INSURANCE										
61910000	Property and Liability Insurance	2,614.83	0.00	-2,614.83	N/A	2,614.83	0.00	-2,614.83	N/A	0.00	
61999996	TOTAL TAXES AND INSURANCE	2,614.83	0.00	-2,614.83	N/A	2,614.83	0.00	-2,614.83	N/A	0.00	
61999997	TOTAL CONTROLLABLE EXPENSES	19,883.89	0.00	-19,883.89	N/A	19,883.89	0.00	-19,883.89	N/A	0.00	
61999998	TOTAL OPERATING EXPENSES	19,883.89	0.00	-19,883.89	N/A	19,883.89	0.00	-19,883.89	N/A	0.00	
61999999	NET OPERATING INCOME	16,057.51	0.00	16,057.51	N/A	16,057.51	0.00	16,057.51	N/A	0.00	
62000000	NON-CONTROLLABLE EXPENSE										
62100000	INTEREST EXPENSE										
62110000	Mortgage Interest	6,306.73	0.00	-6,306.73	N/A	6,306.73	0.00	-6,306.73	N/A	0.00	
62125000	Ground Lease	311.00	0.00	-311.00	N/A	311.00	0.00	-311.00	N/A	0.00	
62199999	TOTAL INTEREST EXPENSE	6,617.73	0.00	-6,617.73	N/A	6,617.73	0.00	-6,617.73	N/A	0.00	
65999999	TOTAL NON-CONTROLLABLE EXPENSES	6,617.73	0.00	-6,617.73	N/A	6,617.73	0.00	-6,617.73	N/A	0.00	
66100000	REPLACEMENT RESERVE EXPENDITURES										
66199910	Water Heaters	1,753.58	0.00	-1,753.58	N/A	1,753.58	0.00	-1,753.58	N/A	0.00	lavista: Unit 3 and 13 water heaters replaced
66199998	TOTAL REPLACEMENT RESERVE EXPENDITURES	1,753.58	0.00	-1,753.58	N/A	1,753.58	0.00	-1,753.58	N/A	0.00	
66199999	TOTAL NON-OPERATING EXPENSES	8,371.31	0.00	-8,371.31	N/A	8,371.31	0.00	-8,371.31	N/A	0.00	
99900000	NET INCOME	7,686.20	0.00	7,686.20	N/A	7,686.20	0.00	7,686.20	N/A	0.00	

Statement (12 months)

Period = Feb 2023-Jan 2024

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	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Total	
40000000	INCOME													
40010000	OPERATING INCOME													
40020000	REVENUE													
40030000	RENTS													
42000000	RESIDENTIAL RENT COLLECTED													
42100000	GROSS POTENTIAL RENT													
42110000	Gross Potential Rent	36,599.00	36,599.00	37,456.00	37,456.00	37,456.00	37,438.00	37,456.00	37,456.00	37,456.00	37,456.00	37,456.00	37,456.00	447,740.00
42199999	TOTAL GROSS POTENTIAL RENT	36,599.00	36,599.00	37,456.00	37,456.00	37,456.00	37,438.00	37,456.00	37,456.00	37,456.00	37,456.00	37,456.00	37,456.00	447,740.00
42292000	Utility Reimbursements Recovery	0.00	-167.00	342.00	0.00	0.00	207.00	-24.00	0.00	0.00	-220.00	673.00	0.00	811.00
42910000	Less: Vacancy Loss	-1,781.00	-2,464.00	1,305.00	-9,781.17	-5,615.00	-6,306.00	-3,348.00	-856.00	10,338.28	-1,166.20	-746.00	-1,831.00	-22,251.09
42911000	Prior Period Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-14,806.28	1,496.95	-2,616.00	0.00	-15,925.33
42940000	Less: Write Offs	0.00	-5,379.19	0.00	-4,204.00	-6,909.00	0.00	-535.00	0.00	-215.00	0.00	0.00	0.00	-17,242.19
42999998	TOTAL RESIDENTIAL RENT COLLECTED	34,818.00	28,588.81	39,103.00	23,470.83	24,932.00	31,339.00	33,549.00	36,600.00	32,773.00	37,566.75	34,767.00	35,625.00	393,132.39
42999999	TOTAL RENTS	34,818.00	28,588.81	39,103.00	23,470.83	24,932.00	31,339.00	33,549.00	36,600.00	32,773.00	37,566.75	34,767.00	35,625.00	393,132.39
43000000	OTHER INCOME													
43100000	Application Fee Income	0.00	-19.00	0.00	0.00	0.00	0.00	0.00	0.00	-38.00	-190.00	0.00	0.00	-247.00
43600000	Cleaning / Damage Income	0.00	127.16	0.00	116.00	-605.00	0.00	-2,306.66	583.00	0.00	0.00	0.00	0.00	-2,085.50
43910000	Forfeited Security Deposits	0.00	-33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-33.00
43930000	Late Fee Income	156.00	-575.00	126.00	479.00	335.00	267.00	296.00	299.00	185.00	-1,257.00	0.00	0.00	311.00
43940000	Laundry Income	27.82	0.00	0.00	162.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.61
43950000	Lease Termination Income	0.00	-1,636.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,636.00
43960000	Lock / Key Income	0.00	-25.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	50.00
43995000	ResidentUtilityIncome	0.00	-100.00	0.00	0.00	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	400.00
43996000	Utility/Phone/CableCommissions	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00	65.00	0.00	0.00	0.00	130.00
43999000	InterestIncome	6.62	35.98	37.65	662.20	201.65	234.54	235.58	212.56	232.58	249.44	224.68	239.40	2,572.88
43999200	Agreement Expense Recovery	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.00	77.00
43999945	Eviction Fees	0.00	-75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-75.00
43999999	TOTAL OTHER INCOME	190.44	-2,299.86	163.65	1,419.99	181.65	501.54	-1,710.08	1,419.56	444.58	-1,197.56	224.68	316.40	-345.01

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	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Total
59999999													
TOTAL REVENUE	35,008.44	26,288.95	39,266.65	24,890.82	25,113.65	31,840.54	31,838.92	38,019.56	33,217.58	36,369.19	34,991.68	35,941.40	392,787.38
60010000													
OPERATING EXPENSES													
61000000													
CONTROLLABLE EXPENSES													
61100000													
ADMINISTRATIVE EXPENSES													
61110000	Answering Service	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	60.00	665.00
61120000	Bank Fees	125.32	123.14	135.01	126.26	125.07	118.56	133.77	158.54	136.93	111.93	106.98	1,526.76
61130000	Computer Costs	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	348.00	4,176.00
61140000	Credit Services	58.66	88.66	33.32	39.32	142.66	88.66	72.62	165.98	39.98	69.98	57.98	873.80
61170000	State Compliance Fees	160.00	160.00	160.00	160.00	160.00	0.00	320.00	0.00	0.00	320.00	320.00	1,920.00
61180000	Employee Training / Education	0.00	0.00	0.00	350.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	700.00
61191000	Furniture / Equipment Rental	122.31	122.30	122.29	122.30	122.21	122.93	123.35	138.25	275.91	137.91	138.00	1,685.41
61194000	Meals and Entertainment	0.00	0.00	0.00	0.00	107.12	22.46	106.29	0.00	0.00	0.00	96.24	332.11
61195000	Travel	136.24	0.00	34.06	0.00	274.85	0.00	1,004.93	0.00	0.00	0.00	50.00	1,500.08
61199000	Office Supplies	0.00	0.00	0.00	0.00	190.46	0.00	244.95	0.00	0.00	0.00	0.00	435.41
61199300	Postage / Delivery	41.44	26.14	71.23	0.00	34.62	0.00	45.39	26.40	47.79	0.00	52.60	431.17
61199700	Telephone / Internet	436.15	451.15	435.02	360.02	360.02	360.08	360.55	765.55	437.22	437.22	362.22	5,209.92
61199800	Uniforms	0.00	0.00	0.00	148.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.15
61199930	Recruiting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.15	48.15
61199999	TOTAL ADMINISTRATIVE EXPENSES	1,483.12	1,374.39	1,393.93	1,709.05	1,920.01	1,122.38	3,149.64	1,632.95	1,362.44	1,505.04	1,591.97	19,651.96
61200000													
MARKETING AND LEASING													
61260000	Market Analysis	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40	26.40	316.80
61270000	Advertising	169.10	169.10	169.10	169.10	169.10	158.10	138.10	138.10	138.10	224.60	574.60	2,355.20
61299999	TOTAL MARKETING AND LEASING	195.50	195.50	195.50	195.50	195.50	184.50	164.50	164.50	164.50	251.00	601.00	2,672.00
61300000													
MANAGEMENT FEES													
61310000	Management Fees	2,207.36	2,005.96	1,863.91	2,063.37	1,834.47	1,694.88	1,601.49	1,995.02	2,045.95	1,865.27	1,849.93	22,992.71
61399999	TOTAL MANAGEMENT FEES	2,207.36	2,005.96	1,863.91	2,063.37	1,834.47	1,694.88	1,601.49	1,995.02	2,045.95	1,865.27	1,849.93	22,992.71
61400000													
PAYROLL EXPENSES													
61410000	Management Salaries	3,466.62	3,255.65	2,429.66	1,453.84	1,453.84	1,453.84	2,180.76	1,453.84	1,453.84	1,453.84	2,180.76	23,690.33
61420000	Maintenance Wages	4,532.85	3,294.25	3,391.76	3,627.31	3,728.66	3,504.21	5,639.13	3,431.90	3,421.92	3,339.56	1,394.28	42,712.68

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61450000	Bonuses	0.00	0.00	0.00	0.00	0.00	0.00	552.42	500.00	0.00	0.00	451.27	0.00	1,503.69
61460000	Payroll Service Fees	371.98	321.25	277.99	275.09	273.38	265.53	437.48	263.01	262.65	259.07	166.58	334.30	3,508.31
61470000	Employee Insurance	515.00	742.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,257.01
61480000	Payroll Taxes	1,016.15	533.87	438.89	388.32	396.08	378.90	639.90	411.62	372.62	366.31	217.50	741.98	5,902.14
61490000	Workers Comp Insurance	325.03	237.66	250.53	260.10	256.82	243.69	423.02	239.31	238.30	231.90	97.89	273.66	3,077.91
61499999	TOTAL PAYROLL EXPENSES	10,227.63	8,384.69	6,788.83	6,004.66	6,108.78	5,846.17	9,872.71	6,299.68	5,749.33	5,650.68	3,781.36	6,937.55	81,652.07
61590000	REPAIRS AND MAINTENANCE													
61592500	Small Tools	0.00	228.46	121.38	46.84	0.00	357.30	115.23	35.76	0.00	0.00	8.02	0.00	912.99
61592800	Appliance Supplies	919.86	44.24	0.00	74.44	88.29	279.80	192.58	0.00	45.86	81.76	305.06	0.00	2,031.89
61596000	Electrical Repairs	1,351.12	96.12	126.57	23.19	406.58	164.10	49.71	0.00	0.00	223.87	0.00	128.91	2,570.17
61597000	Exterior Repairs	0.00	1,204.17	0.00	37.00	0.00	109.27	0.00	0.00	25.90	0.00	0.00	0.00	1,376.34
61598000	HVAC Repairs	222.56	859.99	0.00	178.02	306.82	364.40	325.93	1,032.78	0.00	0.00	0.00	202.97	3,493.47
61599000	Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	0.00	0.00	0.00	480.00
61599200	Interior Repairs	912.56	349.34	0.00	0.00	211.98	150.78	160.76	0.00	0.00	71.00	0.00	0.00	1,856.42
61599300	Light Bulbs	311.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191.00	0.00	502.80
61599700	Plumbing Repairs / Supplies	1,252.30	567.12	601.15	277.34	257.32	133.35	508.07	784.82	375.73	409.45	8.66	873.62	6,048.93
61599999	TOTAL REPAIRS AND MAINTENANCE	4,970.20	3,349.44	849.10	636.83	1,270.99	1,559.00	1,352.28	1,853.36	927.49	786.08	512.74	1,205.50	19,273.01
61600000	UNIT PREPARATION													
61620000	Unit Prep: Carpet Cleaning / Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.70	389.70
61630000	Unit Prep: Cleaning Supplies	864.60	124.93	0.00	0.00	0.00	0.00	48.84	36.44	0.00	57.85	0.00	57.02	1,189.68
61640000	Unit Prep: Cleaning Contractors	0.00	375.00	400.00	1,190.76	0.00	0.00	347.04	0.00	0.00	0.00	0.00	0.00	2,312.80
61670000	Unit Prep: Doors / Locks / Keys	207.13	0.00	0.00	0.00	0.00	291.12	0.00	0.00	0.00	0.00	0.00	50.50	548.75
61691000	Unit Prep: Paint / Wallpaper	626.28	1,275.46	0.00	707.73	0.00	0.00	387.07	0.00	0.00	0.00	0.00	0.00	2,996.54
61692000	Unit Prep: Painting Contractors	0.00	2,920.00	795.00	0.00	0.00	0.00	795.00	0.00	0.00	0.00	752.34	0.00	5,262.34
61693000	Unit Prep: Window Treatments	239.57	0.00	0.00	123.33	0.00	126.18	0.00	0.00	0.00	544.49	194.29	0.00	1,227.86
61699999	TOTAL UNIT PREPARATION	1,937.58	4,695.39	1,195.00	2,021.82	0.00	417.30	1,577.95	36.44	0.00	602.34	946.63	497.22	13,927.67
61700000	CONTRACT SERVICES													
61740000	Landscape Maintenance	1,250.00	908.25	800.00	800.00	800.00	800.00	800.00	800.00	800.00	850.00	850.00	850.00	10,308.25
61750000	Resident Services Contract	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
61770000	Other Contract Services	200.00	200.00	0.00	100.00	0.00	0.00	400.00	0.00	695.00	0.00	1,350.00	0.00	2,945.00
61780000	Pest Control	216.50	216.50	216.50	378.87	216.50	216.50	216.50	216.50	216.50	189.43	189.43	189.43	2,679.16
61793000	Compliance Monitoring	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	280.80	3,140.80

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61799999 TOTAL CONTRACT SERVICES	2,926.50	2,584.75	2,276.50	2,538.87	2,276.50	2,276.50	2,676.50	2,276.50	2,971.50	2,299.43	3,649.43	2,320.23	31,073.21
61800000 UTILITIES													
61810000 Electricity - CommonArea	295.04	273.84	351.64	687.19	273.89	629.04	664.87	288.76	416.38	383.41	274.99	246.11	4,785.16
61820000 Electricity - Office	126.90	203.34	102.14	217.25	393.85	171.75	171.75	584.34	288.76	180.87	180.87	180.87	2,802.69
61830000 Electricity - Vacant	0.00	0.00	32.09	14.07	8.16	0.00	0.00	50.00	319.39	396.92	163.44	89.60	1,073.67
61850000 Gas - CommonArea	944.07	513.99	364.63	338.58	305.00	249.81	293.78	275.20	383.54	360.63	537.28	761.95	5,328.46
61880000 Water and Sewer	890.12	838.24	610.93	890.99	936.23	673.57	1,108.92	1,178.96	1,128.41	766.37	896.56	696.65	10,615.95
61890000 Trash Removal	739.07	747.06	739.07	739.07	739.07	739.07	739.07	739.07	739.07	739.07	739.07	796.74	8,934.50
61899999 TOTAL UTILITIES	2,995.20	2,576.47	2,200.50	2,887.15	2,656.20	2,463.24	2,978.39	3,116.33	3,275.55	2,827.27	2,792.21	2,771.92	33,540.43
61900000 TAXES AND INSURANCE													
61910000 Property and Liability Insurance	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	2,614.83	2,614.83	2,614.83	22,589.64
61911000 Insurance Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.84	0.00	0.00	0.00	0.00	67.84
61930000 Insurance Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	600.00
61999996 TOTAL TAXES AND INSURANCE	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,638.35	1,706.19	1,638.35	2,614.83	3,214.83	2,614.83	23,257.48
61999997 TOTAL CONTROLLABLE EXPENSES	28,581.44	26,804.94	18,401.62	19,695.60	17,900.80	17,202.32	25,011.81	19,080.97	18,135.11	18,401.94	18,940.10	19,883.89	248,040.54
61999998 TOTAL OPERATING EXPENSES	28,581.44	26,804.94	18,401.62	19,695.60	17,900.80	17,202.32	25,011.81	19,080.97	18,135.11	18,401.94	18,940.10	19,883.89	248,040.54
61999999 NET OPERATING INCOME	6,427.00	-515.99	20,865.03	5,195.22	7,212.85	14,638.22	6,827.11	18,938.59	15,082.47	17,967.25	16,051.58	16,057.51	144,746.84
62000000 NON-CONTROLLABLE EXPENSE													
62100000 INTEREST EXPENSE													
62110000 Mortgage Interest	6,505.86	5,861.19	6,468.38	6,243.34	6,433.09	6,208.98	6,397.36	6,379.99	6,157.26	6,343.59	6,121.81	6,306.73	75,427.58
62125000 Ground Lease	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	311.00	3,732.00
62199999 TOTAL INTEREST EXPENSE	6,816.86	6,172.19	6,779.38	6,554.34	6,744.09	6,519.98	6,708.36	6,690.99	6,468.26	6,654.59	6,432.81	6,617.73	79,159.58
65100000 PARTNERSHIP EXPENSES													
65170000 Audit Fees	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
65192000 Inspections	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
65199999 TOTAL PARTNERSHIP EXPENSES	400.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,400.00

