



**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).

Wednesday, May 22, 2024  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

For the following purpose:

**AGENDA**

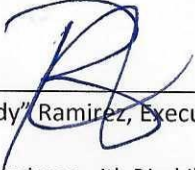
1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation Pg. 3
5. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes Regular Board Meeting of April 24, 2024. Pg. 4-5
  - b) Consideration and Possible Action to Approve Resolution McHC 2024-02; A Resolution of the Housing Authority of the City of McAllen Approving Updates to Bank Account Signatures. Pg. 6-7
  - c) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets. Pg. 8-13
6. Non-Action Items:
  - a) Presentation of EE Survey Results
  - b) Presentation of Awards and Recognition
  - c) Executive Director Report
  - d) Review of Draft Agenda for Board Workshop Session 2 – June 26<sup>th</sup>
  - e) Draft Budget FY24-25 Pg. 14-19
  - f) Financial Summary Pg. 20-52
7. Executive Session: Closed Session Under Government Code 551 Sections
8. Reconvene to Open Session; Action, if any, on:
9. Board Agenda Requests for June Board Meeting
10. 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 **Friday, May 17, 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 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.

## Invocation

Most merciful God, be with us today as we gather. May we honor one another by keeping an open mind. May we voice our truth and listen with an open heart. May we discern your will to unite in fruitful outcome. We ask for your wisdom and grace, to use our talents for the betterment of others. With gratitude, we offer this prayer in your name. Amen.

**MINUTES OF THE MEETING**  
**OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING**  
**Thursday, April 25, 2024**

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Thursday, April 25, 2024, 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 Marc David Garcia  
Resident Commissioner Kristel Garcia  
Assistant City Attorney Austin Stevenson

Absent:  
Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
Finance Director Joe Garcia  
HCV Director Elena Saucedo  
FSS Coordinator Maria Loreda

Guest:

1. Call the meeting to order – 11:30 a.m.
2. Public Comment – None
3. Pledge of Allegiance – Commissioner Marc David Garcia
4. Invocation – Executive Director Rodolfo “Rudy” Ramirez
5. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes Regular Board Meeting of March 27, 2024. **Chair Elva M. Cerda entertained a motion to approve meeting minutes. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
6. Non-Action Items:
  - a) Executive Director Report
    - Next Board Meeting to be held on May 22<sup>nd</sup>.
    - Upcoming workshop to be held on May 22<sup>nd</sup> at 10:00 a.m. before regular meeting.
    - Scholarship Update - Banquet on May 23<sup>rd</sup> at Radisson Hotel, 15 McHC Scholarship applications were submitted, Scholarship Banquet speaker to be confirmed.
    - Upcoming budget plans for FY 2024-2025.
    - Employee Evaluations and Executive Director Evaluation coming up.
    - Annual Employee Survey released.
    - Tax Credit update – City of McAllen will be having meeting on May 7<sup>th</sup> for planning and zoning; Item for McHC in their agenda.

- b) Review of Upcoming Commissioners Travel & Training
    - Executive Director Rodolfo “Rudy” Ramirez reviewed available commissioner trainings – contingent to budget.
  - c) Review draft agenda for Board Workshop Session 1 – May 22, 2024
    - Board indicated upcoming workshops will be divided into three sessions.
  - d) Financial Summary
    - Finance Director Jose Garcia reported Financial update for March 2024. Discussion ensued regarding identified incorrect cash line items and Finance Director Jose Garcia will send corrections to Commissioners on 4/25/2024.
7. Executive Session: Closed Session Under Government Code 551 Sections
- Executive Session not needed.
8. Reconvene to Open Session; Action, if any, on:
- No action required.
9. Board Agenda Requests for May 2024 Board Meeting
- Travel and Training review.
10. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice Chair Eliseo “Tito” Salinas made motion; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Meeting Adjourned at 12:13 PM.**

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Rodolfo “Rudy” Ramirez, Executive Director

**MCALLEN HOUSING AUTHORITY**  
**RESOLUTION NO. 2024 – 02**  
**AUTHORIZED DEPOSITORY SIGNATURES**

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**WHEREAS**, for all its bank accounts, the Housing Authority of the City of McAllen (“**AUTHORITY**”) has found it necessary to change the authorized signatories; and

**WHEREAS**, the following officials in their capacity shall be designated as check signers and shall have the authority to perform other bank transactions on behalf of the **AUTHORITY**:

Elva M. Cerda, Chair

Eliseo “Tito” Salinas, Vice-Chair

Marc David Garcia, Commissioner

Kristel Garcia, Resident Commissioner

Rodolfo “Rudy” Ramirez, Executive Director

Daniel Delgado, Deputy Director

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MCALLEN**, that the above individuals be authorized to be check signers and to perform other bank transactions.

This Resolution shall continue in force until revoked or modified.

**READ, CONSIDERED, PASSED AND APPROVED** this 22<sup>nd</sup> day of May, 2024 at a regular meeting of the Board of Commissioners of the City of McAllen Housing Authority at which a quorum was present and which was held in accordance with Chapter 551 Government Code.



**SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**MCALLEN HOUSING AUTHORITY**




**BY:** \_\_\_\_\_  
Elva M. Cerda, Chairman




**ATTEST:** \_\_\_\_\_  
Rodolfo “Rudy” Ramirez, Executive Director




# MHA & No Sticker Found

Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
Frigidaire Gas Range	Model# FGF319KSB Serial# VF94638450	MHA #10131	Inoperable	
Frigidaire Gas Range	Model# FGF319KSB Serial# VF94638464	MHA #60078	Inoperable	


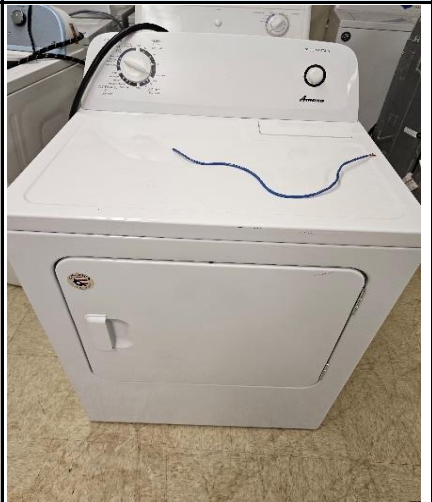



<p>Rheem Electric Water Heater</p>	<p>Model# XE38S06ST45U1 Serial# Q381630999</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Rheem Electric Water Heater</p>	<p>Model# PROE30T2RH95 Serial# M451914919</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Rheem Electric Water Heater</p>	<p>Model# PROE40T2RH95 Serial# Q332154599</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	

<p>LG Refrigerator</p>	<p>Model# LTCS20020W Serial# 101MRKU3T413</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Frigidaire Refrigerator</p>	<p>Model# FFHT1835VW0 Serial# BA94409759</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Whirlpool Refrigerator</p>	<p>Information Sticker not Visible</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	

<p>General Electric Refrigerator</p>	<p>Model# GTE18DTNDRWW Serial# TT765988</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Whirlpool Refrigerator</p>	<p>Model# W8TXEWFVQ00 Serial# VS10131440</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Frigidaire Microwave</p>	<p>Model# FFMV1645TW Serial# KG94207072</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	

<p>Whirlpool Microwave</p>	<p>Not Found</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Whirlpool Microwave</p>	<p>Model# W11315030 Serial# TR93070700</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Amana Washer</p>	<p>Model# NTW4516FW2 Serial# C81229025</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	

<p>Amana Washer</p>	<p>Model# NTW4516FW3 Serial# CX1521954</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Amana Electric Dryer</p>	<p>Model# NED4655EW1 Serial# M81404107</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	
<p>Frigidaire Dryer</p>	<p>Model# FER211AS2 Serial# XD30805259</p>	<p>No Sticker Found</p>	<p>Inoperable</p>	