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65999999 TOTAL NON-CONTROLLABLE EXPENSES	7,216.86	11,172.19	6,779.38	6,554.34	6,744.09	6,519.98	6,708.36	6,690.99	6,468.26	6,654.59	6,432.81	6,617.73	84,559.58
66100000 REPLACEMENT RESERVE EXPENDITURES													
66140000 Fence/AccessGate	0.00	0.00	0.00	0.00	780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	780.00
66150000 Landscape Upgrade	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
66191000 Sidewalks	3,592.00	0.00	448.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,040.00
66193000 Doors/Locks	2,499.91	699.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,199.82
66194000 Electrical Replacement	0.00	0.00	0.00	0.00	2,492.00	5,111.68	0.00	0.00	0.00	0.00	0.00	0.00	7,603.68
66195000 Exterior Replacements	2,936.00	0.00	4,826.00	0.00	-1,304.33	0.00	0.00	0.00	600.00	0.00	0.00	0.00	7,057.67
66197000 Plumbing	3,822.70	0.00	2,500.00	1,166.94	0.00	0.00	1,662.50	0.00	0.00	0.00	0.00	0.00	9,152.14
66198000 Guttering	0.00	309.30	0.00	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,109.30
66199000 Windows/Screens/Blinds	307.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	307.75
66199100 Patio/Balcony/Landings	3,175.00	500.00	0.00	0.00	0.00	0.00	2,300.00	0.00	0.00	0.00	0.00	0.00	5,975.00
66199200 Roof	0.00	0.00	1,907.00	13,350.00	0.00	0.00	0.00	0.00	6,879.90	0.00	0.00	0.00	22,136.90
66199300 Interior Replacements	1,895.86	1,650.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,945.86
66199400 Cabinets/Countertops	0.00	1,157.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,157.39
66199500 Appliances	7,642.07	1,602.45	0.00	622.48	0.00	0.00	4,178.67	0.00	0.00	0.00	0.00	0.00	14,045.67
66199600 Flooring	775.88	0.00	1,531.16	0.00	0.00	1,490.28	0.00	0.00	2,349.64	0.00	0.00	0.00	6,146.96
66199900 Tools/MaintenanceEquipment	1,145.28	0.00	0.00	298.58	364.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,808.17
66199910 Water Heaters	2,028.33	900.00	0.00	823.94	0.00	949.78	1,753.58	0.00	824.19	0.00	0.00	1,753.58	9,033.40
66199920 HVAC	0.00	1,137.60	0.00	1,553.80	3,674.17	0.00	1,553.80	4,664.40	0.00	0.00	0.00	0.00	12,583.77
66199998 TOTAL REPLACEMENT RESERVE EXPENDITURES	29,820.78	8,556.65	11,612.16	19,615.74	6,006.15	7,551.74	11,448.55	4,664.40	10,653.73	0.00	0.00	1,753.58	111,683.48
66199999 TOTAL NON-OPERATING EXPENSES	37,037.64	19,728.84	18,391.54	26,170.08	12,750.24	14,071.72	18,156.91	11,355.39	17,121.99	6,654.59	6,432.81	8,371.31	196,243.06
99900000 NET INCOME	-30,610.64	-20,244.83	2,473.49	-20,974.86	-5,537.39	566.50	-11,329.80	7,583.20	-2,039.52	11,312.66	9,618.77	7,686.20	-51,496.22

12 Month Actual to Budget

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

	Actual Jan 2024	Budget Feb 2024	Budget Mar 2024	Budget Apr 2024	Budget May 2024	Budget Jun 2024	Budget Jul 2024	Budget Aug 2024	Budget Sep 2024	Budget Oct 2024	Budget Nov 2024	Budget Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
40000000 INCOME																
40010000 OPERATING INCOME																
40020000 REVENUE																
40030000 RENTS																
42000000 RESIDENTIAL RENT COLLECTED																
42100000 GROSS POTENTIAL RENT																
42110000 Gross Potential Rent	37,456.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,456.00	0.00	37,456.00	N/A
42199999 TOTAL GROSS POTENTIAL RENT	37,456.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,456.00	0.00	37,456.00	N/A
42910000 Less: Vacancy Loss	-1,831.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,831.00	0.00	-1,831.00	N/A
42999998 TOTAL RESIDENTIAL RENT COLLECTED	35,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,625.00	0.00	35,625.00	N/A
42999999 TOTAL RENTS	35,625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,625.00	0.00	35,625.00	N/A
43000000 OTHER INCOME																
43999000 InterestIncome	239.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	239.40	0.00	239.40	N/A
43999200 Agreement Expense Recovery	77.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.00	0.00	77.00	N/A
43999999 TOTAL OTHER INCOME	316.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.40	0.00	316.40	N/A
59999999 TOTAL REVENUE	35,941.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,941.40	0.00	35,941.40	N/A
60010000 OPERATING EXPENSES																
61000000 CONTROLLABLE EXPENSES																
61100000 ADMINISTRATIVE EXPENSES																
61110000 Answering Service	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	0.00	-60.00	N/A

12 Month Actual to Budget

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

		Actual Jan 2024	Budget Feb 2024	Budget Mar 2024	Budget Apr 2024	Budget May 2024	Budget Jun 2024	Budget Jul 2024	Budget Aug 2024	Budget Sep 2024	Budget Oct 2024	Budget Nov 2024	Budget Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
61120000	Bank Fees	106.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.98	0.00	-106.98	N/A
61130000	Computer Costs	348.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	348.00	0.00	-348.00	N/A
61140000	Credit Services	15.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.98	0.00	-15.98	N/A
61170000	State Compliance Fees	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00	0.00	-160.00	N/A
61191000	Furniture / Equipment Rental	137.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.65	0.00	-137.65	N/A
61199300	Postage / Delivery	85.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.56	0.00	-85.56	N/A
61199700	Telephone / Internet	444.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	444.72	0.00	-444.72	N/A
61199930	Recruiting	48.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48.15	0.00	-48.15	N/A
61199999	TOTAL ADMINISTRATIVE EXPENSES	1,407.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,407.04	0.00	-1,407.04	N/A
61200000	MARKETING AND LEASING																
61260000	Market Analysis	26.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.40	0.00	-26.40	N/A
61270000	Advertising	138.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.10	0.00	-138.10	N/A
61299999	TOTAL MARKETING AND LEASING	164.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	164.50	0.00	-164.50	N/A
61300000	MANAGEMENT FEES																
61310000	Management Fees	1,965.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,965.10	0.00	-1,965.10	N/A
61399999	TOTAL MANAGEMENT FEES	1,965.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,965.10	0.00	-1,965.10	N/A
61400000	PAYROLL EXPENSES																
61410000	Management Salaries	2,180.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,180.76	0.00	-2,180.76	N/A
61420000	Maintenance Wages	3,406.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,406.85	0.00	-3,406.85	N/A
61460000	Payroll Service Fees	334.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	334.30	0.00	-334.30	N/A
61480000	Payroll Taxes	741.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	741.98	0.00	-741.98	N/A
61490000	Workers Comp Insurance	273.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273.66	0.00	-273.66	N/A
61499999	TOTAL PAYROLL EXPENSES	6,937.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,937.55	0.00	-6,937.55	N/A
61590000	REPAIRS AND MAINTENANCE																
61596000	Electrical Repairs	128.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128.91	0.00	-128.91	N/A
61598000	HVAC Repairs	202.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	202.97	0.00	-202.97	N/A
61599700	Plumbing Repairs / Supplies	873.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	873.62	0.00	-873.62	N/A

12 Month Actual to Budget

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

	Actual Jan 2024	Budget Feb 2024	Budget Mar 2024	Budget Apr 2024	Budget May 2024	Budget Jun 2024	Budget Jul 2024	Budget Aug 2024	Budget Sep 2024	Budget Oct 2024	Budget Nov 2024	Budget Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
61599999 TOTAL REPAIRS AND MAINTENANCE	1,205.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,205.50	0.00	-1,205.50	N/A
61600000 UNIT PREPARATION																
61620000 Unit Prep: Carpet Cleaning / Repairs	389.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	389.70	0.00	-389.70	N/A
61630000 Unit Prep: Cleaning Supplies	57.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.02	0.00	-57.02	N/A
61670000 Unit Prep: Doors / Locks / Keys	50.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.50	0.00	-50.50	N/A
61699999 TOTAL UNIT PREPARATION	497.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	497.22	0.00	-497.22	N/A
61700000 CONTRACT SERVICES																
61740000 Landscape Maintenance	850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	0.00	-850.00	N/A
61750000 Resident Services Contract	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	-1,000.00	N/A
61780000 Pest Control	189.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.43	0.00	-189.43	N/A
61793000 Compliance Monitoring	280.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	280.80	0.00	-280.80	N/A
61799999 TOTAL CONTRACT SERVICES	2,320.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,320.23	0.00	-2,320.23	N/A
61800000 UTILITIES																
61810000 Electricity - CommonArea	246.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	246.11	0.00	-246.11	N/A
61820000 Electricity - Office	180.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.87	0.00	-180.87	N/A
61830000 Electricity - Vacant	89.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.60	0.00	-89.60	N/A
61850000 Gas - CommonArea	761.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	761.95	0.00	-761.95	N/A
61880000 Water and Sewer	696.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	696.65	0.00	-696.65	N/A
61890000 Trash Removal	796.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	796.74	0.00	-796.74	N/A
61899999 TOTAL UTILITIES	2,771.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,771.92	0.00	-2,771.92	N/A
61900000 TAXES AND INSURANCE																
61910000 Property and Liability Insurance	2,614.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,614.83	0.00	-2,614.83	N/A
61999996 TOTAL TAXES AND INSURANCE	2,614.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,614.83	0.00	-2,614.83	N/A
61999997 TOTAL CONTROLLABLE EXPENSES	19,883.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,883.89	0.00	-19,883.89	N/A

12 Month Actual to Budget

Period = Jan 2024

Book = Accrual ; Tree = ysi_is

	Actual Jan 2024	Budget Feb 2024	Budget Mar 2024	Budget Apr 2024	Budget May 2024	Budget Jun 2024	Budget Jul 2024	Budget Aug 2024	Budget Sep 2024	Budget Oct 2024	Budget Nov 2024	Budget Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
61999998 TOTAL OPERATING EXPENSES	19,883.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,883.89	0.00	-19,883.89	N/A
61999999 NET OPERATING INCOME	16,057.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,057.51	0.00	16,057.51	N/A
62000000 NON-CONTROLLABLE EXPENSE																
62100000 INTEREST EXPENSE																
62110000 Mortgage Interest	6,306.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,306.73	0.00	-6,306.73	N/A
62125000 Ground Lease	311.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	311.00	0.00	-311.00	N/A
62199999 TOTAL INTEREST EXPENSE	6,617.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,617.73	0.00	-6,617.73	N/A
65999999 TOTAL NON-CONTROLLABLE EXPENSES	6,617.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,617.73	0.00	-6,617.73	N/A
66100000 REPLACEMENT RESERVE EXPENDITURES																
66199910 Water Heaters	1,753.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,753.58	0.00	-1,753.58	N/A
66199998 TOTAL REPLACEMENT RESERVE EXPENDITURES	1,753.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,753.58	0.00	-1,753.58	N/A
66199999 TOTAL NON-OPERATING EXPENSES	8,371.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,371.31	0.00	-8,371.31	N/A
99900000 NET INCOME	7,686.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,686.20	0.00	7,686.20	N/A

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_cf

		Period to Date	%	Year to Date	%
40000000	INCOME				
40010000	OPERATING INCOME				
40020000	REVENUE				
40030000	RENTS				
42000000	RESIDENTIAL RENT COLLECTED				
42100000	GROSS POTENTIAL RENT				
42110000	Gross Potential Rent	37,456.00	-487.31	37,456.00	-487.31
42199999	TOTAL GROSS POTENTIAL RENT	37,456.00	-487.31	37,456.00	-487.31
42910000	Less: Vacancy Loss	-1,831.00	23.82	-1,831.00	23.82
42999998	TOTAL RESIDENTIAL RENT COLLECTED	35,625.00	-463.49	35,625.00	-463.49
42999999	TOTAL RENTS	35,625.00	-463.49	35,625.00	-463.49
43000000	OTHER INCOME				
43999000	InterestIncome	239.40	-3.11	239.40	-3.11
43999200	Agreement Expense Recovery	77.00	-1.00	77.00	-1.00
43999999	TOTAL OTHER INCOME	316.40	-4.12	316.40	-4.12
59999999	TOTAL REVENUE	35,941.40	-467.61	35,941.40	-467.61
60010000	OPERATING EXPENSES				
61000000	CONTROLLABLE EXPENSES				
61100000	ADMINISTRATIVE EXPENSES				
61110000	Answering Service	60.00	-0.78	60.00	-0.78
61120000	Bank Fees	106.98	-1.39	106.98	-1.39
61130000	Computer Costs	348.00	-4.53	348.00	-4.53
61140000	Credit Services	15.98	-0.21	15.98	-0.21
61170000	State Compliance Fees	160.00	-2.08	160.00	-2.08
61191000	Furniture / Equipment Rental	137.65	-1.79	137.65	-1.79
61199300	Postage / Delivery	85.56	-1.11	85.56	-1.11
61199700	Telephone / Internet	444.72	-5.79	444.72	-5.79
61199930	Recruiting	48.15	-0.63	48.15	-0.63
61199999	TOTAL ADMINISTRATIVE EXPENSES	1,407.04	-18.31	1,407.04	-18.31
61200000	MARKETING AND LEASING				
61260000	Market Analysis	26.40	-0.34	26.40	-0.34
61270000	Advertising	138.10	-1.80	138.10	-1.80
61299999	TOTAL MARKETING AND LEASING	164.50	-2.14	164.50	-2.14
61300000	MANAGEMENT FEES				
61310000	Management Fees	1,965.10	-25.57	1,965.10	-25.57

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_cf

		Period to Date	%	Year to Date	%
61399999	TOTAL MANAGEMENT FEES	1,965.10	-25.57	1,965.10	-25.57
61400000	PAYROLL EXPENSES				
61410000	Management Salaries	2,180.76	-28.37	2,180.76	-28.37
61420000	Maintenance Wages	3,406.85	-44.32	3,406.85	-44.32
61460000	Payroll Service Fees	334.30	-4.35	334.30	-4.35
61480000	Payroll Taxes	741.98	-9.65	741.98	-9.65
61490000	Workers Comp Insurance	273.66	-3.56	273.66	-3.56
61499999	TOTAL PAYROLL EXPENSES	6,937.55	-90.26	6,937.55	-90.26
61590000	REPAIRS AND MAINTENANCE				
61596000	Electrical Repairs	128.91	-1.68	128.91	-1.68
61598000	HVAC Repairs	202.97	-2.64	202.97	-2.64
61599700	Plumbing Repairs / Supplies	873.62	-11.37	873.62	-11.37
61599999	TOTAL REPAIRS AND MAINTENANCE	1,205.50	-15.68	1,205.50	-15.68
61600000	UNIT PREPARATION				
61620000	Unit Prep: Carpet Cleaning / Repairs	389.70	-5.07	389.70	-5.07
61630000	Unit Prep: Cleaning Supplies	57.02	-0.74	57.02	-0.74
61670000	Unit Prep: Doors / Locks / Keys	50.50	-0.66	50.50	-0.66
61699999	TOTAL UNIT PREPARATION	497.22	-6.47	497.22	-6.47
61700000	CONTRACT SERVICES				
61740000	Landscape Maintenance	850.00	-11.06	850.00	-11.06
61750000	Resident Services Contract	1,000.00	-13.01	1,000.00	-13.01
61780000	Pest Control	189.43	-2.46	189.43	-2.46
61793000	Compliance Monitoring	280.80	-3.65	280.80	-3.65
61799999	TOTAL CONTRACT SERVICES	2,320.23	-30.19	2,320.23	-30.19
61800000	UTILITIES				
61810000	Electricity - CommonArea	246.11	-3.20	246.11	-3.20
61820000	Electricity - Office	180.87	-2.35	180.87	-2.35
61830000	Electricity - Vacant	89.60	-1.17	89.60	-1.17
61850000	Gas - CommonArea	761.95	-9.91	761.95	-9.91
61880000	Water and Sewer	696.65	-9.06	696.65	-9.06
61890000	Trash Removal	796.74	-10.37	796.74	-10.37
61899999	TOTAL UTILITIES	2,771.92	-36.06	2,771.92	-36.06
61900000	TAXES AND INSURANCE				
61910000	Property and Liability Insurance	2,614.83	-34.02	2,614.83	-34.02
61999996	TOTAL TAXES AND INSURANCE	2,614.83	-34.02	2,614.83	-34.02
61999997	TOTAL CONTROLLABLE EXPENSES	19,883.89	-258.70	19,883.89	-258.70
61999998	TOTAL OPERATING EXPENSES	19,883.89	-258.70	19,883.89	-258.70
61999999	NET OPERATING INCOME	16,057.51	-208.91	16,057.51	-208.91

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_cf

	Period to Date	%	Year to Date	%	
62000000	NON-CONTROLLABLE EXPENSE				
62100000	INTEREST EXPENSE				
62110000	Mortgage Interest	6,306.73	-82.05	6,306.73	-82.05
62125000	Ground Lease	311.00	-4.05	311.00	-4.05
62199999	TOTAL INTEREST EXPENSE	6,617.73	-86.10	6,617.73	-86.10
65999999	TOTAL NON-CONTROLLABLE EXPENSES	6,617.73	-86.10	6,617.73	-86.10
66100000	REPLACEMENT RESERVE EXPENDITURES				
66199910	Water Heaters	1,753.58	-22.81	1,753.58	-22.81
66199998	TOTAL REPLACEMENT RESERVE EXPENDITURES	1,753.58	-22.81	1,753.58	-22.81
66199999	TOTAL NON-OPERATING EXPENSES	8,371.31	-108.91	8,371.31	-108.91
99900000	NET INCOME	7,686.20	-100.00	7,686.20	-100.00
	ADJUSTMENTS				
12100000	Receivable - Tenants	-886.00	11.53	-886.00	11.53
12300000	HAP Accounts Receivable	-1,571.00	20.44	-1,571.00	20.44
13100000	Prepaid Insurance	2,614.83	-34.02	2,614.83	-34.02
13400000	Prepaid Other	-1,835.00	23.87	-1,835.00	23.87
14100000	Replacement Reserve	-1,200.00	15.61	-1,200.00	15.61
21100000	Accounts Payable	-268.88	3.50	-268.88	3.50
22200000	Accrued Ground Lease	311.00	-4.05	311.00	-4.05
22920000	Other Accrued Expenses	879.47	-11.44	879.47	-11.44
23100000	Rent Prepayment Liability	2,161.00	-28.12	2,161.00	-28.12
23300000	HAP Repayment	-389.00	5.06	-389.00	5.06
26130000	Mortgage Note Payable	-2,813.97	36.61	-2,813.97	36.61
	TOTAL ADJUSTMENTS	-2,997.55	39.00	-2,997.55	39.00
	CASH FLOW	4,688.65	-61.00	4,688.65	-61.00
	Period to Date	Beginning Balance	Ending Balance	Difference	
11100000	Cash - Prior Operating	0.00	0.00	0.00	
11200000	Cash - Operating	178,158.46	180,805.53	2,647.07	
11300000	Cash - Petty	0.00	0.00	0.00	
11600000	Cash - Prior Security Deposits	0.00	0.00	0.00	
11700000	Cash - Security Deposits	14,879.53	14,914.19	34.66	
11910000	Cash - Partnership Money Market	116,427.12	116,631.86	204.74	
14100000	Replacement Reserve	173,444.03	174,644.03	1,200.00	
14400000	Insurance Escrow	40,391.83	42,194.01	1,802.18	
	Total Cash	523,300.97	529,189.62	5,888.65	
	Year to Date	Beginning Balance	Ending Balance	Difference	
11100000	Cash - Prior Operating	0.00	0.00	0.00	
11200000	Cash - Operating	178,158.46	180,805.53	2,647.07	
11300000	Cash - Petty	0.00	0.00	0.00	
11600000	Cash - Prior Security Deposits	0.00	0.00	0.00	
11700000	Cash - Security Deposits	14,879.53	14,914.19	34.66	

Cash Flow Statement

Period = Jan 2024

Book = Accrual ; Tree = ysi_cf

	Period to Date	%	Year to Date	%
11910000 Cash - Partnership Money Market	116,427.12	116,631.86	204.74	
14100000 Replacement Reserve	173,444.03	174,644.03	1,200.00	
14400000 Insurance Escrow	40,391.83	42,194.01	1,802.18	
Total Cash	523,300.97	529,189.62	5,888.65	

Aged Receivables

La Vista Apartments (lavista)

Month Year = 01/2024

Property	Unit	Resident	Name	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
lavista	10	t0008965	MARIA RODRIGUEZ	28.00	0.00	0.00	193.00	-165.00	0.00	28.00
lavista	13	t0008968	BERTHA GAMEZ	174.00	0.00	0.00	174.00	0.00	0.00	174.00
lavista	14	t0008970	HILDA LONGORIA	289.00	0.00	0.00	289.00	0.00	0.00	289.00
lavista	17	t0068356	Leslie Perez	0.00	0.00	0.00	0.00	0.00	-18.00	-18.00
lavista	18	t0008951	AZUCENA HERNANDEZ-GONZALEZ	151.00	151.00	0.00	0.00	0.00	0.00	151.00
lavista	19	t0066495	Belinda Gallegos	329.00	308.00	0.00	0.00	21.00	0.00	329.00
lavista	2	t0061654	Erika Rivera	-932.00	0.00	0.00	0.00	-932.00	-1,696.00	-2,628.00
lavista	20	t0008961	BEATRIZ CASTANEDA	1,176.90	181.00	0.00	0.00	995.90	0.00	1,176.90
lavista	21	t0073197	Andrea Cobos	170.00	160.00	0.00	10.00	0.00	0.00	170.00
lavista	23	t0058187	Jaquie Rivas	1,483.00	766.00	0.00	717.00	0.00	0.00	1,483.00
lavista	24	t0057206	Ernestina Perez	2.00	2.00	0.00	0.00	0.00	0.00	2.00
lavista	25	t0045845	MIRNA JARAMILLO	581.00	581.00	0.00	0.00	0.00	0.00	581.00
lavista	26	t0008971	BLANCA OLIVARES	19.00	0.00	0.00	19.00	0.00	0.00	19.00
lavista	29	t0008944	MARCELINO LOPEZ	44.00	44.00	0.00	0.00	0.00	0.00	44.00
lavista	3	t0048559	ADAM RODRIGUEZ	0.00	0.00	0.00	0.00	0.00	-141.00	-141.00
lavista	30	t0008938	MARICELVA HERRERA	0.00	0.00	0.00	0.00	0.00	-10.00	-10.00
lavista	31	t0037903	Ana Maria Medina Alvarez	403.00	58.00	0.00	0.00	345.00	0.00	403.00
lavista	33	t0008947	ELIZABETH MARROQUIN	-54.00	4.00	0.00	0.00	-58.00	0.00	-54.00
lavista	36	t0058661	Maria Olga Solis Cantu	318.87	88.00	0.00	88.00	142.87	0.00	318.87
lavista	37	t0034339	KIMBERLY REYNA	0.00	8.00	0.00	0.00	-8.00	0.00	0.00
lavista	38	t0008940	AMABELY RIVERA	734.00	0.00	0.00	0.00	734.00	0.00	734.00
lavista	39	t0058847	Marco Perez	8,442.00	450.00	4,617.00	450.00	2,925.00	0.00	8,442.00
lavista	4	t0065031	Juan Blas-Cabrera	-1,129.00	0.00	-1,129.00	0.00	0.00	-476.00	-1,605.00
lavista	40	t0065030	Aylin Puente Garza	3.00	0.00	3.00	0.00	0.00	0.00	3.00
lavista	41	t0066146	Daisy Ortega	0.00	0.00	0.00	0.00	0.00	-34.00	-34.00
lavista	42	t0008950	RALEN MORENO	0.00	0.00	0.00	0.00	0.00	-83.00	-83.00
lavista	43	t0034782	LILIANA SANCHEZ	0.00	0.00	0.00	0.00	0.00	-1,536.00	-1,536.00
lavista	44	t0057922	Mary Garza	-193.17	0.00	0.00	0.00	-193.17	0.00	-193.17
lavista	45	t0058342	Maria Rodriguez	0.00	0.00	0.00	0.00	0.00	-1,707.00	-1,707.00
lavista	48	t0044727	ALICIA SALINAS	0.00	0.00	0.00	0.00	0.00	-313.00	-313.00
lavista	5	t0026364	Olivia Villarreal	3,374.00	477.00	0.00	477.00	2,420.00	0.00	3,374.00
lavista	6	t0021775	Maria E. Najara	0.00	0.00	0.00	0.00	0.00	-1,154.00	-1,154.00
lavista	7	t0063864	VILMA TELLO	0.00	0.00	0.00	0.00	0.00	-15.00	-15.00
lavista				15,413.60	3,278.00	3,491.00	2,417.00	6,227.60	-7,183.00	8,230.60

Payables Aging Report

Period: 01/2024

As of : 01/31/2024

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Future Invoice	Notes
v0000414	Central Plumbing & Electric Supply Co	10yr Smoke Alarms (12)	P-721785	59550	lavista	01/25/2024	61596000	S3604558.001	128.91	128.91	0.00	0.00	0.00	0.00	
v0000992	HD Supply Facilities Maintenance Ltd	:SiteStuff invoice #71729985, PO #293167	P-721770	59550	lavista	01/23/2024	61598000	9222565016	202.97	202.97	0.00	0.00	0.00	0.00	
v0002204	Mayfair Management Group	Management Fees	P-724273	59785	lavista	01/31/2024	61310000	1100059785-1	1,965.10	1,965.10	0.00	0.00	0.00	0.00	
Grand Total									2,296.98	2,296.98	0.00	0.00	0.00	0.00	

Payables Aging Report

Period: 01/2024

As of : 01/31/2024

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Future Invoice	Notes
v0000414	Central Plumbing & Electric Supply Co														0.00
		10yr Smoke Alarms (12)	P-721785	59550	lavista	01/25/2024	61596000 Electrical Repairs	S3604558.001	128.91	128.91	0.00	0.00	0.00	0.00	10yr Smoke Alarms (12)
Total v0000414									128.91	128.91	0.00	0.00	0.00	0.00	
v0000992	HD Supply Facilities Maintenance Ltd														0.00
		:SiteStuff invoice #71729985, PO #293167	P-721770	59550	lavista	01/23/2024	61598000 HVAC Repairs	9222565016	202.97	202.97	0.00	0.00	0.00	0.00	*14x25x1 Fiberglass Air Filter Merv 1, Box Of 12 : 126040 *PO Quantity: 6.0000, Invoice Quantity: 6.00
Total v0000992									202.97	202.97	0.00	0.00	0.00	0.00	
v0002204	Mayfair Management Group														0.00
		Management Fees	P-724273	59785	lavista	01/31/2024	61310000 Management Fees	1100059785-1	1,965.10	1,965.10	0.00	0.00	0.00	0.00	Management Fees
Total v0002204									1,965.10	1,965.10	0.00	0.00	0.00	0.00	
Grand Total									2,296.98	2,296.98	0.00	0.00	0.00	0.00	

Security Deposit Activity

La Vista Apartments (lavista)