**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget Change \$	Budget Change %	FY 24-25	Assumptions
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024			Budget Annual	
<b>Operating Revenue</b>										
<b>Tenant Rental Revenue</b>										
Tenant Rental Revenue	1,879,320	1,659,471	219,849	13.25%	1,879,320	2,128,330	249,010	13.25%	2,553,996	Historical Change
Loss / Gain to Lease	(87,509)	(76,518)	(10,991)	14.36%	(87,509)	(99,760)	(12,251)	14.00%	(119,712)	
<b>Total Tenant Rental Revenue</b>	<b>1,791,811</b>	<b>1,582,953</b>	<b>208,858</b>	<b>13.19%</b>	<b>1,791,811</b>	<b>2,028,570</b>	<b>236,759</b>	<b>13.21%</b>	<b>2,434,284</b>	
<b>Vacancy. &amp; Write-offs</b>										
Vacancy Loss & Write-offs	(65,334)	(68,948)	3,614	-5.24%	(65,334)	(68,601)	(3,267)	5.00%	(82,321)	
<b>Total Vacancy. &amp; Write-offs</b>	<b>(65,334)</b>	<b>(68,948)</b>	<b>3,614</b>	<b>-5.24%</b>	<b>(65,334)</b>	<b>(68,600.70)</b>	<b>(3,267)</b>	<b>5.00%</b>	<b>(82,321)</b>	
<b>Grant Revenue</b>										
HUD PHA Operating Grants	240,770	262,781	(22,011)	-8.38%	240,770	250,706	9,936	4.13%	300,847	
HUD PHA - Admin Earned Fee	1,004,150	882,950	121,200	13.73%	1,004,150	961,458	(42,693)	-4.25%	1,153,749	2 Yr Tool
Capital Grants - Operations/Staff/Mtg	60,355	150,501	(90,146)	-59.90%	60,355	48,943	(11,412)	-18.91%	58,732	20% operations, 10% admin (salary)
FSS/ROSS Grants	40,023	35,386	4,637	13.10%	40,023	44,026	4,002	10.00%	52,831	
<b>Total Grant Revenue</b>	<b>1,345,298</b>	<b>1,331,618</b>	<b>13,680</b>	<b>1.03%</b>	<b>1,345,298</b>	<b>1,305,132</b>	<b>(40,166)</b>	<b>-2.99%</b>	<b>1,566,159</b>	
<b>EHV Grant Revenue</b>										
HUD EHV Operating Grant - Admin Fee	40,832	27,819	13,013	46.78%	40,832	40,832	(0)	0.00%	48,998	No Growth
<b>Total EHV Grant Revenue</b>	<b>40,832</b>	<b>27,819</b>	<b>13,013</b>	<b>46.78%</b>	<b>40,832</b>	<b>40,832</b>	<b>(0)</b>	<b>0.00%</b>	<b>48,998</b>	
<b>Rental Fee Income</b>										
Other Rental Fee Income	12,854	14,418	(1,564)	-10.85%	12,854	12,867	13	0.10%	15,440	
Fraud Recovery	34,154	14,283	19,871	139.12%	34,154	35,861	1,708	5.00%	43,034	
<b>Total Rental Fee Income</b>	<b>47,007</b>	<b>28,701</b>	<b>18,307</b>	<b>63.79%</b>	<b>47,007</b>	<b>48,728</b>	<b>1,721</b>	<b>3.66%</b>	<b>58,474</b>	
<b>Management Fee Income</b>										
Portability Administrative Fee	150,188	130,483	19,705	15.10%	150,188	165,207	15,019	10.00%	198,249	Offset with Exp
Management Fee Income	573	550	23	4.18%	573	630	57	10.00%	756	
Resident Services Fee Income	20,875	34,875	(14,000)	-40.14%	20,875	-	(20,875)	-100.00%	-	Outsourced
<b>Total Management Fee Income</b>	<b>171,636</b>	<b>165,908</b>	<b>5,728</b>	<b>3.45%</b>	<b>171,636</b>	<b>165,837</b>	<b>(5,799)</b>	<b>-3.38%</b>	<b>199,005</b>	
<b>Donation Revenue</b>										
Back to School Donations	500	500	-	0.00%	500	550	50	10.00%	660	
Other Donations	-	200	(200)	-100.00%	-	-	-		-	
<b>Total Donation Revenue</b>	<b>500</b>	<b>700</b>	<b>(200)</b>	<b>-28.57%</b>	<b>500</b>	<b>550</b>	<b></b>		<b>660</b>	
<b>Other Income</b>										
Office and Ground Lease Income	59,444	52,944	6,500	12.28%	59,444	59,504	59	0.10%	71,405	
Investment Income - Unrestricted	24,695	33,500	(8,805)	-26.28%	24,695	49,390	24,695	100.00%	59,268	Investing Increase
Investment Income - Restricted	130	121	9	7.78%	130	143	13	10.00%	172	
Gain / Loss - Insurance Proceeds	1,455	5,010	(3,555)	-70.96%	1,455	1,456	1	0.10%	1,748	
Other Income	11,421	28,222	(16,801)	-59.53%	11,421	12,564	1,142	10.00%	15,076	Incl 5K Registration fees
<b>Total Other Income</b>	<b>97,146</b>	<b>119,797</b>	<b>(22,651)</b>	<b>-18.91%</b>	<b>97,146</b>	<b>123,057</b>	<b>25,911</b>	<b>26.67%</b>	<b>147,668</b>	
<b>Total Operating Revenue</b>	<b>3,428,897</b>	<b>3,188,547</b>	<b>240,350</b>	<b>7.54%</b>	<b>3,428,897</b>	<b>3,644,105</b>	<b>215,209</b>	<b>6.28%</b>	<b>4,372,926</b>	

**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget Change \$	Budget Change %	FY 24-25	Assumptions
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024			Budget Annual	
<b>Operating Expenses</b>										
<b>Administrative Expenses</b>										
Advertising and Marketing	15,080	16,220	(1,140)	-7.03%	15,080	15,834	754	5.00%	19,001	Controllable Costs
Accounting Services	2,300	-	2,300	0.00%	2,300	2,415	115	5.00%	2,898	
Auditing Fees	41,229	41,077	152	0.37%	41,229	43,290	2,061	5.00%	51,948	
Bank Charges	-	1,049	(1,049)	-100.00%	-	-	-	0.00%	-	
Credit Services	14,893	9,993	4,899	49.03%	14,893	17,871	2,979	20.00%	21,446	
Dues / Subscriptions	17,502	29,056	(11,554)	-39.77%	17,502	19,252	1,750	10.00%	23,103	
Employee Benefits - Administration	265,461	202,711	62,750	30.96%	265,461	242,989	(22,472)	-8.47%	291,587	Based on Payroll Planning Schedule
Information Technology Expenses	61,529	75,358	(13,828)	-18.35%	61,529	70,758	9,229	15.00%	84,910	Controllable Costs
Legal Expense	9,911	2,787	7,124	255.62%	9,911	11,893	1,982	20.00%	14,272	
Office Expenses	39,984	34,141	5,843	17.11%	39,984	45,981	5,998	15.00%	55,177	Controllable Costs
Payroll Tax Expense	62,225	69,427	(7,202)	-10.37%	62,225	62,591	366	0.59%	75,109	Based on Payroll Planning Schedule
Postage	9,330	11,409	(2,079)	-18.22%	9,330	9,797	467	5.00%	11,756	
Rent	35,000	35,000	-	0.00%	35,000	35,000	-	0.00%	42,000	
Salaries and Wages - Admin	686,775	671,362	15,413	2.30%	686,775	818,181	131,406	19.13%	981,817	Based on Payroll Planning Schedule
Security / Alarm Monitoring	10,471	11,362	(890)	-7.84%	10,471	11,518	1,047	10.00%	13,822	
Telephone / Internet	64,275	81,653	(17,378)	-21.28%	64,275	70,703	6,428	10.00%	84,843	
Training Costs	38,001	48,799	(10,798)	-22.13%	38,001	41,802	3,800	10.00%	50,162	Controllable Costs
Travel	27,910	25,286	2,624	10.38%	27,910	30,701	2,791	10.00%	36,842	Controllable Costs
Uniforms / Cleaning	4,566	3,198	1,368	42.78%	4,566	4,794	228	5.00%	5,753	
Other Administrative Expense	38,067	31,988	6,079	19.00%	38,067	39,970	1,903	5.00%	47,964	Controllable Costs
<b>Total Administrative Expenses</b>	<b>1,444,510</b>	<b>1,401,876</b>	<b>42,634</b>	<b>3.04%</b>	<b>1,444,510</b>	<b>1,595,341</b>	<b>150,831</b>	<b>10.44%</b>	<b>1,914,410</b>	
<b>Tenant Services Expense</b>										
Salaries and Wages - Tenant Services	94,122	95,011	(889)	-0.94%	94,122	106,525	12,404	13.18%	127,831	Based on Payroll Planning Schedule
Payroll Expense - Tenant Services	-	-	-	0.00%	-	-	-	-	-	
Payroll Expense - FSS	2,155	-	2,155	0.00%	2,155	8,149	5,994	278.13%	9,779	Based on Payroll Planning Schedule
Employee Benefits - Tenant Services	16,119	9,702	6,417	66.14%	16,119	37,353	21,233	131.73%	44,823	Based on Payroll Planning Schedule
Tenant Services - Other	11,996	32,547	(20,551)	-63.14%	11,996	11,996	-	0.00%	14,395	Direction / Controllable
<b>Total Tenant Services Expense</b>	<b>124,392</b>	<b>137,260</b>	<b>(12,867)</b>	<b>-9.37%</b>	<b>124,392</b>	<b>164,024</b>	<b>39,631</b>	<b>31.86%</b>	<b>196,828</b>	
<b>Donations Services Expense</b>										
Back to School Expenses	788	-	788	0.00%	788	867	79	10.00%	1,040	
<b>Total Donations Services Expense</b>	<b>788</b>	<b>-</b>	<b>788</b>	<b>0.00%</b>	<b>788</b>	<b>867</b>	<b>79</b>	<b>10.00%</b>	<b>1,040</b>	
<b>Fundraising Expenses</b>										
5K Scholarship Expenses	7,880	6,351	1,529	24.07%	7,880	9,062	1,182	15.00%	10,874	
<b>Total Fundraising Expenses</b>	<b>7,880</b>	<b>6,351</b>	<b>1,529</b>	<b>24.07%</b>	<b>7,880</b>	<b>9,062</b>	<b>1,182</b>	<b>15.00%</b>	<b>10,874</b>	
<b>Utilities Expense</b>										
Water	55,496	59,722	(4,225)	-7.08%	55,496	61,046	5,550	10.00%	73,255	
Electricity	50,928	55,603	(4,676)	-8.41%	50,928	56,020	5,093	10.00%	67,224	
Gas	1,731	1,364	367	26.92%	1,731	1,904	173	10.00%	2,285	
Sewer	714	560	154	27.48%	714	786	71	10.00%	943	
Other Utilities Expense	543	1,178	(635)	-53.90%	543	597	54	10.00%	717	
<b>Total Utilities Expense</b>	<b>109,412</b>	<b>118,427</b>	<b>(9,015)</b>	<b>-7.61%</b>	<b>109,412</b>	<b>120,353</b>	<b>10,941</b>	<b>10.00%</b>	<b>144,424</b>	

**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget Change \$	Budget Change %	FY 24-25	Assumptions
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024			Budget Annual	
<b>Unit Preparation Expenses</b>										
Unit Prep: Cleaning / Supplies	-	100	(100)	-100.00%	-	-	-	-	-	
Unit Prep: COVID Cleaning / Supplies	-	2,196	(2,196)	-100.00%	-	-	-	-	-	
<b>Total Unit Preparation Expenses</b>	<b>-</b>	<b>2,296</b>	<b>(2,296)</b>	<b>-100.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	
<b>Ordinary Maintenance and Operations</b>										
<b>Auto Expense</b>	13,807	18,864	(5,057)	-26.81%	13,807	15,188	1,381	10.00%	18,225	Controllable Costs
<b>Employee Benefits - Maintenance</b>	34,254	27,353	6,901	25.23%	34,254	83,535	49,281	143.87%	100,242	Based on Payroll Planning Schedule
Electrical Repairs / Supplies	17,977	57,535	(39,559)	-68.76%	17,977	19,775	1,798	10.00%	23,729	
HVAC Repairs / Supplies	24,671	46,440	(21,769)	-46.88%	24,671	27,138	2,467	10.00%	32,566	
Materials and Supplies	129,633	79,984	49,650	62.08%	129,633	142,597	12,963	10.00%	171,116	
Plumbing Repairs / Supplies	7,288	1,899	5,389	283.77%	7,288	8,016	729	10.00%	9,620	
<b>Salaries and Wages - Maintenance</b>	232,613	189,566	43,047	22.71%	232,613	249,297	16,684	7.17%	299,156	Based on Payroll Planning Schedule
<b>Payroll Expense - Maintenance</b>	13,269	-	13,269	0.00%	13,269	19,071	5,802	43.72%	22,885	Based on Payroll Planning Schedule
Other Repairs and Maintenance	106,929	11,478	95,451	831.58%	106,929	128,315	21,386	20.00%	153,978	
Contract Labor	4,296	-	4,296	0.00%	4,296	4,726	430	10.00%	5,671	
<b>Total Ordinary Maintenance and Operations</b>	<b>584,737</b>	<b>433,119</b>	<b>151,618</b>	<b>35.01%</b>	<b>584,737</b>	<b>697,657</b>	<b>112,920</b>	<b>19.31%</b>	<b>837,188</b>	
<b>Contract Services</b>										
Contract Labor	21,965	3,284	18,682	568.95%	21,965	24,162	2,197	10.00%	28,994	
<b>Landscape Maintenance</b>	57,241	40,640	16,601	40.85%	57,241	62,965	5,724	10.00%	75,558	Controllable Costs
Pest Control	11,925	10,430	1,495	14.33%	11,925	13,118	1,193	10.00%	15,741	
Compliance Monitoring	15,770	23,650	(7,880)	-33.32%	15,770	17,347	1,577	10.00%	20,817	
<b>Total Contract Services</b>	<b>106,901</b>	<b>78,004</b>	<b>28,898</b>	<b>37.05%</b>	<b>106,901</b>	<b>117,591</b>	<b>10,690</b>	<b>10.00%</b>	<b>141,110</b>	
<b>Protective Services</b>										
Protective Services - Labor	3,518	3,600	(82)	-2.28%	3,518	3,870	352	10.00%	4,643	
Protective Services - Other Contract Costs	12,335	10,725	1,610	15.01%	12,335	13,569	1,234	10.00%	16,282	
<b>Total Protective Services</b>	<b>15,853</b>	<b>14,325</b>	<b>1,528</b>	<b>10.67%</b>	<b>15,853</b>	<b>17,438</b>	<b>1,585</b>	<b>10.00%</b>	<b>20,926</b>	
<b>Insurance Premiums</b>										
Property Insurance	118,106	85,521	32,584	38.10%	118,106	147,632	29,526	25.00%	177,158	
Liability Insurance	698	715	(17)	-2.39%	698	837	140	20.00%	1,005	
Workmen's Compensation	11,397	12,172	(776)	-6.37%	11,397	13,676	2,279	20.00%	16,411	
All Other Insurance	8,093	7,449	644	8.65%	8,093	9,712	1,619	20.00%	11,654	
<b>Total Insurance Premiums</b>	<b>138,293</b>	<b>105,857</b>	<b>32,436</b>	<b>30.64%</b>	<b>138,293</b>	<b>171,857</b>	<b>33,564</b>	<b>24.27%</b>	<b>206,228</b>	
<b>Other General Expenses</b>										
HAP Payments Portability - In	148,594	110,337	38,257	34.67%	148,594	170,883	22,289	15.00%	205,060	Offset with Revenue
Dwelling Unit Rental Expense	60,583	64,312	(3,729)	-5.80%	60,583	69,670	9,087	15.00%	83,605	100% increase in May 2024
Other General Expenses	7,501	16,007	(8,506)	-53.14%	7,501	8,626	1,125	15.00%	10,351	
Payment in Lieu of Taxes	45,870	33,534	12,336	36.79%	45,870	52,751	6,880	15.00%	63,301	
Severance Expense	174	601	(426)	-70.98%	174	174	0	0.01%	209	
<b>Total Other General Expenses</b>	<b>262,722</b>	<b>224,791</b>	<b>37,931</b>	<b>16.87%</b>	<b>262,722</b>	<b>302,105</b>	<b>39,382</b>	<b>14.99%</b>	<b>362,526</b>	
<b>Interest Expense and Amortization Cost</b>										
Interest of Mortgage (or Bonds) Payable	52,580	30,468	22,112	72.57%	52,580	70,164	17,584	33.44%	84,197	Based on Amort Schedule
Interest on Notes Payable (Short/Long Term)	41,239	85,743	(44,505)	-51.90%	41,239	8,604	(32,635)	-79.14%	10,325	Based on Amort Schedule
Amortization of Bond Issue Costs	-	-	-	0.00%	-	-	-	0.00%	-	
<b>Total Interest Expense and Amortization Cost</b>	<b>93,819</b>	<b>116,212</b>	<b>(22,393)</b>	<b>-19.27%</b>	<b>93,819</b>	<b>78,768</b>	<b>(15,051)</b>	<b>-16.04%</b>	<b>94,522</b>	



**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget Change \$	Budget Change %	FY 24-25
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024			Budget Annual
<b>Extraordinary Expenses</b>									
Replacement of Non-expend Equip	61,994	-	61,994	0.00%	61,994	68,193	6,199	10.00%	81,832
Extraordinary Maintenance	-	274	(274)	-100.00%	-	-			-
<b>Total Extraordinary Expenses</b>	<b>61,994</b>	<b>274</b>	<b>61,720</b>	<b>22558.57%</b>	<b>61,994</b>	<b>68,193.25</b>	<b>6,199</b>	<b>10.00%</b>	<b>81,832</b>
<b>Housing Assistance Payments</b>									
<b>Total Housing Assistance Payments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>0.00</b>			<b>-</b>
<b>Emergency Housing Assistance Payments</b>									
<b>Total Emergency Housing Assistance Payments</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>			<b>-</b>
<b>Stability Housing Assistance</b>									
<b>Total Stability Housing Assistance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>			<b>-</b>
<b>Depreciation</b>									
Depreciation Expense	351,642	488,527	(136,886)	-28.02%	351,642	337,845	(13,796)	-3.92%	405,414
<b>Total Depreciation</b>	<b>351,642</b>	<b>488,527</b>	<b>(136,886)</b>	<b>-28.02%</b>	<b>351,642</b>	<b>337,845.30</b>	<b>(13,796)</b>	<b>-3.92%</b>	<b>405,414</b>
<b>Total Operating Expenses</b>	<b>3,302,943</b>	<b>3,127,318</b>	<b>175,625</b>	<b>5.62%</b>	<b>3,302,943</b>	<b>3,681,101</b>	<b>378,158</b>	<b>11.45%</b>	<b>4,417,321</b>
<b>Operating Income before Other Sources</b>	<b>125,954</b>	<b>61,229</b>	<b>64,725</b>	<b>105.71%</b>	<b>125,954</b>	<b>(36,996)</b>	<b>(162,949)</b>	<b>-129.37%</b>	<b>(44,395)</b>

Assumptions

Depreciation Schedules

**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget Change \$	Budget Change %	FY 24-25
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024			Budget Annual
<b>Other Non-Rental Income</b>									
<b>Other Non-Rental Income</b>									
Green Jay Developer Fees	91,508	48,358	43,150	89.23%	91,508	-	(91,508)	-100.00%	-
Las Palomas Developer Fees	56,000	-	56,000	0.00%	56,000	-	(56,000)	-100.00%	-
Hibiscus Village Developer Fees	50	249,424	(249,374)	-99.98%	50	-	(50)	-100.00%	-
<b>Total Other Non-Rental Income</b>	<b>147,558</b>	<b>297,782</b>	<b>(150,224)</b>	<b>-50.45%</b>	<b>147,558</b>	<b>-</b>	<b>(147,558)</b>	<b>-100.00%</b>	<b>-</b>
<b>Total Other Non-Rental Income</b>	<b>147,558</b>	<b>297,782</b>	<b>(150,224)</b>	<b>-50.45%</b>	<b>147,558</b>	<b>-</b>	<b>(147,558)</b>	<b>-100.00%</b>	<b>-</b>
<b>Income after Non-Rental Income</b>	<b>273,512</b>	<b>359,010</b>	<b>(85,499)</b>	<b>-23.82%</b>	<b>273,512</b>	<b>(36,996)</b>	<b>(310,508)</b>	<b>-113.53%</b>	<b>(44,395)</b>
<b>Other Fund Programs / Projects</b>									
<b>Capital Funds</b>									
Capital Grant Revenue	165,732	87,128	78,604	90.22%	165,732	136,259	(29,473)	-17.78%	163,511
<b>Total Capital Funds</b>	<b>165,732</b>	<b>87,128</b>	<b>78,604</b>	<b>90.22%</b>	<b>165,732</b>	<b>136,259</b>	<b>(29,473)</b>	<b>-17.78%</b>	<b>163,511</b>
<b>Scholarships</b>									
Scholarship Fundraising	17,000	26,060	(9,060)	-34.77%	17,000	20,000	3,000	17.65%	20,000
Scholarship Expenditures / Transfers	(15,000)	(4,500)	(10,500)	233.33%	(15,000)	(15,000)	-	0.00%	(15,000)
<b>Total Scholarships</b>	<b>2,000</b>	<b>21,560</b>	<b>(19,560)</b>	<b>-90.72%</b>	<b>2,000</b>	<b>5,000.00</b>	<b>3,000</b>	<b>150.00%</b>	<b>5,000</b>
<b>CDBG</b>									
CDBG Grant Revenue	-	-	-	0.00%	-	-	-	0.00%	-
<b>Total CDBG</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>Total Other Fund Programs / Projects</b>	<b>167,732</b>	<b>108,688</b>	<b>59,044</b>	<b>54.32%</b>	<b>167,732</b>	<b>141,259</b>	<b>(26,473)</b>	<b>-15.78%</b>	<b>168,511</b>
<b>Operating Income (Loss)</b>	<b>441,243</b>	<b>467,698</b>	<b>(26,455)</b>	<b>-5.66%</b>	<b>441,243</b>	<b>104,263</b>	<b>(336,980)</b>	<b>-76.37%</b>	<b>124,116</b>
<b>Other Financing Sources</b>									
<b>Other Financing Sources</b>									
Operating Transfers In	226,086	212,629	13,458	6.33%	226,086	175,259	(50,827)	-22.48%	137,040
Operating Transfers Out	(226,086)	(212,629)	(13,458)	6.33%	(226,086)	(175,259)	50,827	-22.48%	(137,040)
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
<b>Total Other Financing Sources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>0</b>
<b>Net Income (Loss) Before HAP</b>	<b>441,243</b>	<b>467,698</b>	<b>(26,455)</b>	<b>-5.66%</b>	<b>441,243</b>	<b>104,263</b>	<b>(336,980)</b>	<b>-76.37%</b>	<b>124,116</b>
HUD PHA Operating Grant - Section 8	6,907,039	5,992,540	914,499	15.26%	6,907,039	6,907,039	-	0.00%	9,233,916
Housing Assistance Payments	(6,950,402)	(6,113,907)	(836,495)	13.68%	(6,950,402)	(6,950,402)	-	0.00%	(9,233,916)
SHV - Assistance Payments	(17,821)	-	(17,821)	0.00%	(17,821)	(19,603)	(1,782)	10.00%	(23,524)
<b>Net HUD HAP Assistance Surplus (Deficit)</b>	<b>(61,184)</b>	<b>(121,367)</b>	<b>60,183</b>		<b>(61,184)</b>	<b>(62,965.78)</b>	<b>(1,782.10)</b>	<b>10.00%</b>	<b>(23,524)</b>
HUD EHV Operating Grant - HAP	277,947	183,478	94,469	51.49%	277,947	305,742	27,795	10.00%	366,890
HUD EHV Operating Grant - Placement Fee	3,150	2,150	1,000	46.51%	3,150	3,465	315	10.00%	4,158
HUD EHV Operating Grant - Service Fee	38,272	12,609	25,663	203.52%	38,272	42,099	3,827	10.00%	-
EHV - Assistance Payments	(262,470)	(228,304)	(34,166)	14.97%	(262,470)	(288,717)	(26,247)	10.00%	20,817
EHV - Service Fees Payments	(16,846)	(15,903)	(943)	5.93%	(16,846)	(18,530)	(1,685)	10.00%	4,643
<b>Net HUD EHV Assistance Surplus (Deficit)</b>	<b>40,053</b>	<b>(45,970)</b>	<b>86,023</b>		<b>40,053</b>	<b>44,058.45</b>	<b>4,005.31</b>	<b>10.00%</b>	<b>396,508</b>
<b>Surplus (Deficit)</b>	<b>420,113</b>	<b>300,362</b>	<b>119,751</b>		<b>420,113</b>	<b>85,355.74</b>	<b>(334,757.00)</b>	<b>-79.68%</b>	<b>497,101</b>