Period = 01/2024-01/2024

Property	Unit	Resident Code	Resident	Prior Deposit Billed	Prior Receipts	Current Dep.Billed	Current Receipts	Deposits On Hand	(Prpd)/Delinq Deposits	Deposits Forfeited
lavista	1	t0008931	MARIA SOLIS (Current)	65.00	65.00	0.00	0.00	65.00	0.00	0.00
lavista	10	t0008965	MARIA RODRIGUEZ (Current)	288.00	288.00	0.00	0.00	288.00	0.00	0.00
lavista	11	t0044532	Linda Garces (Current)	177.00	177.00	0.00	0.00	177.00	0.00	0.00
lavista	12	t0062061	Telma Duran (Current)	149.00	149.00	0.00	0.00	149.00	0.00	0.00
lavista	13	t0008968	BERTHA GAMEZ (Current)	79.00	79.00	0.00	0.00	79.00	0.00	0.00
lavista	14	t0008970	HILDA LONGORIA (Current)	169.00	169.00	0.00	0.00	169.00	0.00	0.00
lavista	15	t0065036	Mario Lara (Current)	45.00	45.00	0.00	0.00	45.00	0.00	0.00
lavista	16	t0008933	MARIA LOZANO CANTU (Current)	430.00	430.00	0.00	0.00	430.00	0.00	0.00
lavista	17	t0068356	Leslie Perez (Current)	123.00	123.00	0.00	0.00	123.00	0.00	0.00
lavista	18	t0008951	AZUCENA HERNANDEZ-GONZALEZ (Current)	290.00	290.00	0.00	0.00	290.00	0.00	0.00
lavista	19	t0019775	KARLA OROCIO (Past)	-20.00	-20.00	0.00	0.00	-20.00	0.00	385.00
lavista	19	t0066495	Belinda Gallegos (Current)	437.00	437.00	0.00	0.00	437.00	0.00	0.00
lavista	2	t0061654	Erika Rivera (Current)	662.00	662.00	0.00	0.00	662.00	0.00	0.00
lavista	20	t0008961	BEATRIZ CASTANEDA (Current)	181.00	181.00	0.00	0.00	181.00	0.00	0.00
lavista	21	t0073197	Andrea Cobos (Current)	273.00	273.00	0.00	0.00	273.00	0.00	0.00
lavista	22	t0008954	ARACELI PEREZ (Current)	156.00	156.00	0.00	0.00	156.00	0.00	0.00
lavista	23	t0058187	Jaquie Rivas (Current)	425.00	425.00	0.00	0.00	425.00	0.00	0.00
lavista	24	t0057206	Ernestina Perez (Current)	432.00	432.00	0.00	0.00	432.00	0.00	0.00
lavista	25	t0045845	MIRNA JARAMILLO (Current)	328.00	328.00	0.00	0.00	328.00	0.00	0.00
lavista	26	t0008971	BLANCA OLIVARES (Current)	30.00	30.00	0.00	0.00	30.00	0.00	0.00
lavista	28	t0176945	John Casto (Current)	397.00	397.00	0.00	0.00	397.00	0.00	0.00
lavista	29	t0008944	MARCELINO LOPEZ (Current)	32.00	32.00	0.00	0.00	32.00	0.00	0.00
lavista	3	t0048559	ADAM RODRIGUEZ (Current)	362.00	362.00	0.00	0.00	362.00	0.00	0.00
lavista	30	t0008938	MARICELVA HERRERA (Current)	50.00	50.00	0.00	0.00	50.00	0.00	0.00
lavista	31	t0037903	Ana Maria Medina Alvarez (Current)	582.00	582.00	0.00	0.00	582.00	0.00	0.00
lavista	32	t0066195	Desiree Diaz (Current)	51.00	51.00	0.00	0.00	51.00	0.00	0.00
lavista	33	t0008947	ELIZABETH MARROQUIN (Current)	305.00	305.00	0.00	0.00	305.00	0.00	0.00
lavista	34	t0008939	ORALIA OCHOA (Current)	200.00	200.00	0.00	0.00	200.00	0.00	0.00
lavista	35	t0065178	Guillermina Gonzales (Current)	281.00	281.00	0.00	0.00	281.00	0.00	0.00
lavista	36	t0058661	Maria Olga Solis Cantu (Current)	334.00	334.00	0.00	0.00	334.00	0.00	0.00
lavista	37	t0034339	KIMBERLY REYNA (Current)	74.00	74.00	0.00	0.00	74.00	0.00	0.00
lavista	38	t0008940	AMABELY RIVERA (Current)	51.00	51.00	0.00	0.00	51.00	0.00	0.00
lavista	39	t0058847	Marco Perez (Current)	25.00	25.00	0.00	0.00	25.00	0.00	0.00
lavista	4	t0065031	Juan Blas-Cabrera (Current)	406.00	406.00	0.00	0.00	406.00	0.00	0.00
lavista	40	t0065030	Aylin Puente Garza (Current)	315.00	315.00	0.00	0.00	315.00	0.00	0.00
lavista	41	t0066146	Daisy Ortega (Current)	118.00	118.00	0.00	0.00	118.00	0.00	0.00
lavista	42	t0008950	RALEN MORENO (Current)	326.00	326.00	0.00	0.00	326.00	0.00	0.00
lavista	43	t0034782	LILIANA SANCHEZ (Current)	390.00	390.00	0.00	0.00	390.00	0.00	0.00
lavista	44	t0057922	Mary Garza (Current)	361.00	361.00	0.00	0.00	361.00	0.00	0.00
lavista	45	t0058342	Maria Rodriguez (Current)	508.00	508.00	0.00	0.00	508.00	0.00	0.00

Security Deposit Activity

La Vista Apartments (lavista)

Period = 01/2024-01/2024

Property	Unit	Resident Code	Resident	Prior Deposit Billed	Prior Receipts	Current Dep.Billed	Current Receipts	Deposits On Hand	(Prpd)/Delinq Deposits	Deposits Forfeited
lavista	46	t0042861	Josefina Bustos Bostic (Current)	303.00	303.00	0.00	0.00	303.00	0.00	0.00
lavista	47	t0055475	Dayana Villarreal (Current)	48.00	48.00	0.00	0.00	48.00	0.00	0.00
lavista	48	t0044727	ALICIA SALINAS (Current)	257.00	257.00	0.00	0.00	257.00	0.00	0.00
lavista	5	t0026364	Olivia Villarreal (Current)	201.00	201.00	0.00	0.00	201.00	0.00	0.00
lavista	6	t0021775	Maria E. Najara (Current)	285.00	285.00	0.00	0.00	285.00	0.00	0.00
lavista	7	t0063864	VILMA TELLO (Current)	363.00	363.00	0.00	0.00	363.00	0.00	0.00
lavista	8	t0071756	Nancy Espitia (Current)	55.00	55.00	0.00	0.00	55.00	0.00	0.00
lavista	9	t0008973	RAMIRO RODRIGUEZ (Current)	206.00	206.00	0.00	0.00	206.00	0.00	0.00
lavista				11,605.00	11,605.00	0.00	0.00	11,605.00	0.00	385.00

Property: La Vista Apartments (lavista)

As Of Date: 01/31/2024

Balance Month: 01/2024

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
La Vista Apartments (lavista)															
Current/Notice Residents															
1	c1c_l8a	839	Occupied No Notice	t0008931	SOLIS, MARIA	879.00	rent	695.00	0.00	65.00	06/01/2024	05/31/2025	08/14/2008		0.00
							Total	695.00							
10	a1a_l8a	551	Occupied No Notice	t0008965	RODRIGUEZ, MARIA	665.00	rent	210.00	0.00	288.00	09/01/2022	08/31/2023	09/16/2008		28.00
							haprnt	455.00							
							Total	665.00							
11	a1a_l8a	551	Occupied No Notice	t0044532	Garces, Linda	665.00	rent	0.00	35.00	177.00	07/01/2022	06/30/2023	03/20/2020		0.00
							haprnt	700.00							
							Total	700.00							
12	a1a_l8a	551	Occupied No Notice	t0062061	Duran, Telma	665.00	rent	210.00	0.00	149.00	07/01/2023	06/30/2024	07/31/2022		0.00
							haprnt	455.00							
							Total	665.00							
13	a1a_l8a	551	Occupied No Notice	t0008968	GAMEZ, BERTHA	665.00	rent	429.00	0.00	79.00			09/15/1989		174.00
							haprnt	236.00							
							Total	665.00							
14	a1a_l8a	551	Occupied No Notice	t0008970	LONGORIA, HILDA	665.00	rent	210.00	0.00	169.00	09/01/2022	08/31/2023	03/13/2018		289.00
							haprnt	455.00							
							Total	665.00							
15	a1a_l8a	551	Occupied No Notice	t0065036	Lara, Mario	665.00	rent	0.00	0.00	45.00	12/27/2023	12/26/2024	12/27/2022		0.00
							haprnt	665.00							
							Total	665.00							
16	a1a_l8a	551	Occupied No Notice	t0008933	LOZANO CANTU, MARIA	665.00	rent	128.00	0.00	430.00	02/01/2023	01/31/2024	04/13/2018		0.00
							haprnt	537.00							
							Total	665.00							
17	c1c_l8a	839	Occupied No Notice	t0068356	Perez, Leslie	879.00	rent	10.00	0.00	123.00	08/21/2023	08/20/2024	08/21/2023		-18.00
							haprnt	869.00							
							Total	879.00							
18	c1c_l8a	839	Occupied No Notice	t0008951	HERNANDEZ-GONZALEZ, AZUCENA	879.00	rent	320.00	0.00	290.00			07/01/2014		151.00
							haprnt	559.00							

Property: La Vista Apartments (lavista)

As Of Date: 01/31/2024

Balance Month: 01/2024

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
							Total	879.00							
19	c1c_l8a	839	Occupied No Notice	t0066495	Gallegos, Belinda	879.00	rent	324.00	0.00	437.00	05/01/2023	04/30/2024	05/01/2023		329.00
							haprnt	555.00							
							Total	879.00							
2	c1c_l8a	839	Occupied No Notice	t0061654	Rivera, Erika	879.00	rent	567.00	0.00	662.00	08/01/2023	07/31/2024	08/12/2022		-2,628.00
							haprnt	312.00							
							Total	879.00							
20	c1c_l8a	839	Occupied No Notice	t0008961	CASTANEDA, BEATRIZ	879.00	rent	513.00	0.00	181.00			08/05/2010		1,176.90
							haprnt	366.00							
							Total	879.00							
21	c1c_l8a	839	Occupied No Notice	t0073197	Cobos, Andrea	879.00	rent	160.00	0.00	273.00	11/15/2023	11/14/2024	11/15/2023		170.00
							haprnt	719.00							
							Total	879.00							
22	c1c_l8a	839	Occupied No Notice	t0008954	PEREZ, ARACELI	879.00	rent	0.00	88.00	156.00			07/16/2008		0.00
							haprnt	967.00							
							Total	967.00							
23	c1c_l8a	839	Occupied No Notice	t0058187	Rivas, Jaquie	879.00	rent	103.00	0.00	425.00	06/01/2024	05/31/2025	03/29/2022		1,483.00
							haprnt	776.00							
							Total	879.00							
24	c1c_l8a	839	Occupied No Notice	t0057206	Perez, Ernestina	879.00	rent	398.00	0.00	432.00	03/01/2024	02/28/2025	03/08/2022		2.00
							haprnt	481.00							
							Total	879.00							
25	b1b_l8a	658	Occupied No Notice	t0045845	JARAMILLO, MIRNA	756.00	rent	581.00	0.00	328.00	05/01/2023	04/30/2024	11/01/2022		581.00
							haprnt	175.00							
							Total	756.00							
26	b1b_l8a	658	Occupied No Notice	t0008971	OLIVARES, BLANCA	756.00	rent	170.00	0.00	30.00			05/20/2022		19.00
							haprnt	586.00							
							Total	756.00							
27	b1b_l8a	658	Vacant Unrented Not Ready	VACANT	VACANT	756.00		0.00	0.00	0.00					0.00

Property: La Vista Apartments (lavista)

As Of Date: 01/31/2024

Balance Month: 01/2024

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
							Total	0.00							
28	b1b_l8a	658	Occupied No Notice	t0176945	Casto, John	756.00	rent	328.00	0.00	397.00	03/01/2024	02/28/2025	03/22/2022		0.00
							haprnt	428.00							
							Total	756.00							
29	b1b_l8a	658	Occupied No Notice	t0008944	LOPEZ, MARCELINO	756.00	rent	170.00	0.00	32.00	06/01/2024	05/31/2025	05/31/2024		44.00
							haprnt	586.00							
							Total	756.00							
3	c1c_l8a	839	Occupied No Notice	t0048559	RODRIGUEZ, ADAM	879.00	rent	129.00	0.00	362.00	10/01/2024	09/30/2025	10/05/2020		-141.00
							haprnt	750.00							
							Total	879.00							
30	b1b_l8a	839	Occupied No Notice	t0008938	HERRERA, MARICELVA	756.00	rent	269.00	0.00	50.00	12/01/2023	11/30/2024	02/09/2018		-10.00
							haprnt	487.00							
							Total	756.00							
31	b1b_l8a	658	Occupied No Notice	t0037903	Medina Alvarez, Ana Maria	756.00	rent	422.00	0.00	582.00	06/01/2024	05/31/2025	06/27/2020		403.00
							haprnt	334.00							
							Total	756.00							
32	b1b_l8a	658	Occupied No Notice	t0066195	Diaz, Desiree	756.00	rent	0.00	43.00	51.00	07/06/2023	07/05/2024	07/06/2023		0.00
							haprnt	799.00							
							Total	799.00							
33	b1b_l8a	658	Occupied No Notice	t0008947	MARROQUIN, ELIZABETH	756.00	rent	176.00	0.00	305.00			06/12/2020		-54.00
							haprnt	580.00							
							Total	756.00							
34	b1b_l8a	658	Occupied No Notice	t0008939	OCHOA, ORALIA	756.00	rent	176.00	0.00	200.00	05/01/2024	04/30/2025	05/23/2008		0.00
							haprnt	580.00							
							Total	756.00							
35	b1b_l8a	658	Occupied No Notice	t0065178	Gonzales, Guillermina	756.00	rent	126.00	0.00	281.00	01/06/2024	01/05/2025	01/06/2023		0.00
							haprnt	630.00							
							Total	756.00							
36	b1b_l8a	658	Occupied No Notice	t0058661	Solis Cantu, Maria Olga	756.00	rent	88.00	0.00	334.00	05/01/2024	04/30/2025	05/21/2022		318.87

Property: La Vista Apartments (lavista)

As Of Date: 01/31/2024

Balance Month: 01/2024

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
							haprnt	668.00							
							Total	756.00							
37	b1b_l8a	658	Occupied No Notice	t0034339	REYNA, KIMBERLY	756.00	rent	334.00	0.00	74.00	02/01/2024	01/31/2025	02/14/2019		0.00
							haprnt	422.00							
							Total	756.00							
38	b1b_l8a	658	Occupied No Notice	t0008940	RIVERA, AMABELY	756.00	rent	176.00	0.00	51.00	05/01/2023	04/30/2024	05/23/2008		734.00
							haprnt	580.00							
							Total	756.00							
39	b1b_l8a	658	Occupied No Notice	t0058847	Perez, Marco	756.00	rent	450.00	0.00	25.00	05/01/2024	04/30/2025	05/27/2022		8,442.00
							haprnt	306.00							
							Total	756.00							
4	c1c_l8a	839	Occupied No Notice	t0065031	Blas-Cabrera, Juan	879.00	rent	293.00	0.00	406.00	12/30/2022	12/29/2023	12/30/2022		-1,605.00
							haprnt	586.00							
							Total	879.00							
40	b1b_l8a	658	Occupied No Notice	t0065030	Puente Garza, Aylin	756.00	rent	206.00	0.00	315.00	12/01/2023	11/30/2024	12/27/2022		3.00
							haprnt	550.00							
							Total	756.00							
41	b1b_l8a	658	Occupied No Notice	t0066146	Ortega, Daisy	756.00	rent	24.00	0.00	118.00	04/05/2023	04/04/2024	04/05/2023		-34.00
							haprnt	732.00							
							Total	756.00							
42	b1b_l8a	658	Occupied No Notice	t0008950	MORENO, RALEN	756.00	rent	313.00	0.00	326.00	06/01/2024	05/31/2025	01/04/2022		387.00
							haprnt	443.00							
							Total	756.00							
43	b1b_l8a	658	Occupied No Notice	t0034782	SANCHEZ, LILIANA	756.00	rent	631.00	0.00	390.00	07/01/2022	06/30/2023	03/04/2019		-1,536.00
							Total	631.00							
44	b1b_l8a	658	Occupied No Notice	t0057922	Garza, Mary	756.00	rent	0.00	69.00	361.00	03/01/2024	02/28/2025	03/21/2022		-193.17
							haprnt	825.00							
							Total	825.00							
45	b1b_l8a	658	Occupied No Notice	t0058342	Rodriguez, Maria	756.00	rent	232.00	0.00	508.00	06/01/2023	05/31/2024	06/25/2022		-1,707.00

Property: La Vista Apartments (lavista)

As Of Date: 01/31/2024

Balance Month: 01/2024

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
							haprnt	524.00							
							Total	756.00							
46	b1b_l8a	658	Occupied No Notice	t0042861	Bustos Bostic, Josefina	756.00	rent	0.00	46.00	303.00	11/01/2023	10/31/2024	11/01/2022		0.00
							haprnt	802.00							
							Total	802.00							
47	b1b_l8a	658	Occupied No Notice	t0055475	Villarreal, Dayana	756.00	rent	0.00	46.00	48.00	10/01/2024	09/30/2025	10/21/2021		0.00
							haprnt	802.00							
							Total	802.00							
48	b1b_l8a	658	Occupied No Notice	t0044727	SALINAS, ALICIA	756.00	rent	662.00	0.00	257.00	04/01/2023	03/31/2024	04/02/2020		-313.00
							Total	662.00							
5	c1c_l8a	839	Occupied No Notice	t0026364	Villarreal, Olivia	879.00	rent	477.00	0.00	201.00	03/01/2023	02/29/2024	03/20/2019		3,374.00
							haprnt	402.00							
							Total	879.00							
6	c1c_l8a	839	Occupied No Notice	t0021775	Najara, Maria E.	879.00	rent	377.00	0.00	285.00	05/01/2024	04/30/2025	12/21/2018		-1,154.00
							haprnt	502.00							
							Total	879.00							
7	c1c_l8a	839	Occupied No Notice	t0063864	TELLO, VILMA	879.00	rent	82.00	0.00	363.00	11/28/2023	11/27/2024	11/28/2022		-15.00
							haprnt	797.00							
							Total	879.00							
8	c1c_l8a	839	Occupied No Notice	t0071756	Espitia, Nancy	879.00	rent	0.00	58.00	55.00	09/06/2023	09/05/2024	09/06/2023		0.00
							haprnt	937.00							
							Total	937.00							
9	a1a_l8a	839	Occupied No Notice	t0008973	RODRIGUEZ, RAMIRO	665.00	rent	219.00	0.00	206.00	01/01/2024	12/31/2024	01/05/2009		0.00
							haprnt	446.00							
							Total	665.00							
(lavista)	Total					37,528.00		36,754.00	385.00	11,625.00					8,700.60

Summary Groups	Square Footage	Market Rent	Lease Charges	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% SQFT Occupancy	Balance
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Property: La Vista Apartments (lavista)

As Of Date: 01/31/2024

Balance Month: 01/2024

Unit	Unit Type	Unit Sq Ft	Unit/ Lease Status	Resident	Name	Market Rent	Charge Code	Amount	U.R. Amount	Resident Deposit	Lease From	Lease Expiration	Move In Date	Move Out Date	Balance
Current/Notice Residents									36,754.00	11,625.00	0.00				8,700.60
Future Residents/Applicants									0.00	0.00	0.00				0.00
Occupied Units							33,435.00	36,772.00				47	97.91	98.06	
Vacant Units							658.00	756.00				1	2.08	1.93	
Totals							34,093.00	37,528.00	36,754.00	11,625.00	0.00	48	100.00	100.00	8,700.60

Summary of Charges by Charge Code

(Current/Notice residents only)

Note: 50059 Tenants only.