Assumptions

70% for capital improvements

**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget Change \$	Budget Change %	FY 24-25 Budget Annual
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024			
Adjustment to Agree to GL	351,642	502,287	(150,646)						
<b>Net Income on Lindsey</b>	<b>771,754</b>	<b>802,649</b>	<b>(30,895)</b>						
Actual Lindsey Net Income	771,481	802,649	(31,168)						
Variance	273	-	273						

Assumptions

**MCALLEN HOUSING COMMISSION - BUDGET PROPOSAL FOR FY 2024-2025**

	Actual		Variance \$	Variance %	Actual	FY 24-25 Budget	Budget	Budget	FY 24-25	
	10 Months 4/30/2024	10 Months 4/30/2023			10 Months 4/30/2024	10 Months 4/30/2024	Change \$	Change %	Budget Annual	
<b>Benefits - Medical</b>										
Employee Benefits - Administration	149,385	108,198	41,188	38.07%	149,385	138,527	(10,858)	-7.27%	166,233	10% Increase in Medical Benefits
Employee Benefits - Tenant Services	-	-	-	0.00%	-	23,505	23,505	0.00%	28,205	
Employee Benefits - Maintenance	34,693	7,297	27,396	375.46%	34,693	54,844	20,151	58.08%	65,813	
<b>Total</b>	<b>184,078</b>	<b>115,494</b>	<b>68,584</b>	<b>59.38%</b>	<b>184,078</b>	<b>216,876</b>	<b>32,798</b>	<b>17.82%</b>	<b>260,251</b>	
<b>Benefits - Retirement (Computed)</b>										
Employee Benefits - Administration	89,281	87,277	2,004	2.30%	89,281	104,461	15,181	17.00%	125,354	ER - 13% contribution
Employee Benefits - Tenant Services	12,236	12,351	(116)	-0.94%	12,236	13,848	1,612	13.18%	16,618	
Employee Benefits - Maintenance	30,240	24,644	5,596	22.71%	30,240	28,691	(1,549)	-5.12%	34,429	
<b>Total</b>	<b>131,756</b>	<b>124,272</b>	<b>7,484</b>	<b>6.02%</b>	<b>131,756</b>	<b>147,000</b>	<b>15,244</b>	<b>11.57%</b>	<b>176,400</b>	
<b>Benefits - Total</b>										
Employee Benefits - Administration	238,666	195,475	43,191	22.10%	238,666	242,989	4,323	1.81%	291,587	10% Increase
Employee Benefits - Tenant Services	12,236	12,351	(116)	-0.94%	12,236	37,353	25,117	205.28%	44,823	
Employee Benefits - Maintenance	64,933	31,940	32,992	103.29%	64,933	83,535	18,602	28.65%	100,242	
<b>Total</b>	<b>315,834</b>	<b>239,766</b>	<b>76,068</b>	<b>31.73%</b>	<b>315,834</b>	<b>363,876</b>	<b>48,042</b>	<b>15.21%</b>	<b>436,652</b>	
<b>Salaries and Wages</b>										
Salaries and Wages - Admin	686,775	671,362	15,413	2.30%	686,775	793,005	106,230	15.47%	981,816	10% Increase
Salaries and Wages - Tenant Services	94,122	95,011	(889)	-0.94%	94,122	103,248	9,126	9.70%	127,831	
Salaries and Wages - Maintenance	232,613	189,566	43,047	22.71%	232,613	241,626	9,013	3.87%	299,156	
<b>Total</b>	<b>1,013,510</b>	<b>955,938</b>	<b>57,571</b>	<b>6.02%</b>	<b>1,013,510</b>	<b>1,137,879</b>	<b>124,369</b>	<b>12.27%</b>	<b>1,408,803</b>	
<b>Tax Expense</b>										
Payroll Tax Expense	62,225	69,427	(7,202)	-10.37%	62,225	62,599	374	0.60%	75,118	10% Increase
Payroll Expense - FSS	2,155	-	2,155	0.00%	2,155	8,149	5,994	278.13%	9,779	
Payroll Expense - Maintenance	13,269	-	13,269	0.00%	13,269	19,071	5,802	43.72%	22,885	
<b>Total</b>	<b>77,649</b>	<b>69,427</b>	<b>8,222</b>	<b>11.84%</b>	<b>77,649</b>	<b>89,819</b>	<b>12,170</b>	<b>15.67%</b>	<b>107,783</b>	
<b>Operating Expenses</b>	<b>3,302,943</b>	<b>3,127,318</b>	<b>175,625</b>	<b>5.62%</b>	<b>3,302,943</b>	<b>3,681,101.17</b>	<b>378,158.05</b>	<b>11.45%</b>	<b>4,417,321</b>	
<b>Less: Compensation and Benefits</b>	<b>1,406,993</b>	<b>1,265,132</b>	<b>141,862</b>	<b>11.21%</b>	<b>1,406,993</b>	<b>1,591,574.33</b>	<b>184,580.96</b>	<b>13.12%</b>	<b>1,953,237</b>	
<b>Less: Depreciation</b>	<b>351,642</b>	<b>488,527</b>	<b>(136,886)</b>		<b>351,642</b>	<b>337,845.30</b>	<b>(13,796.37)</b>	<b>-3.92%</b>	<b>405,414</b>	
<b>Net Operating Income before Compensation and</b>	<b>1,544,308</b>	<b>1,373,659</b>	<b>170,649</b>	<b>12.42%</b>	<b>1,544,308</b>	<b>1,751,681.53</b>	<b>207,373.46</b>	<b>13.43%</b>	<b>2,058,670</b>	

Assumptions

# McAllen Housing Commission

## Organizational Structure and Property Ownership Overview

**McAllen Housing Authority (MHA) dba McAllen Housing Commission** 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 April 30, 2024 Vouchers utilized are 1,356 vouchers and broken down as follows:**
  - 48 RAD
  - 10 Homeownership
  - 5 Portable Vouchers
  - 6 Tenant Protection
  - 23 Veterans Assistance (VASH)
  - 4 Housing Stability Vouchers
  - 1,251 General HCV vouchers
- 39 Emergency Housing Vouchers (separate from the baseline)
- 17 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. 25<sup>th</sup> St.
- New Maintenance Building located at 1001 N. 23<sup>rd</sup> 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. 25<sup>th</sup> 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 31, 2023, acquired 99.99% interest in La Vista Apartments, forty-eight units located at 2401 La Vista Ave.
- MHFC is the sole member of Retama Village GP LLC, which is a .01% general partner of Retama Village Ltd, MHFC as of December 31, 2023, acquired 99.99% interest in 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 acquired 99.99% interest of Retama Village Phase II Ltd at March 28, 2024.

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

- 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. 27<sup>th</sup> 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 Commission - Combined

Dashboard Financial Summary - Excludes La Vista Apartments & Retama I & II

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 5,717,647	\$ 5,256,940	↑ 8.76%	↑ \$460,707
5	Restricted				
6	Family Self-Sufficiency	\$ 111,320	\$ 61,605	↑ 80.70%	↑ \$49,715
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	→ 0.00%	→ \$0
8	Section 8	\$ 60,309	\$ 29,102	↑ 107.23%	↑ \$31,207
9	Emergency Housing Voucher	\$ 8,700	\$ 36,737	↓ -76.32%	↓ -\$28,037
10	Capital Funds	\$ 19	\$ 25,010	↓ -99.92%	↓ -\$24,991
11	Tenant Security Deposits	\$ 106,363	\$ 95,786	↑ 11.04%	↑ \$10,577
12	Reserve Accounts	\$ 1,428,575	\$ 1,529,407	↓ -6.59%	↓ -\$100,832
13	Other Restricted Funds - Scholarship	\$ 29,094	\$ 41,594	↓ -30.05%	↓ -\$12,500
14	Restricted	\$ 2,729,380	\$ 2,804,242	↓ -2.67%	↓ -\$74,861
15	<b>Total Cash</b>	\$ <b>8,447,027</b>	\$ <b>8,061,181</b>	↑ <b>4.79%</b>	↑ <b>\$385,846</b>
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant / Port-In Receivables	\$ 16,275	\$ 26,169	↓ -37.81%	↓ -\$9,893
19	Tenant Formal Agreements	\$ 150,305	\$ 60,617	↑ 147.96%	↑ \$89,688
20	Allowance for Doubtful Acct	\$ (147,948)	\$ (60,590)	↑ 144.18%	↓ -\$87,358
21	Management Fee	\$ 225	\$ 1,988	↓ -88.68%	↓ -\$1,763
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ 31,833	\$ -		↑ \$31,833
24	Miscellaneous	\$ 18,907	\$ 19,620	↓ -3.64%	↓ -\$713
25	<b>Total Account Receivables</b>	\$ <b>69,598</b>	\$ <b>47,803</b>	↑ <b>45.59%</b>	↑ <b>\$21,794</b>
26	Due From Funds	\$ 241,952	\$ 282,869	↓ -14.46%	↓ -\$40,917
	Inventory - Supplies	\$ 17,298	\$ 21,697	↓ -20.28%	↓ -\$4,400
27	Notes Receivables				
28	Villas at Beaumont	\$ 288,821	\$ 253,649	↑ 13.87%	↑ \$35,172
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ <b>488,821</b>	\$ <b>453,649</b>	↑ <b>7.75%</b>	↑ <b>\$35,172</b>
32	Capital Assets				
33	Land	\$ 2,490,387	\$ 2,480,386	↑ 0.40%	↑ \$10,001
34	Lease hold Improvements	\$ 139,836	\$ 30,060	↑ 365.19%	↑ \$109,776
35	Buildings	\$ 16,166,220	\$ 16,174,275	↓ -0.05%	↓ -\$8,055
36	Furniture and Fixtures	\$ 1,027,536	\$ 1,022,248	↑ 0.52%	↑ \$5,288
37	Vehicle	\$ 387,009	\$ 347,049	↑ 11.51%	↑ \$39,960
38	Accumulated Depreciation	\$ (11,227,296)	\$ (10,725,009)	↑ 4.68%	↓ -\$502,287
39	<b>Total Capital Assets</b>	\$ <b>8,983,692</b>	\$ <b>9,329,009</b>	↓ <b>-3.70%</b>	↓ <b>-\$345,317</b>
40	Prepays	\$ 95,458	\$ 60,419	↑ 57.99%	↑ \$35,038
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ 230,910	\$ 214,914	↑ 7.44%	↑ \$15,996
43	Accrued Interest	\$ (15,000)	\$ -		↓ -\$15,000
44	Other Assets - Tax Credit Fees	\$ 63,739	\$ 17,023	↑ 274.42%	↑ \$46,716
45	<b>Total Long-Term Assets</b>	\$ <b>279,649</b>	\$ <b>231,938</b>	↑ <b>20.57%</b>	↑ <b>\$47,712</b>
46	<b>Total Assets</b>	\$ <b>18,699,960</b>	\$ <b>18,564,514</b>	↑ <b>0.73%</b>	↑ <b>\$135,446</b>
47					

## McAllen Housing Commission - Combined

Dashboard Financial Summary - Excludes La Vista Apartments & Retama I & II

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 130,328	\$ 130,364	↓ -0.03%	↓ -\$36
50	Family Self-Sufficiency	\$ 98,770	\$ 49,820	↑ 98.26%	↑ \$48,950
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 22,848	\$ 23,257	↓ -1.76%	↓ -\$410
53	Accrued Wages	\$ -	\$ 18,378	↓ -100.00%	↓ -\$18,378
54	Due to Funds	\$ 241,952	\$ 288,198	↓ -16.05%	↓ -\$46,246
55	Tenant Deposits	\$ 108,118	\$ 95,267	↑ 13.49%	↑ \$12,851
56	Other Current Liabilities	\$ 73,077	\$ 68,967	↑ 5.96%	↑ \$4,110
57	<b>Total Current Liabilities</b>	<b>\$ 675,093</b>	<b>\$ 674,251</b>	<b>↑ 0.12%</b>	<b>↑ \$842</b>
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ 1,794,055	\$ 2,054,279	↓ -12.67%	↓ -\$260,224
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 288,821	\$ 253,649	↑ 13.87%	↑ \$35,172
62	<b>Total Non-Current Liabilities</b>	<b>\$ 2,082,876</b>	<b>\$ 2,307,928</b>	<b>↓ -9.75%</b>	<b>↓ -\$225,052</b>
63	<b>Deferred Inflow Resources</b>				→ \$0
64	Hibiscus Pre-Leasehold	\$ 926,630	\$ 939,763	↓ -1.40%	↓ -\$13,133
65	Emergency HCV Funds	\$ 10,920	\$ 81,197	↓ -86.55%	↓ -\$70,277
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	<b>\$ 937,550</b>	<b>\$ 1,020,960</b>	<b>↓ -8.17%</b>	<b>↓ -\$83,410</b>
69					→ \$0
70	<b>Net Position</b>	<b>\$ 15,004,441</b>	<b>\$ 14,561,375</b>	<b>↑ 3.04%</b>	<b>↑ \$443,066</b>
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 18,699,960</b>	<b>\$ 18,564,514</b>	<b>↑ 0.73%</b>	<b>↑ \$135,446</b>
73	<b>Variance</b>	<b>\$ -</b>	<b>\$ -</b>		→ \$0



# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Tenant Revenue	\$ 187,932	\$ 167,216	↑ 12.39%	↑ \$20,716
4	Rent Gain / (Loss) on Lease	\$ (1,180)	\$ 657	↓ -279.60%	↓ -\$1,837
5	Rent: Vacancy Loss, Adjust	\$ (3,730)	\$ (7,616)	↑ 51.02%	↑ \$3,886
6	Rent: Write-offs	\$ -	\$ -	→	→ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ 183,022</b>	<b>\$ 160,257</b>	<b>↑ 14.21%</b>	<b>↑ \$22,765</b>
8	Grant Admin Revenue	\$ 111,972	\$ 122,184	↓ -8.36%	↓ -\$10,212
9	Grant - Capital	\$ -	\$ 25,000	↓ -100.00%	↓ -\$25,000
10	Grant - Stability / Other	\$ -	\$ -	→	→ \$0
11	Grant - Emergency Housing	\$ -	\$ -	→	→ \$0
12	Fraud Recovery	\$ 5,123	\$ 2,222	↑ 130.61%	↑ \$2,902
13	Resident Service / Port-in Fee	\$ 17,267	\$ 23,077	↓ -25.18%	↓ -\$5,810
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ (57)	\$ 3,432	↓ -101.65%	↓ -\$3,489
16	Other, FSS, Equip. Sale, Reimb	\$ 6,365	\$ 1,840	↑ 246.01%	↑ \$4,525
17	<b>Total Revenue</b>	<b>\$ 329,788</b>	<b>\$ 343,306</b>	<b>↓ -3.94%</b>	<b>↓ -\$13,518</b>
18	Administrative Expenses	\$ 153,118	\$ 130,094	↑ 17.70%	↑ \$23,024
19	Tenant Services	\$ 10,818	\$ 10,426	↑ 3.76%	↑ \$392
20	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0
21	Utilities Expense	\$ 10,503	\$ 10,844	↓ -3.15%	↓ -\$341
22	Maintenance & Operations	\$ 92,083	\$ 63,049	↑ 46.05%	↑ \$29,034
23	Other General Expenses	\$ 50,510	\$ 30,363	↑ 66.35%	↑ \$20,147
24	Interest Expense	\$ 9,004	\$ 11,210	↓ -19.68%	↓ -\$2,206
25	Depreciation	\$ -	\$ -	→	→ \$0
26	<b>Total Expenses</b>	<b>\$ 326,037</b>	<b>\$ 255,988</b>	<b>↑ 27.36%</b>	<b>↑ \$70,050</b>
27	<b>Operating Income (Loss)</b>	<b>\$ 3,751</b>	<b>\$ 87,319</b>	<b>↓ -95.70%</b>	<b>↓ -\$83,568</b>
28	HCV / EHV Grant Revenue	\$ 769,493	\$ 659,116	↑ 16.75%	↑ \$110,377
29	HAP Grant EHV Expenditures	\$ -	\$ (844)	↑ 100.00%	↑ \$844
30	Housing Assistance Payments	\$ (777,831)	\$ (660,898)	↓ -17.69%	↑ -\$116,933
31	<b>Net Housing Assistance</b>	<b>\$ (8,338)</b>	<b>\$ (2,626)</b>	<b>↓ -217.56%</b>	<b>↓ -\$5,713</b>
32	Capital Funds - General	\$ 114,963	\$ -	↑	↑ \$114,963
33	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0
34	Replacement Reserves Exp	\$ (13,460)	\$ -	↓	↓ -\$13,460
35	CDBG Grants / Donations	\$ -	\$ -	→	→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -	→	→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -	→	→ \$0
38	Developer Fee - Retama	\$ -	\$ -	→	→ \$0
39	Developer Fee - Hibiscus	\$ -	\$ -	→	→ \$0
40	Scholarship Fundraising	\$ -	\$ -	→	→ \$0
41	Scholarship Expenditures	\$ -	\$ -	→	→ \$0
42	Transfer In (Out)	\$ -	\$ -	→	→ \$0
43	<b>Total Other Funding</b>	<b>\$ 101,503</b>	<b>\$ -</b>	<b>↑</b>	<b>↑ \$101,503</b>
44	<b>Net Income</b>	<b>\$ 96,915</b>	<b>\$ 84,693</b>	<b>↑ 14.43%</b>	<b>↑ \$12,222</b>