Charge Code	Amount
haprnt	25,366.00
rent	9,400.00
Utility Reimbursement	385.00
Total	35,151.00

Summary of Charges by Charge Code

(Current/Notice residents only)

Note: This table does not include rent and hap charges for 50059 tenants.

Charge Code	Amount
rent	1,988.00
Total	1,988.00

Payment Summary

Property=lavista AND mm/yy=01/2024-01/2024 AND All Checks=Yes AND Include Voids=No Voids
 AND Payment Method=All AND Include Adjustments=No

Bank	Check#	Vendor	Check Date	Post Month	Total Amount	Date Reconciled
op_vista - La Vista Apartments	302507	v0002204 - Mayfair Management Group	01/02/2024	01/2024	1,965.86	01/31/2024
op_vista - La Vista Apartments	302508	v0002204 - Mayfair Management Group	01/02/2024	01/2024	3,674.90	01/31/2024
op_vista - La Vista Apartments	302509	v0002204 - Mayfair Management Group	01/03/2024	01/2024	794.40	01/31/2024
op_vista - La Vista Apartments	302510	t0042861 - Bustos Bostic	01/04/2024	01/2024	46.00	01/31/2024
op_vista - La Vista Apartments	302511	t0066195 - Diaz	01/04/2024	01/2024	43.00	01/31/2024
op_vista - La Vista Apartments	302512	t0071756 - Espitia	01/04/2024	01/2024	58.00	01/31/2024
op_vista - La Vista Apartments	302513	t0044532 - Garces	01/04/2024	01/2024	35.00	01/31/2024
op_vista - La Vista Apartments	302514	t0057922 - Garza	01/04/2024	01/2024	69.00	01/31/2024
op_vista - La Vista Apartments	302515	t0065036 - Lara	01/04/2024	01/2024	15.00	
op_vista - La Vista Apartments	302516	t0008954 - PEREZ	01/04/2024	01/2024	88.00	01/31/2024
op_vista - La Vista Apartments	302517	t0055475 - Villarreal	01/04/2024	01/2024	46.00	01/31/2024
op_vista - La Vista Apartments	302518	v0000951 - Green Mountain Energy	01/09/2024	01/2024	89.60	01/31/2024
op_vista - La Vista Apartments	302519	v0002204 - Mayfair Management Group	01/09/2024	01/2024	648.15	01/31/2024
op_vista - La Vista Apartments	302520	v0002040 - Time Warner	01/11/2024	01/2024	120.58	01/31/2024
op_vista - La Vista Apartments	302521	v0002525 - Apartments 24-7.com	01/11/2024	01/2024	58.90	01/31/2024
op_vista - La Vista Apartments	302522	v0001957 - DEX Imaging Inc	01/11/2024	01/2024	137.65	01/31/2024
op_vista - La Vista Apartments	302523	v0001978 - Texas Dept of Housing & Community Affai...	01/11/2024	01/2024	1,920.00	01/31/2024
op_vista - La Vista Apartments	302524	v0002204 - Mayfair Management Group	01/17/2024	01/2024	2,956.65	01/31/2024
op_vista - La Vista Apartments	302525	v0002204 - Mayfair Management Group	01/18/2024	01/2024	61.27	01/31/2024
op_vista - La Vista Apartments	302526	v0001339 - McAllen Public Utilities	01/18/2024	01/2024	1,493.39	01/31/2024
op_vista - La Vista Apartments	302527	v0001597 - PRO Cleaning Enterprises LLC	01/18/2024	01/2024	389.70	01/31/2024
op_vista - La Vista Apartments	302528	v0001627 - R & S Lawn Care Service	01/18/2024	01/2024	850.00	01/31/2024
op_vista - La Vista Apartments	302529	v0001982 - Texas Gas Service	01/23/2024	01/2024	761.95	01/31/2024
op_vista - La Vista Apartments	302530	v0000804 - Carahsoft Technology Corp	01/25/2024	01/2024	15.98	
op_vista - La Vista Apartments	302531	v0000838 - FedEx	01/25/2024	01/2024	24.29	01/31/2024
op_vista - La Vista Apartments	302532	v0001523 - Pacific Telemanagement Services	01/25/2024	01/2024	157.50	
op_vista - La Vista Apartments	302533	v0002111 - Valley's Best Pest Control	01/25/2024	01/2024	189.43	
op_vista - La Vista Apartments	302534	v0006230 - Vector Endeavors,LLC	01/25/2024	01/2024	2,734.72	01/31/2024
op_vista - La Vista Apartments	302535	v0002204 - Mayfair Management Group	01/26/2024	01/2024	106.98	01/31/2024
op_vista - La Vista Apartments	302536	v0002204 - Mayfair Management Group	01/30/2024	01/2024	853.51	01/31/2024
op_vista - La Vista Apartments	302537	v0002040 - Time Warner	01/30/2024	01/2024	241.64	01/31/2024
					20,647.05	

La Vista Apartments
Bank Reconciliation Report
1/31/2024

2/1/2024

Posted by: lhc on 2/1/2024

Balance Per Bank Statement as of 1/31/2024 **182,065.44**

Outstanding Checks

Check Date	Check Number	Payee	Amount
10/5/2023	302404	t0071756 - Espitia	106.00
12/11/2023	302489	t0054286 - Valdez	776.00
1/4/2024	302515	t0065036 - Lara	15.00
1/25/2024	302530	v0000804 - Carahsoft Technology Corp	15.98
1/25/2024	302532	v0001523 - Pacific Telemanagement Services	157.50
1/25/2024	302533	v0002111 - Valley's Best Pest Control	189.43
Less:	Outstanding Checks		1,259.91
	Reconciled Bank Balance		180,805.53

Balance per GL as of 1/31/2024 **180,805.53**

Reconciled Balance Per G/L **180,805.53**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/2/2023	302440	t0071756 - Espitia	58.00	1/31/2024
12/1/2023	302473	t0071756 - Espitia	58.00	1/31/2024
12/20/2023	302497	v0000804 - Carahsoft Technology Corp	15.98	1/31/2024
12/28/2023	302503	v0000428 - Chapman Engineering c/o Environmental Fuel Systems	1,150.00	1/31/2024
12/28/2023	302504	v0001597 - PRO Cleaning Enterprises LLC	752.34	1/31/2024
12/28/2023	302505	v0000992 - HD Supply Facilities Maintenance Ltd	194.29	1/31/2024
12/29/2023	302506	v0002085 - TXU Energy - 650638	455.86	1/31/2024
1/2/2024	302507	v0002204 - Mayfair Management Group	1,965.86	1/31/2024
1/2/2024	302508	v0002204 - Mayfair Management Group	3,674.90	1/31/2024
1/3/2024	302509	v0002204 - Mayfair Management Group	794.40	1/31/2024
1/4/2024	302510	t0042861 - Bustos Bostic	46.00	1/31/2024
1/4/2024	302511	t0066195 - Diaz	43.00	1/31/2024
1/4/2024	302512	t0071756 - Espitia	58.00	1/31/2024
1/4/2024	302513	t0044532 - Garces	35.00	1/31/2024
1/4/2024	302514	t0057922 - Garza	69.00	1/31/2024
1/4/2024	302516	t0008954 - PEREZ	88.00	1/31/2024
1/4/2024	302517	t0055475 - Villarreal	46.00	1/31/2024
1/9/2024	302518	v0000951 - Green Mountain Energy	89.60	1/31/2024
1/9/2024	302519	v0002204 - Mayfair Management Group	648.15	1/31/2024
1/11/2024	302520	v0002040 - Time Warner	120.58	1/31/2024
1/11/2024	302521	v0002525 - Apartments 24-7.com	58.90	1/31/2024
1/11/2024	302522	v0001957 - DEX Imaging Inc	137.65	1/31/2024
1/11/2024	302523	v0001978 - Texas Dept of Housing & Community Affairs -13941D1	1,920.00	1/31/2024

La Vista Apartments
Bank Reconciliation Report
1/31/2024

2/1/2024

Posted by: lhc on 2/1/2024

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/17/2024	302524	v0002204 - Mayfair Management Group	2,956.65	1/31/2024
1/18/2024	302525	v0002204 - Mayfair Management Group	61.27	1/31/2024
1/18/2024	302526	v0001339 - McAllen Public Utilities	1,493.39	1/31/2024
1/18/2024	302527	v0001597 - PRO Cleaning Enterprises LLC	389.70	1/31/2024
1/18/2024	302528	v0001627 - R & S Lawn Care Service	850.00	1/31/2024
1/23/2024	302529	v0001982 - Texas Gas Service	761.95	1/31/2024
1/25/2024	302531	v0000838 - FedEx	24.29	1/31/2024
1/25/2024	302534	v0006230 - Vector Endeavors,LLC	2,734.72	1/31/2024
1/26/2024	302535	v0002204 - Mayfair Management Group	106.98	1/31/2024
1/30/2024	302536	v0002204 - Mayfair Management Group	853.51	1/31/2024
1/30/2024	302537	v0002040 - Time Warner	241.64	1/31/2024
Total Cleared Checks			22,953.61	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/1/2024	817		23,361.00	1/31/2024
1/3/2024	816		2,704.00	1/31/2024
1/4/2024	818		4,534.00	1/31/2024
1/8/2024	819		2,470.00	1/31/2024
1/12/2024	820		330.00	1/31/2024
1/19/2024	821		1,818.00	1/31/2024
1/24/2024	822		200.00	1/31/2024
Total Cleared Deposits			35,417.00	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/3/2024	JE 278971	01.2024 La Vista Loan PMT	-12,122.88	1/31/2024
Total Cleared Other Items			-12,122.88	

La Vista Security Deposit
Bank Reconciliation Report
1/31/2024

2/1/2024

Posted by: lhc on 2/1/2024

Balance Per Bank Statement as of 1/31/2024		14,914.19
Reconciled Bank Balance		14,914.19
		14,914.19
Balance per GL as of 1/31/2024		14,914.19
Reconciled Balance Per G/L		14,914.19
		14,914.19
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/31/2024	JE 281922	01.2024 Bank Interest	34.66	1/31/2024
Total Cleared Other Items			34.66	

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
11200000				Cash - Operating					178,158.46 = Beginning Balance =	
lavista	La Vista Apart...	01/01/2024	01/2024	PEREZ (t0008954)	R-26...	:credit	0.00	40.00	178,118.46	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	PEREZ (t0008954)	R-26...	:credit	40.00	0.00	178,158.46	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	MARROQUIN (t0008947)	R-26...	:credit	0.00	37.00	178,121.46	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	MARROQUIN (t0008947)	R-26...	:credit	37.00	0.00	178,158.46	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	HERRERA (t0008938)	R-26...	none	5.00	0.00	178,163.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	HERRERA (t0008938)	R-26...	none	0.00	5.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	MORENO (t0008950)	R-26...	none	22.00	0.00	178,180.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	MORENO (t0008950)	R-26...	none	0.00	22.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Rodriguez (t0058342)	R-26...	none	232.00	0.00	178,390.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Rodriguez (t0058342)	R-26...	none	0.00	232.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	8.00	0.00	178,166.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	2.00	0.00	178,168.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	0.00	8.00	178,160.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	0.00	2.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	0.00	8.00	178,150.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	8.00	0.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	13.00	0.00	178,171.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	364.00	0.00	178,535.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	0.00	13.00	178,522.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	0.00	364.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	16.00	0.00	178,174.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	0.00	16.00	178,158.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	TELLO (t0063864)	R-26...	none	7.00	0.00	178,165.46	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	TELLO (t0063864)	R-26...	none	0.00	7.00	178,158.46	:Prog Gen prepayment transfer
				Receipt Batch 569867			23,361.00		201,519.46	
				Check Batch 40084				1,965.86	199,553.60	
				Check Batch 40087				3,674.90	195,878.70	
				Check Batch 40101				794.40	195,084.30	
				Receipt Batch 569852			2,704.00		197,788.30	
				Journal Batch 185323				12,122.88	185,665.42	
				Check Batch 40124				400.00	185,265.42	
				Receipt Batch 570204			4,534.00		189,799.42	
				Receipt Batch 570855			2,470.00		192,269.42	
				Check Batch 40179				89.60	192,179.82	
				Check Batch 40197				648.15	191,531.67	
				Check Batch 40208				120.58	191,411.09	
				Check Batch 40214				2,116.55	189,294.54	

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Receipt Batch 572690			330.00		189,624.54	
				Check Batch 40255				2,956.65	186,667.89	
				Check Batch 40272				61.27	186,606.62	
				Check Batch 40275				1,493.39	185,113.23	
				Check Batch 40278				1,239.70	183,873.53	
				Receipt Batch 574022			1,818.00		185,691.53	
				Check Batch 40298				761.95	184,929.58	
				Receipt Batch 574553			200.00		185,129.58	
				Check Batch 40343				3,121.92	182,007.66	
				Check Batch 40354				106.98	181,900.68	
				Check Batch 40380				853.51	181,047.17	
				Check Batch 40390				241.64	180,805.53	
				Net Change=2,647.07			36,171.00	33,523.93	180,805.53	= Ending Balance =
11700000				Cash - Security Deposits					14,879.53	= Beginning Balance =
				Journal Batch 187879			34.66		14,914.19	
				Net Change=34.66			34.66	0.00	14,914.19	= Ending Balance =
11910000				Cash - Partnership Money Market					116,427.12	= Beginning Balance =
				Journal Batch 188251			204.74		116,631.86	
				Net Change=204.74			204.74	0.00	116,631.86	= Ending Balance =
12100000				Receivable - Tenants					12,583.60	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	PEREZ (t0008954)	R-26...	:credit	40.00	0.00	12,623.60	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	PEREZ (t0008954)	R-26...	:credit	0.00	40.00	12,583.60	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	MARROQUIN (t0008947)	R-26...	:credit	37.00	0.00	12,620.60	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	MARROQUIN (t0008947)	R-26...	:credit	0.00	37.00	12,583.60	:HAP Prog Gen HUD Repay-Expense Recove...
lavista	La Vista Apart...	01/01/2024	01/2024	HERRERA (t0008938)	R-26...	none	0.00	5.00	12,578.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	MORENO (t0008950)	R-26...	none	0.00	22.00	12,556.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Rodriguez (t0058342)	R-26...	none	0.00	232.00	12,324.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	0.00	2.00	12,322.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	0.00	8.00	12,314.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	0.00	8.00	12,306.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	0.00	13.00	12,293.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	0.00	364.00	11,929.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	0.00	16.00	11,913.60	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	TELLO (t0063864)	R-26...	none	0.00	7.00	11,906.60	:Prog Gen prepayment transfer
				Receipt Batch 569063				366.00	11,540.60	