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending April 30, 2024

Line	Description	YTD		PYR-YTD		% Change	\$ Change
		04/30/24	04/30/23	04/30/24	04/30/23		
45	Tenant Revenue	\$ 1,879,320	\$ 1,659,471	↑	13.25%	↑	\$219,849
46	Rent Gain / (Loss) on Lease	\$ (87,509)	\$ (76,518)	↓	-14.36%	↓	-\$10,991
47	Rent: Vacancy Loss, Adjust	\$ (65,334)	\$ (68,948)	↑	5.24%	↑	\$3,614
48	Rent: Write-offs	\$ -	\$ -	→		→	\$0
49	<b>Net Tenant Revenue</b>	<b>\$ 1,726,477</b>	<b>\$ 1,514,005</b>	<b>↑</b>	<b>14.03%</b>	<b>↑</b>	<b>\$212,472</b>
50	Grant Admin Revenue	\$ 1,284,943	\$ 1,181,117	↑	8.79%	↑	\$103,826
51	Grant - Capital	\$ 60,355	\$ 150,501	↓	-59.90%	↓	-\$90,146
52	Grant - Stability / Other	\$ 3,500	\$ -	↑		↑	\$3,500
53	Grant - Emergency Housing	\$ 37,332	\$ 27,819	↑	34.20%	↑	\$9,513
54	Fraud Recovery	\$ 34,154	\$ 14,283	↑	139.12%	↑	\$19,871
55	Resident Service / Port-in Fee	\$ 171,636	\$ 165,908	↑	3.45%	↑	\$5,728
56	Office / Ground Lease	\$ 59,444	\$ 52,944	↑	12.28%	↑	\$6,500
57	Interest Income	\$ 24,820	\$ 33,620	↓	-26.18%	↓	-\$8,801
58	Other, FSS, Equip. Sale, Reimb	\$ 25,780	\$ 47,650	↓	-45.90%	↓	-\$21,870
59	<b>Total Revenue</b>	<b>\$ 3,428,441</b>	<b>\$ 3,187,847</b>	<b>↑</b>	<b>7.55%</b>	<b>↑</b>	<b>\$240,595</b>
60	Administrative Expenses	\$ 1,444,510	\$ 1,401,876	↑	3.04%	↑	\$42,634
61	Tenant Services	\$ 124,392	\$ 137,260	↓	-9.37%	↓	-\$12,867
62	Fundraising Expend. (5K)	\$ -	\$ -	→		→	\$0
63	Utilities Expense	\$ 109,139	\$ 118,242	↓	-7.70%	↓	-\$9,103
64	Maintenance & Operations	\$ 691,638	\$ 513,419	↑	34.71%	↑	\$178,220
65	Other General Expenses	\$ 416,868	\$ 344,973	↑	20.84%	↑	\$71,895
66	Interest Expense	\$ 93,819	\$ 116,485	↓	-19.46%	↓	-\$22,666
67	Depreciation	\$ -	\$ (13,760)	↑	100.00%	↑	\$13,760
68	<b>Total Expenses</b>	<b>\$ 2,880,367</b>	<b>\$ 2,618,495</b>	<b>↑</b>	<b>10.00%</b>	<b>↑</b>	<b>\$261,872</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 548,075</b>	<b>\$ 569,352</b>	<b>↓</b>	<b>-3.74%</b>	<b>↓</b>	<b>-\$21,277</b>
70	HAP Grant Revenue	\$ 7,226,408	\$ 6,190,777	↑	16.73%	↑	\$1,035,631
71	HAP Grant EHV Expenditures	\$ (31,269)	\$ (15,903)	↓	-96.62%	↓	-\$15,366
72	Housing Assistance Payments	\$ (7,216,542)	\$ (6,342,211)	↓	-13.79%	↑	-\$874,331
73	<b>Net Housing Assistance</b>	<b>\$ (21,404)</b>	<b>\$ (167,337)</b>	<b>↑</b>	<b>87.21%</b>	<b>↑</b>	<b>\$145,933</b>
74	Capital Funds - General	\$ 165,732	\$ 87,128	↑	90.22%	↑	\$78,604
76	Capital Funds - Expenditures	\$ -	\$ -	→		→	\$0
77	Replacement Reserves Expend	\$ (61,994)	\$ -	↓		↓	-\$61,994
78	CDBG Grants / Donations	\$ 500	\$ 700	↓	-28.57%	↓	-\$200
79	Grant/Donations Expenditure:	\$ (788)	\$ -	↓		↓	-\$788
80	Developer Fee - Las Palomas	\$ 56,000	\$ -	↑		↑	\$56,000
81	Developer Fee - Green Jay	\$ 91,508	\$ 48,358	↑	89.23%	↑	\$43,150
82	Developer Fee - Hibiscus Villa	\$ -	\$ 249,424	↓	-100.00%	↓	-\$249,424
83	Scholarship Fundraising	\$ 17,000	\$ 26,060	↓	-34.77%	↓	-\$9,060
84	Scholarship Expenditures	\$ (22,880)	\$ (10,851)	↓	-110.85%	↓	-\$12,029
85	Transfer In (Out)	\$ -	\$ -	→		→	\$0
86	<b>Total Other Funding</b>	<b>\$ 245,078</b>	<b>\$ 400,819</b>	<b>↓</b>	<b>-38.86%</b>	<b>↓</b>	<b>-\$155,741</b>
87	<b>Net Income</b>	<b>\$ 771,749</b>	<b>\$ 802,834</b>	<b>↓</b>	<b>-3.87%</b>	<b>↓</b>	<b>-\$31,085</b>

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending April 30, 2024

Line	Description	Current Month		Budget	% Change	\$ Change
		04/30/24	04/30/24	04/30/24		
88	Tenant Revenue	\$ 187,932	\$ 188,032	↓ -0.05%	↓ -\$100	
89	Rent Gain / (Loss) on Lease	\$ (1,180)	\$ (877)	↓ -34.55%	↓ -\$303	
90	Rent: Vacancy Loss, Adjust	\$ (3,730)	\$ (6,224)	↑ 40.07%	↑ \$2,494	
91	Rent: Write-offs	\$ -	\$ (1,103)	↑ 100.00%	↑ \$1,103	
92	<b>Net Tenant Revenue</b>	<b>\$ 183,022</b>	<b>\$ 179,829</b>	<b>↑ 1.78%</b>	<b>↑ \$3,193</b>	
93	Grant Admin Revenue	\$ 111,972	\$ 116,786	↓ -4.12%	↓ -\$4,813	
94	Grant - Capital	\$ -	\$ -	→	→ \$0	
95	Grant - Stability / Other	\$ -	\$ -	→	→ \$0	
96	Grant - Emergency Housing	\$ -	\$ 3,000	↓ -100.00%	↓ -\$3,000	
97	Fraud Recovery	\$ 5,123	\$ 1,323	↑ 287.24%	↑ \$3,800	
98	Resident Service / Port-in Fee	\$ 17,267	\$ 15,480	↑ 11.54%	↑ \$1,787	
99	Office / Ground Lease	\$ 6,094	\$ 6,094	→ 0.00%	→ \$0	
100	Interest Income	\$ (57)	\$ 3,535	↓ -101.60%	↓ -\$3,592	
101	Other Revenue	\$ 6,365	\$ 4,185	↑ 52.08%	↑ \$2,180	
102	<b>Total Revenue</b>	<b>\$ 329,788</b>	<b>\$ 330,232</b>	<b>↓ -0.13%</b>	<b>↓ -\$445</b>	
103	Administrative Expenses	\$ 153,118	\$ 154,416	↓ -0.84%	↓ -\$1,298	
104	Tenant Services	\$ 10,818	\$ 16,645	↓ -35.01%	↓ -\$5,827	
105	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0	
106	Utilities Expense	\$ 10,503	\$ 12,993	↓ -19.17%	↓ -\$2,490	
107	Maintenance & Operations	\$ 92,083	\$ 63,036	↑ 46.08%	↑ \$29,048	
108	Other General Expenses	\$ 50,510	\$ 38,688	↑ 30.56%	↑ \$11,822	
109	Interest Expense	\$ 9,004	\$ 9,688	↓ -7.06%	↓ -\$684	
110	Depreciation	\$ -	\$ -	→	→ \$0	
111	<b>Total Expenses</b>	<b>\$ 326,037</b>	<b>\$ 295,467</b>	<b>↑ 10.35%</b>	<b>↑ \$30,571</b>	
112	<b>Operating Income (Loss)</b>	<b>\$ 3,751</b>	<b>\$ 34,766</b>	<b>↓ -89.21%</b>	<b>↓ -\$31,015</b>	
113	HAP Grant Revenue	\$ 769,493	\$ 663,425	↑ 15.99%	↑ \$106,068	
114	HAP Grant EHV Expenditures	\$ -	\$ (20,750)	↑ 100.00%	↑ \$20,750	
115	Housing Assistance Payments	\$ (777,831)	\$ (642,675)	↓ -21.03%	↑ -\$135,156	
116	<b>Net Housing Assistance</b>	<b>\$ (8,338)</b>	<b>\$ 0</b>	<b>↓ #####</b>	<b>↓ -\$8,338</b>	
117	Capital Funds - General	\$ 114,963	\$ -	↑	↑ \$114,963	
118	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0	
119	Replacement Reserves Expend	\$ (13,460)	\$ (12,500)	↓ -7.68%	↓ -\$960	
120	CDBG Grants / Donations	\$ -	\$ -	→	→ \$0	
121	Grant/Donations Expenditure:	\$ -	\$ (3,000)	↑ 100.00%	↑ \$3,000	
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	\$ -	\$ (583)	↑ 100.00%	↑ \$583	
127	Transfer In (Out)	\$ -	\$ -	→	→ \$0	
128	<b>Total Other Funding</b>	<b>\$ 101,503</b>	<b>\$ (16,083)</b>	<b>↑ 731.11%</b>	<b>↑ \$117,586</b>	
129	<b>Net Income</b>	<b>96,915</b>	<b>18,683</b>	<b>↑ 418.75%</b>	<b>↑ \$78,233</b>	

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending April 30, 2024

Line	Description	YTD		YTD - Budget		% Change	\$ Change
		04/30/24	04/30/24	04/30/24	04/30/24		
129	Tenant Revenue	\$ 1,879,320	\$ 1,880,320	↓	-0.05%	↓	-\$1,000
130	Rent Gain / (Loss) on Lease	\$ (87,509)	\$ (83,036)	↓	-5.39%	↓	-\$4,473
131	Rent: Vacancy Loss, Adjust	\$ (65,334)	\$ (73,263)	↑	10.82%	↑	\$7,929
132	Rent: Write-offs	\$ -	\$ -	⇒		⇒	\$0
133	<b>Net Tenant Revenue</b>	\$ 1,726,477	\$ 1,724,021	↑	0.14%	↑	\$2,456
134	Grant Admin Revenue	\$ 1,284,943	\$ 1,167,857	↑	10.03%	↑	\$117,086
135	Grant - Capital	\$ 60,355	\$ 71,500	↓	-15.59%	↓	-\$11,145
136	Grant - Stability / Other	\$ 3,500	\$ -	↑		↑	\$3,500
137	Grant - Emergency Housing	\$ 37,332	\$ 30,000	↑	24.44%	↑	\$7,332
138	Fraud Recovery	\$ 34,154	\$ 13,230	↑	158.15%	↑	\$20,924
139	Resident Service / Port-in Fee	\$ 171,636	\$ 154,812	↑	10.87%	↑	\$16,824
140	Office / Ground Lease	\$ 59,444	\$ 60,944	↓	-2.46%	↓	-\$1,500
141	Interest Income	\$ 24,820	\$ 39,524	↓	-37.20%	↓	-\$14,704
142	Other Revenue	\$ 25,780	\$ 37,674	↓	-31.57%	↓	-\$11,894
143	<b>Total Revenue</b>	\$ 3,428,441	\$ 3,299,562	↑	3.91%	↑	\$128,879
144	Administrative Expenses	\$ 1,444,510	\$ 1,544,165	↓	-6.45%	↓	-\$99,655
145	Tenant Services	\$ 124,392	\$ 166,454	↓	-25.27%	↓	-\$42,062
146	Fundraising Expend. (5K)	\$ -	\$ -	⇒		⇒	\$0
147	Utilities Expense	\$ 109,139	\$ 129,933	↓	-16.00%	↓	-\$20,794
148	Maintenance & Operations	\$ 691,638	\$ 630,356	↑	9.72%	↑	\$61,283
149	Other General Expenses	\$ 416,868	\$ 386,881	↑	7.75%	↑	\$29,987
150	Interest Expense	\$ 93,819	\$ 96,878	↓	-3.16%	↓	-\$3,059
151	Depreciation	\$ -	\$ -	⇒		⇒	\$0
152	<b>Total Expenses</b>	\$ 2,880,367	\$ 2,954,667	↓	-2.51%	↓	-\$74,300
153	<b>Operating Income (Loss)</b>	\$ 548,075	\$ 344,895	↑	58.91%	↑	\$203,179
154	HAP Grant Revenue	\$ 7,226,408	\$ 6,601,755	↑	9.46%	↑	\$624,653
155	HAP Grant EHV Expenditures	\$ (31,269)	\$ (7,500)	↓	-316.93%	↓	-\$23,769
156	Housing Assistance Payments	\$ (7,216,542)	\$ (6,626,755)	↓	-8.90%	↑	-\$589,788
157	<b>Net Housing Assistance</b>	\$ (21,404)	\$ (32,499)	↑	34.14%	↑	\$11,096
158	Capital Funds - General	\$ 165,732	\$ 136,259	↑	21.63%	↑	\$29,473
159	Capital Funds - Expenditures	\$ -	\$ (136,259)	↑	100.00%	↑	\$136,259
160	Replacement Reserves Expend	\$ (61,994)	\$ (125,000)	↑	50.40%	↑	\$63,006
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓	-99.17%	↓	-\$59,500
162	Grant/Donations Expenditure:	\$ (788)	\$ (90,000)	↑	99.12%	↑	\$89,212
163	Developer Fee - Las Palomas	\$ 56,000	\$ -	↑		↑	\$56,000
164	Developer Fee - Green Jay	\$ 91,508	\$ -	↑		↑	\$91,508
165	Developer Fee - Hibiscus Villa	\$ -	\$ -	⇒		⇒	\$0
166	Scholarship Fundraising	\$ 17,000	\$ 36,000	↓	-52.78%	↓	-\$19,000
167	Scholarship Expenditures	\$ (22,880)	\$ (16,333)	↓	-40.08%	↓	-\$6,547
168	Transfer In (Out)	\$ -	\$ -	⇒		⇒	\$0
169	<b>Total Other Funding</b>	\$ 245,078	\$ (135,333)	↑	281.09%	↑	\$380,411
170	<b>Net Income</b>	\$ 771,749	\$ 177,063	↑	335.86%	↑	\$594,687

## McAllen Housing Commission - MHA

### Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 438,406	\$ 492,171	↓ -10.92%	↓ -\$53,765
5	Restricted				
6	Family Self-Sufficiency	\$ 8,359	\$ 4,851	↑ 72.32%	↑ \$3,508
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	\$ 993,359	\$ 989,851	↑ 0.35%	↑ \$3,508
15	<b>Total Cash</b>	\$ 1,431,765	\$ 1,482,022	↓ -3.39%	↓ -\$50,257
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	\$ 18,907	\$ 19,620	↓ -3.64%	↓ -\$713
25	<b>Total Account Receivables</b>	\$ 18,907	\$ 19,620	↓ -3.64%	↓ -\$713
26	Due From Funds	\$ 72,884	\$ 87,717	→ 0.00%	↓ -\$14,832
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ 1,249,342	\$ 1,249,342	→ 0.00%	→ \$0
34	Lease hold Improvements	\$ 131,686	\$ 6,000	↑ 2094.77%	↑ \$125,686
35	Buildings	\$ 1,702,497	\$ 1,710,552	↓ -0.47%	↓ -\$8,055
36	Furniture and Fixtures	\$ 334,102	\$ 328,814	↑ 1.61%	↑ \$5,288
37	Vehicle	\$ 251,969	\$ 212,009	↑ 18.85%	↑ \$39,960
38	Accumulated Depreciation	\$ (1,376,830)	\$ (1,310,445)	↑ 5.07%	↓ -\$66,384
39	<b>Total Capital Assets</b>	\$ 2,292,766	\$ 2,196,271	↑ 4.39%	↑ \$96,495
40	Prepays	\$ 15,989	\$ 12,482	↑ 28.10%	↑ \$3,507
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets (Payroll in Transit)	\$ (11,003)	\$ -		↓ -\$11,003
45	<b>Total Long-Term Assets</b>	\$ (11,003)	\$ -		↓ -\$11,003
46	<b>Total Assets</b>	\$ 3,897,776	\$ 3,874,061	↑ 0.61%	↑ \$23,715
47					

## McAllen Housing Commission - MHA

### Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 65,323	\$ 56,389	↑ 15.84%	↑ \$8,934
50	Family Self-Sufficiency	\$ 8,355	\$ 4,848	↑ 72.32%	↑ \$3,506
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 22,708	\$ 22,619	↑ 0.39%	↑ \$89
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 1,651	\$ 20,342	↓ -91.88%	↓ -\$18,690
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 26,838	\$ 23,521	↑ 14.10%	↑ \$3,317
57	<b>Total Current Liabilities</b>	\$ 124,875	\$ 127,719	↓ -2.23%	↓ -\$2,844
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	<b>Total Non-Current Liabilities</b>	\$ -	\$ -		→ \$0
63	<b>Deferred Inflow Resources</b>				→ \$0
64	Hibiscus Pre-Leasehold	\$ 926,630	\$ 939,763	↓ -1.40%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	\$ 926,630	\$ 939,763	↓ -1.40%	↓ -\$13,133
69					→ \$0
70	<b>Net Position</b>	\$ 2,846,271	\$ 2,806,580	↑ 1.41%	↑ \$39,692
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ 3,897,776	\$ 3,874,061	↑ 0.61%	↑ \$23,715
73	<b>Variance</b>	\$ (0)	\$ (0)		↓ \$0

# McAllen Housing Commission - McAllen Housing Authority

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>➡ \$0</b>
8	Grant Admin Revenue	\$ 23,605	\$ 36,589	↓ -35.48%	↓ -\$12,984
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	\$ 22	\$ 48	↓ -53.16%	↓ -\$25
16	Other Revenue	\$ -	\$ 906	↓ -100.00%	↓ -\$906
17	<b>Total Revenue</b>	<b>\$ 29,722</b>	<b>\$ 42,837</b>	<b>↓ -30.62%</b>	<b>↓ -\$13,115</b>
18	Administrative Expenses	\$ 20,412	\$ 19,891	↑ 2.62%	↑ \$520
19	Tenant Services	\$ 3,870	\$ 3,841	↑ 0.76%	↑ \$29
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ 2,614	\$ 3,545	↓ -26.24%	↓ -\$930
22	Maintenance & Operations	\$ 21,639	\$ 5,356	↑ 304.00%	↑ \$16,283
23	Other General Expenses	\$ 14,081	\$ 7,139	↑ 97.25%	↑ \$6,942
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	<b>Total Expenses</b>	<b>\$ 62,616</b>	<b>\$ 39,772</b>	<b>↑ 57.44%</b>	<b>↑ \$22,844</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (32,893)</b>	<b>\$ 3,065</b>	<b>↓ -1173.09%</b>	<b>↓ -\$35,959</b>
28	HAP Grant Revenue	\$ -	\$ -		➡ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
30	Housing Assistance Payments	\$ (347)	\$ (277)	↓ -25.27%	↑ -\$70
31	<b>Net Housing Assistance</b>	<b>\$ (347)</b>	<b>\$ (277)</b>	<b>↓ -25.27%</b>	<b>↓ -\$70</b>
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)	\$ 114,963	\$ -		↑ \$114,963
43	<b>Total Other Funding</b>	<b>\$ 114,963</b>	<b>\$ -</b>		<b>↑ \$114,963</b>
44	<b>Net Income</b>	<b>81,722</b>	<b>\$ 2,788</b>	<b>↑ 2830.90%</b>	<b>↑ \$78,934</b>