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Receipt Batch 569867			312.00		11,852.60	
				Charge Batch 243826			160.00		12,012.60	
				Charge Batch 245479				312.00	11,700.60	
				Charge Batch 245480			9,008.00		20,708.60	
				Charge Batch 247042			2,123.00		22,831.60	
				Receipt Batch 569852				1,762.00	21,069.60	
				Receipt Batch 570100				22.00	21,047.60	
				Receipt Batch 570204				3,699.00	17,348.60	
				Receipt Batch 570855				2,068.00	15,280.60	
				Receipt Batch 572690				330.00	14,950.60	
				Charge Batch 248404				510.00	14,440.60	
				Receipt Batch 574022				771.00	13,669.60	
				Receipt Batch 574553				176.00	13,493.60	
				Receipt Batch 574654				24.00	13,469.60	
				Net Change=886.00			11,680.00	10,794.00	13,469.60	= Ending Balance =
12300000				HAP Accounts Receivable					-140.00	= Beginning Balance =
				Receipt Batch 569867				23,673.00	-23,813.00	
				Charge Batch 243826			719.00		-23,094.00	
				Charge Batch 245480			24,015.00		921.00	
				Charge Batch 248404			510.00		1,431.00	
				Net Change=1,571.00			25,244.00	23,673.00	1,431.00	= Ending Balance =
12500000				HAP Suspense Receivable					513.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	513.00	= Ending Balance =
13100000				Prepaid Insurance					26,148.34	= Beginning Balance =
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Property Insurance	J-282174		0.00	2,614.83	23,533.51	Property Insurance
				Net Change=-2,614.83			0.00	2,614.83	23,533.51	= Ending Balance =
13300000				Prepaid Payroll					3,987.05	= Beginning Balance =
				Net Change=0.00			0.00	0.00	3,987.05	= Ending Balance =
13400000				Prepaid Other					304,155.14	= Beginning Balance =
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Expense	J-282177		0.00	160.00	303,995.14	Compliance Fee
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Expense	J-282177		1,920.00	0.00	305,915.14	2024 Annual Compliance Fee
lavista	La Vista Apart...	01/31/2024	01/2024	Pacific 02/01/24-02/29/24 :Rev...	J-282218		75.00	0.00	305,990.14	Pacific 02/01/24-02/29/24
				Net Change=1,835.00			1,995.00	160.00	305,990.14	= Ending Balance =

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
14100000				Replacement Reserve					173,444.03	= Beginning Balance =
				Journal Batch 185323			1,200.00		174,644.03	
				Net Change=1,200.00			1,200.00	0.00	174,644.03	= Ending Balance =
14400000				Insurance Escrow					40,391.83	= Beginning Balance =
				Journal Batch 185323			1,802.18		42,194.01	
				Net Change=1,802.18			1,802.18	0.00	42,194.01	= Ending Balance =
16130000				Building					1,288,588.73	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,288,588.73	= Ending Balance =
16210000				Land Improvements					540,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	540,000.00	= Ending Balance =
16280000				General Land Improvements					52,020.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	52,020.00	= Ending Balance =
16410000				Furniture Fixtures and Equipment					26,245.77	= Beginning Balance =
				Net Change=0.00			0.00	0.00	26,245.77	= Ending Balance =
16420000				Equipment					126,726.19	= Beginning Balance =
				Net Change=0.00			0.00	0.00	126,726.19	= Ending Balance =
16710000				Accumulated Depreciation					-956,016.74	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-956,016.74	= Ending Balance =
17110000				Financing Costs					186,947.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	186,947.00	= Ending Balance =
17130000				Tax Credit Fees					17,697.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	17,697.00	= Ending Balance =
17150000				Accumulated Amortization					-94,317.84	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-94,317.84	= Ending Balance =
17151000				Accumulated Amortization Tax...					-16,705.60	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-16,705.60	= Ending Balance =

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
21100000				Accounts Payable					-2,565.86	= Beginning Balance =
				Payable Batch 59276				196.55	-2,762.41	
				Payable Batch 59393				3,974.42	-6,736.83	
				Payable Batch 59259				89.60	-6,826.43	
				Payable Batch 58619				400.00	-7,226.43	
				Payable Batch 59038				794.40	-8,020.83	
				Payable Batch 59321				48.15	-8,068.98	
				Payable Batch 59426				61.27	-8,130.25	
				Check Batch 40084			1,965.86		-6,164.39	
				Check Batch 40087			3,674.90		-2,489.49	
				Payable Batch 59070				3,358.95	-5,848.44	
				Payable Batch 59072				158.37	-6,006.81	
				Payable Batch 59073				157.58	-6,164.39	
				Check Batch 40101			794.40		-5,369.99	
				Check Batch 40124			400.00		-4,969.99	
				Payable Batch 59318				1,920.00	-6,889.99	
				Check Batch 40179			89.60		-6,800.39	
				Check Batch 40197			648.15		-6,152.24	
				Payable Batch 59358				120.58	-6,272.82	
				Check Batch 40208			120.58		-6,152.24	
				Check Batch 40214			2,116.55		-4,035.69	
				Payable Batch 59472				197.77	-4,233.46	
				Payable Batch 59411				1,493.39	-5,726.85	
				Payable Batch 59563				241.64	-5,968.49	
				Payable Batch 59405				96.24	-6,064.73	
				Payable Batch 59493				106.98	-6,171.71	
				Payable Batch 59481				761.95	-6,933.66	
				Check Batch 40255			2,956.65		-3,977.01	
				Payable Batch 59414				2,620.84	-6,597.85	
				Payable Batch 59417				112.08	-6,709.93	
				Payable Batch 59418				127.49	-6,837.42	
				Check Batch 40272			61.27		-6,776.15	
				Check Batch 40275			1,493.39		-5,282.76	
				Check Batch 40278			1,239.70		-4,043.06	
				Check Batch 40298			761.95		-3,281.11	
				Payable Batch 59550				331.88	-3,612.99	
				Payable Batch 59533				189.43	-3,802.42	

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Check Batch 40343			3,121.92		-680.50	
				Check Batch 40354			106.98		-573.52	
				Check Batch 40380			853.51		279.99	
				Check Batch 40390			241.64		521.63	
				Payable Batch 59604				801.07	-279.44	
				Payable Batch 59606				48.44	-327.88	
				Payable Batch 59607				4.00	-331.88	
				Payable Batch 59785				1,965.10	-2,296.98	
				Net Change=268.88			20,647.05	20,378.17	-2,296.98	= Ending Balance =
22200000				Accrued Ground Lease					-3,732.00	= Beginning Balance =
				Journal Batch 188048				311.00	-4,043.00	
				Net Change=-311.00			0.00	311.00	-4,043.00	= Ending Balance =
22400000				Interest Payable -Mortgage					-6,522.44	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-6,522.44	= Ending Balance =
22920000				Other Accrued Expenses					-685.51	= Beginning Balance =
				Journal Batch 185916			451.27		-234.24	
				Journal Batch 185919			96.24		-138.00	
				Journal Batch 186491			138.00		0.00	
				Journal Batch 188089				426.98	-426.98	
				Journal Batch 188785				138.00	-564.98	
				Journal Batch 188827				1,000.00	-1,564.98	
				Net Change=-879.47			685.51	1,564.98	-1,564.98	= Ending Balance =
23100000				Rent Prepayment Liability					-5,022.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	HERRERA (t0008938)	R-26...	none	5.00	0.00	-5,017.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	MORENO (t0008950)	R-26...	none	22.00	0.00	-4,995.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Rodriguez (t0058342)	R-26...	none	232.00	0.00	-4,763.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	2.00	0.00	-4,761.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Perez (t0068356)	R-26...	none	8.00	0.00	-4,753.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	8.00	0.00	-4,745.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	13.00	0.00	-4,732.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Najara (t0021775)	R-26...	none	364.00	0.00	-4,368.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	Ortega (t0066146)	R-26...	none	16.00	0.00	-4,352.00	:Prog Gen prepayment transfer
lavista	La Vista Apart...	01/01/2024	01/2024	TELLO (t0063864)	R-26...	none	7.00	0.00	-4,345.00	:Prog Gen prepayment transfer
				Receipt Batch 569063			366.00		-3,979.00	

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Receipt Batch 569852				942.00	-4,921.00	
				Receipt Batch 570100			22.00		-4,899.00	
				Receipt Batch 570204				835.00	-5,734.00	
				Receipt Batch 570855				402.00	-6,136.00	
				Receipt Batch 574022				1,047.00	-7,183.00	
				Receipt Batch 574553				24.00	-7,207.00	
				Receipt Batch 574654			24.00		-7,183.00	
				Net Change=-2,161.00			1,089.00	3,250.00	-7,183.00	= Ending Balance =
23300000				HAP Repayment					415.00	= Beginning Balance =
				Charge Batch 245479			389.00		804.00	
				Net Change=389.00			389.00	0.00	804.00	= Ending Balance =
23750000				Unclaimed Security Deposit Re...					-290.02	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-290.02	= Ending Balance =
23800000				HAP Suspense Clearing					-630.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-630.00	= Ending Balance =
24100000				Tenant Security Deposit					-11,605.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-11,605.00	= Ending Balance =
24400000				Tenant Deposit Clearing					776.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	776.00	= Ending Balance =
25500000				Partnership Management Fee					-182,089.82	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-182,089.82	= Ending Balance =
26130000				Mortgage Note Payable					-986,675.57	= Beginning Balance =
lavista	La Vista Apart...	01/03/2024	01/2024	01.2024 La Vista Loan PMT	J-278971		2,813.97	0.00	-983,861.60	La Vista Loan PMT
				Net Change=2,813.97			2,813.97	0.00	-983,861.60	= Ending Balance =
31100000				Partner Capital					-1,195,664.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-1,195,664.00	= Ending Balance =
31500000				Partner Contributions					-100.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-100.00	= Ending Balance =

General Ledger

Period = Jan 2024

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
32100000				Retained Earnings					53,785.93 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	53,785.93 = Ending Balance =	
32200000				Retained Earnings Prior Years					298,872.68 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	298,872.68 = Ending Balance =	
42110000				Gross Potential Rent					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/31/2024	01/2024	:PostAffMRent function generat...	J-282145		0.00	37,456.00	-37,456.00	Market Rent - for current month
				Net Change=-37,456.00			0.00	37,456.00	-37,456.00 = Ending Balance =	
42200000				Rent - Residential					0.00 = Beginning Balance =	
				Charge Batch 243826				160.00	-160.00	
				Charge Batch 245480				9,008.00	-9,168.00	
				Charge Batch 247042				2,123.00	-11,291.00	
				Charge Batch 248404			510.00		-10,781.00	
				Journal Batch 188028			10,781.00		0.00	
				Net Change=0.00			11,291.00	11,291.00	0.00 = Ending Balance =	
42220000				Rent - HAP					0.00 = Beginning Balance =	
				Charge Batch 243826				719.00	-719.00	
				Charge Batch 245480				24,015.00	-24,734.00	
				Charge Batch 248404				510.00	-25,244.00	
				Journal Batch 188028			25,244.00		0.00	
				Net Change=0.00			25,244.00	25,244.00	0.00 = Ending Balance =	
42291000				Utility Reimbursements					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/01/2024	01/2024	Garces (t0044532)	P-709128	:URP ...	35.00	0.00	35.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Lara (t0065036)	P-709129	:URP ...	15.00	0.00	50.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	PEREZ (t0008954)	P-709130	:URP ...	88.00	0.00	138.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Diaz (t0066195)	P-709131	:URP ...	43.00	0.00	181.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Garza (t0057922)	P-709134	:URP ...	69.00	0.00	250.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Bustos Bostic (t0042861)	P-709135	:URP ...	46.00	0.00	296.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Villarreal (t0055475)	P-709138	:URP ...	46.00	0.00	342.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Espitia (t0071756)	P-709139	:URP ...	58.00	0.00	400.00	Util Reimbursement 1/1/2024 to 1/31/2024
lavista	La Vista Apart...	01/31/2024	01/2024	:PostAffMRent function generat...	J-282145		0.00	400.00	0.00	Utiliy Reimbursement - for curre
				Net Change=0.00			400.00	400.00	0.00 = Ending Balance =	
42910000				Less: Vacancy Loss					0.00 = Beginning Balance =	

General Ledger

Period = Jan 2024

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
lavista	La Vista Apart...	01/31/2024	01/2024	:PostAffMRent function generat...	J-282145		1,831.00	0.00	1,831.00	Vacancy - for current month
				Net Change=1,831.00			1,831.00	0.00	1,831.00	= Ending Balance =
43999000				InterestIncome					0.00	= Beginning Balance =
				Journal Batch 187879				34.66	-34.66	
				Journal Batch 188251				204.74	-239.40	
				Net Change=-239.40			0.00	239.40	-239.40	= Ending Balance =
43999200				Agreement Expense Recovery					0.00	= Beginning Balance =
				Charge Batch 245479				77.00	-77.00	
				Net Change=-77.00			0.00	77.00	-77.00	= Ending Balance =
61110000				Answering Service					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	Mayfair Management Group (v...	P-715275	01.20...	60.00	0.00	60.00	Call Automation (01/2024)
				Net Change=60.00			60.00	0.00	60.00	= Ending Balance =
61120000				Bank Fees					0.00	= Beginning Balance =
				Payable Batch 59493			106.98		106.98	
				Net Change=106.98			106.98	0.00	106.98	= Ending Balance =
61130000				Computer Costs					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	Mayfair Management Group (v...	P-715275	01.20...	348.00	0.00	348.00	Yardi & Office 365 Software (01/2024)
				Net Change=348.00			348.00	0.00	348.00	= Ending Balance =
61140000				Credit Services					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/13/2024	01/2024	Carahsoft Technology Corp (v...	P-720533	IN15...	15.98	0.00	15.98	Security Monitoring Fee 12/01/23-12/31/23
				Net Change=15.98			15.98	0.00	15.98	= Ending Balance =
61170000				State Compliance Fees					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/08/2024	01/2024	Texas Dept of Housing & Com...	P-717340	60194	1,920.00	0.00	1,920.00	2024 Annual Compliance Fee
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Expense	J-282177		0.00	1,920.00	0.00	2024 Annual Compliance Fee
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Expense	J-282177		160.00	0.00	160.00	Compliance Fee
				Net Change=160.00			2,080.00	1,920.00	160.00	= Ending Balance =
61191000				Furniture / Equipment Rental					0.00	= Beginning Balance =
lavista	La Vista Apart...	12/20/2023	01/2024	DEX Imaging Inc (v0001957)	P-717025	AR10...	137.65	0.00	137.65	Contract base rate for the 12/20/2023 to 01/1...
lavista	La Vista Apart...	01/01/2024	01/2024	:Reversal of J-280495	J-280496	:Rever...	0.00	138.00	-0.35	12.2023 Accrued Expense
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Office Printer :Revers...	J-283068		138.00	0.00	137.65	01.2024 Office Printer

General Ledger

Period = Jan 2024

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Net Change=137.65			275.65	138.00	137.65	= Ending Balance =
61194000				Meals and Entertainment					0.00	= Beginning Balance =
				Journal Batch 185919				96.24	-96.24	
				Payable Batch 59405			96.24		0.00	
				Net Change=0.00			96.24	96.24	0.00	= Ending Balance =
61199300				Postage / Delivery					0.00	= Beginning Balance =
				Payable Batch 59426			61.27		61.27	
				Payable Batch 59472			24.29		85.56	
				Net Change=85.56			85.56	0.00	85.56	= Ending Balance =
61199700				Telephone / Internet					0.00	= Beginning Balance =
				Payable Batch 59358			120.58		120.58	
				Payable Batch 59563			241.64		362.22	
				Payable Batch 59472			157.50		519.72	
				Journal Batch 188088				75.00	444.72	
				Net Change=444.72			519.72	75.00	444.72	= Ending Balance =
61199930				Recruiting					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	Mayfair Management Group (v...	P-717467	Assure...	48.15	0.00	48.15	New hire R Vasquez
				Net Change=48.15			48.15	0.00	48.15	= Ending Balance =
61260000				Market Analysis					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	Mayfair Management Group (v...	P-715275	01.20...	26.40	0.00	26.40	Marketing Analytics (01/2024)
				Net Change=26.40			26.40	0.00	26.40	= Ending Balance =
61270000				Advertising					0.00	= Beginning Balance =
lavista	La Vista Apart...	12/26/2023	01/2024	Apartments 24-7.com (v0002525)	P-717024	537861	58.90	0.00	58.90	Interactive Internet Marketing 01/2024
lavista	La Vista Apart...	01/01/2024	01/2024	Mayfair Management Group (v...	P-715275	01.20...	79.20	0.00	138.10	Rent Cafe Online (01/2024)
				Net Change=138.10			138.10	0.00	138.10	= Ending Balance =
61310000				Management Fees					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/31/2024	01/2024	Mayfair Management Group (v...	P-724273	1100...	1,965.10	0.00	1,965.10	Management Fees
				Net Change=1,965.10			1,965.10	0.00	1,965.10	= Ending Balance =
61410000				Management Salaries					0.00	= Beginning Balance =
				Payable Batch 59070			726.92		726.92	

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
				Payable Batch 59414			726.92		1,453.84	
				Payable Batch 59604			726.92		2,180.76	
				Net Change=2,180.76			2,180.76	0.00	2,180.76	= Ending Balance =
61420000				Maintenance Wages					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/02/2024	01/2024	Mayfair Management Group (v...	P-715573	Payroll...	1,805.61	0.00	1,805.61	Maintenance Wages
lavista	La Vista Apart...	01/17/2024	01/2024	Mayfair Management Group (v...	P-718811	Payroll...	1,601.24	0.00	3,406.85	Maintenance Wages
				Net Change=3,406.85			3,406.85	0.00	3,406.85	= Ending Balance =
61450000				Bonuses					0.00	= Beginning Balance =
				Journal Batch 185916				451.27	-451.27	
				Payable Batch 59070			451.27		0.00	
				Net Change=0.00			451.27	451.27	0.00	= Ending Balance =
61460000				Payroll Service Fees					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/02/2024	01/2024	Mayfair Management Group (v...	P-715713	01.05...	158.37	0.00	158.37	01/05/2024 Payroll Fees
lavista	La Vista Apart...	01/17/2024	01/2024	Mayfair Management Group (v...	P-719060	01.19...	127.49	0.00	285.86	01/19/2024 Payroll Fees
lavista	La Vista Apart...	01/30/2024	01/2024	Mayfair Management Group (v...	P-722787	02.02...	48.44	0.00	334.30	02/02/2024 Payroll Fees
				Net Change=334.30			334.30	0.00	334.30	= Ending Balance =
61480000				Payroll Taxes					0.00	= Beginning Balance =
				Payable Batch 59070			375.15		375.15	
				Payable Batch 59414			292.68		667.83	
				Payable Batch 59604			74.15		741.98	
				Net Change=741.98			741.98	0.00	741.98	= Ending Balance =
61490000				Workers Comp Insurance					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/02/2024	01/2024	Mayfair Management Group (v...	P-715861	Benefi...	157.58	0.00	157.58	Workers Comp Benefits 01/05/2024
lavista	La Vista Apart...	01/17/2024	01/2024	Mayfair Management Group (v...	P-718995	Benefi...	112.08	0.00	269.66	Workers Comp Benefits 01/19/2024
lavista	La Vista Apart...	01/30/2024	01/2024	Mayfair Management Group (v...	P-722940	Benefi...	4.00	0.00	273.66	Workers Comp Benefits 02/02/2024
				Net Change=273.66			273.66	0.00	273.66	= Ending Balance =
61596000				Electrical Repairs					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/25/2024	01/2024	Central Plumbing & Electric Sup...	P-721785	S360...	128.91	0.00	128.91	10yr Smoke Alarms (12)
				Net Change=128.91			128.91	0.00	128.91	= Ending Balance =
61598000				HVAC Repairs					0.00	= Beginning Balance =
lavista	La Vista Apart...	01/23/2024	01/2024	HD Supply Facilities Maintenanc...	P-721770	9222...	202.97	0.00	202.97	*14x25x1 Fiberglass Air Filter Merv 1, Box Of 1...

General Ledger

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks	
Net Change=202.97							202.97	0.00	202.97	= Ending Balance =	
61599700	Plumbing Repairs / Supplies									0.00	= Beginning Balance =
lavista	La Vista Apart...	12/25/2023	01/2024	Vector Endeavors,LLC (v0006230)	P-718396	230680	51.60	0.00	51.60	4" 90 Deg. Round Elbow (5)	
lavista	La Vista Apart...	12/27/2023	01/2024	Vector Endeavors,LLC (v0006230)	P-718397	230687	72.02	0.00	123.62	U =3:3/4 Stainless Steel Water Supply Lines U...	
lavista	La Vista Apart...	01/08/2024	01/2024	Vector Endeavors,LLC (v0006230)	P-718394	240012	250.00	0.00	373.62	Unclogged Bathroom Sink/Toilet Unit #34	
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Reclass	J-283128		250.00	0.00	623.62	Unclogged Bathroom Sink/Toilet Unit #2	
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Reclass	J-283128		250.00	0.00	873.62	Unclogged Bathroom Sink/Toilet Unit #45	
Net Change=873.62							873.62	0.00	873.62	= Ending Balance =	
61620000	Unit Prep: Carpet Cleaning / Re...									0.00	= Beginning Balance =
lavista	La Vista Apart...	12/26/2023	01/2024	PRO Cleaning Enterprises LLC...	P-718395	24394	389.70	0.00	389.70	U =1:Unit #1 Emergency Water Extraction (2)...	
Net Change=389.70							389.70	0.00	389.70	= Ending Balance =	
61630000	Unit Prep: Cleaning Supplies									0.00	= Beginning Balance =
lavista	La Vista Apart...	12/25/2023	01/2024	Vector Endeavors,LLC (v0006230)	P-718396	230680	57.02	0.00	57.02	3pk Work Gloves (1) Disposable Gloves (100ct)	
Net Change=57.02							57.02	0.00	57.02	= Ending Balance =	
61670000	Unit Prep: Doors / Locks / Keys									0.00	= Beginning Balance =
lavista	La Vista Apart...	12/25/2023	01/2024	Vector Endeavors,LLC (v0006230)	P-718396	230680	50.50	0.00	50.50	Exterior Door Knobs (2) Unit #15/Stock	
Net Change=50.50							50.50	0.00	50.50	= Ending Balance =	
61740000	Landscape Maintenance									0.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	R & S Lawn Care Service (v00...	P-718391	4327	850.00	0.00	850.00	Landscaping 01/2024	
Net Change=850.00							850.00	0.00	850.00	= Ending Balance =	
61750000	Resident Services Contract									0.00	= Beginning Balance =
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Resident Service :Rev...	J-283123		1,000.00	0.00	1,000.00	01.2024 Resident Service	
Net Change=1,000.00							1,000.00	0.00	1,000.00	= Ending Balance =	
61780000	Pest Control									0.00	= Beginning Balance =
lavista	La Vista Apart...	01/24/2024	01/2024	Valley's Best Pest Control (v0...	P-721500	012424	189.43	0.00	189.43	Pest Control 01/2024	
Net Change=189.43							189.43	0.00	189.43	= Ending Balance =	
61793000	Compliance Monitoring									0.00	= Beginning Balance =
lavista	La Vista Apart...	01/01/2024	01/2024	Mayfair Management Group (v...	P-715275	01.20...	280.80	0.00	280.80	Compliance (01/2024)	
Net Change=280.80							280.80	0.00	280.80	= Ending Balance =	

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Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
61810000				Electricity - CommonArea					0.00 = Beginning Balance =	
				Journal Batch 188089			246.11		246.11	
				Net Change=246.11			246.11	0.00	246.11 = Ending Balance =	
61820000				Electricity - Office					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Expense :Reversed by...	J-282220		180.87	0.00	180.87	ACCT 900054379485 12/20/23-01/22/24
				Net Change=180.87			180.87	0.00	180.87 = Ending Balance =	
61830000				Electricity - Vacant					0.00 = Beginning Balance =	
				Payable Batch 59259			89.60		89.60	
				Net Change=89.60			89.60	0.00	89.60 = Ending Balance =	
61850000				Gas - CommonArea					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/16/2024	01/2024	Texas Gas Service (v0001982)	P-720670	9104...	761.95	0.00	761.95	ACCT 910419500104640082 12/08/23-01/11/24
				Net Change=761.95			761.95	0.00	761.95 = Ending Balance =	
61880000				Water and Sewer					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/12/2024	01/2024	McAllen Public Utilities (v0001339)	P-718622	00216...	696.65	0.00	696.65	ACCT 0021694 12/04/2023-01/03/2024
				Net Change=696.65			696.65	0.00	696.65 = Ending Balance =	
61890000				Trash Removal					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/12/2024	01/2024	McAllen Public Utilities (v0001339)	P-718622	00216...	796.74	0.00	796.74	ACCT 0021694 12/04/2023-01/03/2024
				Net Change=796.74			796.74	0.00	796.74 = Ending Balance =	
61910000				Property and Liability Insurance					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Property Insurance	J-282174		2,614.83	0.00	2,614.83	Property Insurance
				Net Change=2,614.83			2,614.83	0.00	2,614.83 = Ending Balance =	
62110000				Mortgage Interest					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/03/2024	01/2024	01.2024 La Vista Loan PMT	J-278971		6,306.73	0.00	6,306.73	La Vista Loan PMT
				Net Change=6,306.73			6,306.73	0.00	6,306.73 = Ending Balance =	
62125000				Ground Lease					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/12/2024	01/2024	01.2024 Expense	J-282177		311.00	0.00	311.00	Ground Lease
				Net Change=311.00			311.00	0.00	311.00 = Ending Balance =	
66197000				Plumbing					0.00 = Beginning Balance =	
lavista	La Vista Apart...	01/08/2024	01/2024	Vector Endeavors,LLC (v0006230)	P-718392	240011	250.00	0.00	250.00	Unclogged Bathroom Sink/Toilet Unit #2

General Ledger

Period = Jan 2024

Book = Accrual ; Tree = ysi_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
lavista	La Vista Apart...	01/08/2024	01/2024	Vector Endeavors,LLC (v0006230)	P-718393	240013	250.00	0.00	500.00	Unclogged Bathroom Sink/Toilet Unit #45
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Reclass	J-283128		0.00	250.00	250.00	Unclogged Bathroom Sink/Toilet Unit #45
lavista	La Vista Apart...	01/31/2024	01/2024	01.2024 Reclass	J-283128		0.00	250.00	0.00	Unclogged Bathroom Sink/Toilet Unit #2
Net Change=0.00							500.00	500.00	0.00	= Ending Balance =
66199910 Water Heaters									0.00	= Beginning Balance =
lavista	La Vista Apart...	12/25/2023	01/2024	Vector Endeavors,LLC (v0006230)	P-718396	230680	876.79	0.00	876.79	U =13:29 Gallon Water Heater Unit #13
lavista	La Vista Apart...	12/27/2023	01/2024	Vector Endeavors,LLC (v0006230)	P-718397	230687	876.79	0.00	1,753.58	U =3:29 Gallon Water Heater Unit #3
Net Change=1,753.58							1,753.58	0.00	1,753.58	= Ending Balance =
							174,157.82	174,157.82		



NOTICE OF REGULAR MEETING

The Board of Commissioners of the McAllen Housing Facility Corporation will meet in a Regular Session scheduled for 11:30 a.m. (concurrently with McHC & MHFC Regular Board Meeting).

Thursday, February 22, 2024
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501
or
via ZOOM Teleconference

<https://us06web.zoom.us/j/82388713685?pwd=Ftm1dtKL2lbydnXUdcvpkEe1cbtkcf.1>

Meeting ID: 823 8871 3685
United states: +1 346 248 7799
Passcode: 168077

For the following purpose:

AGENDA

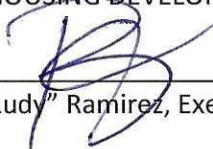
1. Call the meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 24, 2024. Pg. 2
 - b) Consideration and Possible Action to Approve Resolution 2024-01; A Resolution Authorizing and Acknowledging Support of the Villas at Primrose Tax Credit Application to the Texas Department of Housing and Community Affairs (TDHCA) Pg. 3
3. Non-Action Items:
 - a) Financial Summary Pg. 4-8
4. Adjournment

Executive Session: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board of Directors shall convene in such executive session or closed session in accordance with the Texas open Meeting Act, Texas Government Code Section 551.071 to 551.075. Before any such in convened, the presiding officer shall publicly identify the section or section of the act authorizing the executive session. All final votes, actions or decisions shall be taken in open session.

I certify that the Notice of Regular Meeting was posted on **Monday, February 19, 2024, at or before 12:00 p.m.** at the McAllen Housing Development Corporation and Municipal Government Offices., 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



MCALLEN HOUSING DEVELOPMENT CORPORATION


Rodolfo "Rudy" Ramirez, Executive Director

The McAllen Housing Development Corporation is committed to compliance with the Americans with Disabilities Act (ADA). This meeting site/video conference is accessible to disabled persons. Reasonable accommodation and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance.

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING DEVELOPMENT CORPORATION REGULAR BOARD MEETING

Wednesday, January 24, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, January 24, 2024, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. concurrently with MHC and MHFC. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Ronnie Cruz
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Commissioner Marc David Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
Finance Director Jose Garcia
HCV Director Elena Saucedo
Administrative Assistant Adriana Rosas

1. Call Meeting to Order – 11:30 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of November 29, 2023. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Ronnie Cruz second the motion. Motion carried unanimously.**
3. Non- Action Items:
 - a) Financial summary
 - Finance Director Jose Garcia reported no significant findings.
4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Cruz made motion; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously. Meeting adjourned at 1:00PM**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Development Corporation

Written Consent of the Board of Directors

RESOLUTION 2024-01

WHEREAS, the McAllen Housing Development Corporation (the "Corporation") owns, oversees, manages, develops, modernizes, and re-develops affordable housing for low income families and individuals;

WHEREAS, the members of the Board of the Corporation believes it will further the Corporation's mission by developing new housing for low income seniors in McAllen, Texas;

WHEREAS, the members of the Board of the Corporations as follows:

- Elva M. Cerda, Chair
- Eliseo "Tito" Salinas, Vice Chair
- Francisco Meza, Commissioner
- Marc David Garcia, Commissioner
- Kristel Garcia, Resident Commissioner

WHEREAS,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE CORPORATION THAT:

1. Subject to the negotiation of a contract with acceptable terms, the Corporation acknowledges and supports its participation as the General Partner of COM Housing Ware, LP, for the purpose of constructing and developing Villas at Primrose, a tax credit senior community proposed to be located at the southeast quadrant of Buddy Owens Boulevard and N. Ware Road in McAllen, Texas;
2. Subject to the negotiation of a contract with acceptable terms, the Corporation authorizes and supports the submission of an application for 9% tax credits to the Texas Department of Housing and Community Affairs by COM Housing Ware, LP, for the development of Villas at Primrose; and
3. The Executive Director, Rodolfo "Rudy" Ramirez, of the Corporation, or his designee, is hereby authorized and empowered to negotiate and agree to the terms of a Partnership Agreement and development contract, commence all efforts and steps necessary to obtain or participate in the 9% Tax Credit Application Process, execute and submit all necessary documentation for a tax credit application, and execute contracts, loans documents, and other written documents on behalf of the Corporation for the purpose of participating as the General Partner of COM Housing Ware, LP, for the development of the Villas at Primrose.

This motion was put forward and adopted at the meeting of the McAllen Housing Development Corporation's Board of Directors on the 22nd day of February 2024.

MCALLEN HOUSING DEVELOPMENT CORP.

BY: _____
Elva M. Cerda, Chair
McAllen Housing Development Corporation

ATTEST: _____
Rodolfo "Rudy" Ramirez, Executive Director

McAllen Housing Authority - MHDC

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,039,008	\$ 833,528	↑ 24.65%	↑ \$205,480
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		⇒ \$0
7	Hibiscus Leasehold	\$ -	\$ -		⇒ \$0
8	Section 8	\$ -	\$ -		⇒ \$0
9	Emergency Housing Voucher	\$ -	\$ -		⇒ \$0
10	Capital Funds	\$ -	\$ -		⇒ \$0
11	Tenant Security Deposits	\$ 15,943	\$ 13,164	↑ 21.11%	↑ \$2,779
12	Reserve Accounts	\$ 1,002,655	\$ 974,605	↑ 2.88%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -		⇒ \$0
14	Restricted	\$ 1,018,598	\$ 987,769	↑ 3.12%	↑ \$30,829
15	Total Cash	\$ 2,057,606	\$ 1,821,297	↑ 12.97%	↑ \$236,309
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		⇒ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 2,269	\$ 371	↑ 511.49%	↑ \$1,898
19	Tenant Formal Agreements	\$ -	\$ -		⇒ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		⇒ \$0
21	Management Fee	\$ -	\$ -		⇒ \$0
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds	\$ -	\$ -		⇒ \$0
24	Miscellaneous	\$ -	\$ -		⇒ \$0
25	Total Account Receivables	\$ 2,269	\$ 371	↑ 511.49%	↑ \$1,898
26	Due From Funds	\$ -	\$ -		⇒ \$0
	Inventory - Supplies	\$ (15,641)	\$ 156	↓ -10127.17%	↓ -\$15,797
27	Notes Receivables	\$ -			
28	Villas at Beaumont		\$ -		⇒ \$0
29	Retama Village II	\$ -	\$ -		⇒ \$0
30	Orchid and Hibiscus	\$ -	\$ -		⇒ \$0
31	Total Note Receivables	\$ -	\$ -		⇒ \$0
32	Capital Assets				
33	Land	\$ 528,500	\$ 528,500	⇒ 0.00%	⇒ \$0
34	Leash hold Improvements	\$ -	\$ -		⇒ \$0
35	Buildings	\$ 4,952,971	\$ 4,952,971	⇒ 0.00%	⇒ \$0
36	Furniture and Fixtures	\$ 194,964	\$ 194,964	⇒ 0.00%	⇒ \$0
37	Vehicle	\$ -	\$ -		⇒ \$0
38	Accumulated Depreciation	\$ (4,497,168)	\$ (4,404,168)	↑ 2.11%	↓ -\$93,000
39	Total Capital Assets	\$ 1,179,268	\$ 1,272,268	↓ -7.31%	↓ -\$93,000
40	Prepays	\$ 33,555	\$ 20,184	↑ 66.25%	↑ \$13,372
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets	\$ -	\$ -		⇒ \$0
45	Total Long-Term Assets	\$ -	\$ -		⇒ \$0
46	Total Assets	\$ 3,257,057	\$ 3,114,276	↑ 4.58%	↑ \$142,781
47					

McAllen Housing Authority - MHDC

Dashboard Financial Summary

January 31, 2024

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 5,107	\$ 3,620	↑ 41.06%	\$1,487
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages	\$ -	\$ -		\$0
54	Due to Funds	\$ 8,132	\$ 12,825	↓ -36.59%	-\$4,693
55	Tenant Deposits	\$ 15,943	\$ 13,164	↑ 21.11%	\$2,779
56	Other Current Liabilities	\$ 23,530	\$ 22,659	↑ 3.84%	\$871
57	Total Current Liabilities	\$ 52,712	\$ 52,269	↑ 0.85%	\$443
58	Non-Current Liabilities				\$0
59	Frost	\$ -	\$ -		\$0
60	Brownstone	\$ -	\$ -		\$0
61	MHFC	\$ -	\$ -		\$0
62	Total Non-Current Liabilities	\$ -	\$ -		\$0
63	Deferred Inflow Resources				\$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		\$0
65	Emergency HCV Funds	\$ -	\$ -		\$0
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	Total Deferred Inflows	\$ -	\$ -		\$0
69					\$0
70	Net Position	\$ 3,204,345	\$ 3,062,007	↑ 4.65%	\$142,338
71					\$0
72	Total Liabilities and Net Position	\$ 3,257,057	\$ 3,114,276	↑ 4.58%	\$142,781
73	Variance	\$ (0)	\$ (0)		\$0

McAllen Housing Development Corporation

Month Ending January 31, 2024

Hibiscus
Vine Terrace

Line	Description	Current Month 01/31/24	PY Month 01/31/23	% Change	\$ Change
3	Tenant Revenue	\$ 50,726	\$ 47,648	↑ 6.46%	↑ \$3,078
4	Rent Gain / (Loss) on Lease	\$ (2,086)	\$ (705)	↓ -195.89%	↓ -\$1,381
5	Rent: Vacancy Loss, Write-off	\$ -	\$ -		→ \$0
6	Rent: Write-offs	\$ -	\$ (938)	↑ 100.00%	↑ \$938
7	Net Tenant Revenue	\$ 48,640	\$ 46,005	↑ 5.73%	↑ \$2,635
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ -	\$ -		→ \$0
16	Other Revenue	\$ 100	\$ 140	↓ -28.57%	↓ -\$40
17	Total Revenue	\$ 48,740	\$ 46,145	↑ 5.62%	↑ \$2,595
18	Administrative Expenses	\$ 10,910	\$ 12,409	↓ -12.08%	↓ -\$1,499
19	Tenant Services	\$ 473	\$ -		↑ \$473
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 2,264	\$ 1,404	↑ 61.30%	↑ \$860
22	Maintenance & Operations	\$ 23,171	\$ 14,448	↑ 60.38%	↑ \$8,723
23	Other General Expenses	\$ 7,594	\$ 5,295	↑ 43.40%	↑ \$2,298
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 44,412	\$ 33,556	↑ 32.35%	↑ \$10,856
27	Operating Income (Loss)	\$ 4,328	\$ 12,589	↓ -65.62%	↓ -\$8,261
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	Net Housing Assistance	\$ -	\$ -		→ \$0
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (1,750)			↓ -\$1,750
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ (1,750)	\$ -		↓ -\$1,750
44	Net Income	2,578	12,589	↓ -79.52%	↓ -\$10,011

McAllen Housing Development Corporation

Month Ending January 31, 2024

Hibiscus
Vine Terrace

Line	Description	YTD 01/31/24	PYR-YTD 01/31/23	% Change	\$ Change
45	Tenant Revenue	\$ 355,082	\$ 333,536	↑ 6.46%	↑ \$21,546
46	Rent Gain / (Loss) on Lease	\$ (11,441)	\$ (8,052)	↓ -42.09%	↓ -\$3,389
47	Rent: Vacancy Loss, Write-off	\$ (8,193)	\$ (8,635)		↑ \$442
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 335,448	\$ 316,849	↑ 5.87%	↑ \$18,599
50	Grant Admin Revenue	\$ -	\$ -		→ \$0
51	Grant - Capital	\$ -	\$ -		→ \$0
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ -	\$ -		→ \$0
54	Fraud Recovery	\$ -	\$ -		→ \$0
55	Resident Service	\$ -	\$ -		→ \$0
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ -	\$ -		→ \$0
58	Other Revenue	\$ 2,242	\$ 2,065	↑ 8.57%	↑ \$177
59	Total Revenue	\$ 337,690	\$ 318,914	↑ 5.89%	↑ \$18,776
60	Administrative Expenses	\$ 79,893	\$ 102,938	↓ -22.39%	↓ -\$23,045
61	Tenant Services	\$ 3,478	\$ -		↑ \$3,478
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 13,524	\$ 12,461	↑ 8.52%	↑ \$1,062
64	Maintenance & Operations	\$ 157,416	\$ 96,974	↑ 62.33%	↑ \$60,442
65	Other General Expenses	\$ 48,189	\$ 36,032	↑ 33.74%	↑ \$12,158
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 302,500	\$ 248,405	↑ 21.78%	↑ \$54,095
69	Operating Income (Loss)	\$ 35,190	\$ 70,509	↓ -50.09%	↓ -\$35,319
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ -	\$ -		↑ \$0
73	Net Housing Assistance	\$ -	\$ -		→ \$0
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expenc	\$ (8,616)	\$ -		↓ -\$8,616
78	CDBG Grants / Donations	\$ -	\$ -		→ \$0
79	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
80	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ 249,374	↓ -100.00%	↓ -\$249,374
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (8,616)	\$ 249,374	↓ -103.45%	↓ -\$257,990
87	Net Income	26,574	\$ 319,883	↓ -91.69%	↓ -\$293,309

McAllen Housing Development Corporation

Month Ending January 31, 2024

Hibiscus
Vine Terrace

Line	Description	Current Month 01/31/24	Budget 01/31/24	% Change	\$ Change
88	Tenant Revenue	\$ 50,726	\$ 50,726	→ 0.00%	→ \$0
89	Rent Gain / (Loss) on Lease	\$ (2,086)	\$ (300)	↓ -595.33%	↓ -\$1,786
90	Rent: Vacancy Loss, Write-off	\$ -	\$ -	→	→ \$0
91	Rent: Write-offs	\$ -	\$ (1,103)	↑ 100.00%	↑ \$1,103
92	Net Tenant Revenue	\$ 48,640	\$ 49,323	↓ -1.39%	↓ -\$683
93	Grant Admin Revenue	\$ -	\$ -	→	→ \$0
94	Grant - Capital	\$ -	\$ -	→	→ \$0
95	Grant - Stability / Other	\$ -	\$ -	→	→ \$0
96	Grant - Emergency Housing	\$ -	\$ -	→	→ \$0
97	Fraud Recovery	\$ -	\$ -	→	→ \$0
98	Resident Service / Port-in Fee	\$ -	\$ -	→	→ \$0
99	Office / Ground Lease	\$ -	\$ -	→	→ \$0
100	Interest Income	\$ -	\$ -	→	→ \$0
101	Other Revenue	\$ 100	\$ 295	↓ -66.05%	↓ -\$195
102	Total Revenue	\$ 48,740	\$ 49,618	↓ -1.77%	↓ -\$878
103	Administrative Expenses	\$ 10,910	\$ 12,414	↓ -12.11%	↓ -\$1,504
104	Tenant Services	\$ 473	\$ 794	↓ -40.43%	↓ -\$321
105	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0
106	Utilities Expense	\$ 2,264	\$ 1,892	↑ 19.66%	↑ \$372
107	Maintenance & Operations	\$ 23,171	\$ 19,570	↑ 18.40%	↑ \$3,601
108	Other General Expenses	\$ 7,594	\$ 7,063	↑ 7.51%	↑ \$531
109	Interest Expense	\$ -	\$ -	→	→ \$0
110	Depreciation	\$ -	\$ -	→	→ \$0
111	Total Expenses	\$ 44,412	\$ 41,733	↑ 6.42%	↑ \$2,679
112	Operating Income (Loss)	\$ 4,328	\$ 7,885	↓ -45.11%	↓ -\$3,557
113	HAP Grant Revenue	\$ -	\$ -	→	→ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -	→	→ \$0
115	Housing Assistance Payments	\$ -	\$ -	↑	↑ \$0
116	Net Housing Assistance	\$ -	\$ -	→	→ \$0
117	Capital Funds - General	\$ -	\$ -	→	→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0
119	Replacement Reserves Expend	\$ (1,750)	\$ (3,500)	↑ 50.00%	↑ \$1,750
120	CDBG Grants / Donations	\$ -	\$ -	→	→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -	→	→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -	→	→ \$0
123	Developer Fee - Green Jay	\$ -	\$ -	→	→ \$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -	→	→ \$0
125	Scholarship Fundraising	\$ -	\$ -	→	→ \$0
126	Scholarship Expenditures	\$ -	\$ -	→	→ \$0
127	Transfer In (Out)	\$ -	\$ -	→	→ \$0
128	Total Other Funding	\$ (1,750)	\$ (3,500)	↑ 50.00%	↑ \$1,750
129	Net Income	2,578	4,385	↓ -41.21%	↓ -\$1,807

McAllen Housing Development Corporation

Month Ending January 31, 2024

Hibiscus
Vine Terrace

Line	Description	YTD 01/31/24	YTD - Budget 01/31/24	% Change	\$ Change
129	Tenant Revenue	\$ 355,082	\$ 355,082	→ 0.00%	→ \$0
130	Rent Gain / (Loss) on Lease	\$ (11,441)	\$ (5,400)	↓ -111.87%	↓ -\$6,041
131	Rent: Vacancy Loss, Write-off	\$ (8,193)	\$ (7,718)	↓ -6.15%	↓ -\$475
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 335,448	\$ 341,964	↓ -1.91%	↓ -\$6,516
134	Grant Admin Revenue	\$ -	\$ -		→ \$0
135	Grant - Capital	\$ -	\$ -		→ \$0
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ -	\$ -		→ \$0
138	Fraud Recovery	\$ -	\$ -		→ \$0
139	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ -	\$ -		→ \$0
142	Other Revenue	\$ 2,242	\$ 2,062	↑ 8.74%	↑ \$180
143	Total Revenue	\$ 337,690	\$ 344,026	↓ -1.84%	↓ -\$6,336
144	Administrative Expenses	\$ 79,893	\$ 86,897	↓ -8.06%	↓ -\$7,004
145	Tenant Services	\$ 3,478	\$ 5,558	↓ -37.42%	↓ -\$2,080
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 13,524	\$ 13,245	↑ 2.10%	↑ \$278
148	Maintenance & Operations	\$ 157,416	\$ 136,991	↑ 14.91%	↑ \$20,425
149	Other General Expenses	\$ 48,189	\$ 49,440	↓ -2.53%	↓ -\$1,251
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 302,500	\$ 292,131	↑ 3.55%	↑ \$10,369
153	Operating Income (Loss)	\$ 35,190	\$ 51,894	↓ -32.19%	↓ -\$16,704
154	HAP Grant Revenue	\$ -	\$ -		→ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	Net Housing Assistance	\$ -	\$ -		→ \$0
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ (8,616)	\$ (24,500)	↑ 64.83%	↑ \$15,884
161	CDBG Grants / Donations	\$ -	\$ -		→ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
165	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ -	\$ -		→ \$0
167	Scholarship Expenditures	\$ -	\$ -		→ \$0
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (8,616)	\$ (24,500)	↑ 64.83%	↑ \$15,884
170	Net Income	26,574	27,394	↓ -2.99%	↓ -\$820