# McAllen Housing Commission - McAllen Housing Authority

Month Ending April 30, 2024

Line	Description	YTD 04/30/24	PYR-YTD 04/30/23	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
50	Grant Admin Revenue	\$ 280,793	\$ 298,167	↓ -5.83%	↓ -\$17,374
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ -	\$ -		\$0
55	Resident Service / Port-in Fee	\$ -	\$ 9	↓ -100.00%	↓ -\$9
56	Office / Ground Lease	\$ 59,444	\$ 52,944	↑ 12.28%	↑ \$6,500
57	Interest Income	\$ 274	\$ 350	↓ -21.79%	↓ -\$76
58	Other Revenue	\$ 2,162	\$ 10,395	↓ -79.20%	↓ -\$8,233
59	<b>Total Revenue</b>	<b>\$ 342,674</b>	<b>\$ 361,866</b>	<b>↓ -5.30%</b>	<b>↓ -\$19,192</b>
60	Administrative Expenses	\$ 194,336	\$ 245,140	↓ -20.72%	↓ -\$50,803
61	Tenant Services	\$ 40,403	\$ 39,951	↑ 1.13%	↑ \$452
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 32,427	\$ 40,333	↓ -19.60%	↓ -\$7,906
64	Maintenance & Operations	\$ 77,243	\$ 55,776	↑ 38.49%	↑ \$21,467
65	Other General Expenses	\$ 98,858	\$ 101,952	↓ -3.04%	↓ -\$3,095
66	Interest Expense	\$ -	\$ 274	↓ -100.00%	↓ -\$274
67	Depreciation	\$ -	\$ -		\$0
68	<b>Total Expenses</b>	<b>\$ 443,267</b>	<b>\$ 483,426</b>	<b>↓ -8.31%</b>	<b>↓ -\$40,159</b>
69	<b>Operating Income (Loss)</b>	<b>\$ (100,593)</b>	<b>\$ (121,560)</b>	<b>↑ 17.25%</b>	<b>↑ \$20,967</b>
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (4,913)	\$ (3,434)	↓ -43.07%	↑ -\$1,479
73	<b>Net Housing Assistance</b>	<b>\$ (4,913)</b>	<b>\$ (3,434)</b>	<b>↓ -43.07%</b>	<b>↓ -\$1,479</b>
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)	\$ 226,086	\$ 212,629	↑ 6.33%	↑ \$13,458
86	<b>Total Other Funding</b>	<b>\$ 226,086</b>	<b>\$ 212,629</b>	<b>↑ 6.33%</b>	<b>↑ \$13,458</b>
87	<b>Net Income</b>	<b>120,580</b>	<b>\$ 87,635</b>	<b>↑ 37.59%</b>	<b>↑ \$32,945</b>



# McAllen Housing Commission - McAllen Housing Authority

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>⇒ \$0</b>
93	Grant Admin Revenue	\$ 23,605	\$ 30,160	↓ -21.73%	↓ -\$6,554
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	\$ 22	\$ 58	↓ -61.48%	↓ -\$36
101	Other Revenue	\$ -	\$ 582	↓ -100.00%	↓ -\$582
102	<b>Total Revenue</b>	<b>\$ 29,722</b>	<b>\$ 36,895</b>	<b>↓ -19.44%</b>	<b>↓ -\$7,172</b>
103	Administrative Expenses	\$ 20,412	\$ 21,049	↓ -3.03%	↓ -\$637
104	Tenant Services	\$ 3,870	\$ 5,140	↓ -24.70%	↓ -\$1,270
105	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
106	Utilities Expense	\$ 2,614	\$ 4,461	↓ -41.39%	↓ -\$1,846
107	Maintenance & Operations	\$ 21,639	\$ 2,600	↑ 732.12%	↑ \$19,038
108	Other General Expenses	\$ 14,081	\$ 11,564	↑ 21.77%	↑ \$2,517
109	Interest Expense	\$ -	\$ -		⇒ \$0
110	Depreciation	\$ -	\$ -		⇒ \$0
111	<b>Total Expenses</b>	<b>\$ 62,616</b>	<b>\$ 44,814</b>	<b>↑ 39.72%</b>	<b>↑ \$17,802</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (32,893)</b>	<b>\$ (7,919)</b>	<b>↓ -315.36%</b>	<b>↓ -\$24,974</b>
113	HAP Grant Revenue	\$ -	\$ -		⇒ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
115	Housing Assistance Payments	\$ (347)	\$ (365)	↑ 5.00%	↑ \$18
116	<b>Net Housing Assistance</b>	<b>\$ (347)</b>	<b>\$ (365)</b>	<b>↑ 5.00%</b>	<b>↑ \$18</b>
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)	\$ 114,963	\$ -		↑ \$114,963
128	<b>Total Other Funding</b>	<b>\$ 114,963</b>	<b>\$ -</b>		<b>↑ \$114,963</b>
129	<b>Net Income</b>	<b>81,722</b>	<b>(8,285)</b>	<b>↑ 1086.45%</b>	<b>↑ \$90,007</b>

# McAllen Housing Commission - McAllen Housing Authority

Month Ending April 30, 2024

Line	Description	YTD 04/30/24	YTD - Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>⇒ \$0</b>
134	Grant Admin Revenue	\$ 280,793	\$ 301,597	↓ -6.90%	↓ -\$20,804
135	Grant - Capital	\$ -	\$ -		⇒ \$0
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
138	Fraud Recovery	\$ -	\$ -		⇒ \$0
139	Resident Service / Port-in Fee	\$ -	\$ 8	↓ -100.00%	↓ -\$8
140	Office / Ground Lease	\$ 59,444	\$ 60,944	↓ -2.46%	↓ -\$1,500
141	Interest Income	\$ 274	\$ 583	↓ -53.02%	↓ -\$309
142	Other Revenue	\$ 2,162	\$ 5,819	↓ -62.84%	↓ -\$3,657
143	<b>Total Revenue</b>	<b>\$ 342,674</b>	<b>\$ 368,951</b>	<b>↓ -7.12%</b>	<b>↓ -\$26,278</b>
144	Administrative Expenses	\$ 194,336	\$ 210,492	↓ -7.68%	↓ -\$16,156
145	Tenant Services	\$ 40,403	\$ 51,400	↓ -21.39%	↓ -\$10,997
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 32,427	\$ 44,607	↓ -27.31%	↓ -\$12,180
148	Maintenance & Operations	\$ 77,243	\$ 26,004	↑ 197.04%	↑ \$51,239
149	Other General Expenses	\$ 98,858	\$ 115,637	↓ -14.51%	↓ -\$16,780
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ -	\$ -		⇒ \$0
152	<b>Total Expenses</b>	<b>\$ 443,267</b>	<b>\$ 448,140</b>	<b>↓ -1.09%</b>	<b>↓ -\$4,873</b>
153	<b>Operating Income (Loss)</b>	<b>\$ (100,593)</b>	<b>\$ (79,189)</b>	<b>↓ -27.03%</b>	<b>↓ -\$21,405</b>
154	HAP Grant Revenue	\$ -	\$ -		⇒ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
156	Housing Assistance Payments	\$ (4,913)	\$ (3,653)	↓ -34.50%	↑ -\$1,260
157	<b>Net Housing Assistance</b>	<b>\$ (4,913)</b>	<b>\$ (3,653)</b>	<b>↓ -34.50%</b>	<b>↓ -\$1,260</b>
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)	\$ 226,086	\$ 175,259	↑ 29.00%	↑ \$50,827
169	<b>Total Other Funding</b>	<b>\$ 226,086</b>	<b>\$ 39,000</b>	<b>↑ 479.71%</b>	<b>↑ \$187,086</b>
170	<b>Net Income</b>	<b>120,580</b>	<b>\$ (43,842)</b>	<b>↑ 375.04%</b>	<b>↑ \$164,422</b>

## McAllen Housing Commission - Capital Funds

Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% 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	\$ 19	\$ 25,010	↓ -99.93%	-\$24,991
11	Tenant Security Deposits	\$ -	\$ -		\$0
12	Reserve Accounts	\$ -	\$ -		\$0
13	Other Restricted Assets	\$ -	\$ -		\$0
14	Restricted	\$ 19	\$ 25,010	↓ -99.93%	-\$24,991
15	<b>Total Cash</b>	\$ 19	\$ 25,010	↓ -99.93%	-\$24,991
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	<b>Total Account Receivables</b>	\$ -	\$ -		\$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	<b>Total Note Receivables</b>	\$ -	\$ -		\$0
32	Capital Assets				
33	Land	\$ -	\$ -		\$0
34	Lease hold Improvements	\$ -	\$ -		\$0
35	Buildings	\$ -	\$ -		\$0
36	Furniture and Fixtures	\$ -	\$ -		\$0
37	Vehicle	\$ -	\$ -		\$0
38	Accumulated Depreciation	\$ -	\$ -		\$0
39	<b>Total Capital Assets</b>	\$ -	\$ -		\$0
40	Prepays	\$ -	\$ -		\$0
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ -	\$ -		\$0
43	Accrued Interest	\$ -	\$ -		\$0
44	Other Assets	\$ -	\$ -		\$0
45	<b>Total Long-Term Assets</b>	\$ -	\$ -		\$0
46	<b>Total Assets</b>	\$ 19	\$ 25,010	↓ -99.93%	-\$24,991
47					

## McAllen Housing Commission - Capital Funds

Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
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	<b>Total Current Liabilities</b>	\$ -	\$ -	→	\$0
58	<b>Non-Current Liabilities</b>				
59	Frost	\$ -	\$ -	→	\$0
60	Brownstone	\$ -	\$ -	→	\$0
61	MHFC	\$ -	\$ -	→	\$0
62	<b>Total Non-Current Liabilities</b>	\$ -	\$ -	→	\$0
63	<b>Deferred Inflow Resources</b>				
64	Hibiscus Pre-Leasehold	\$ -	\$ -	→	\$0
65	Emergency HCV Funds	\$ -	\$ -	→	\$0
66	Cares Act	\$ -	\$ -	→	\$0
67	Other Deferred Revenue	\$ -	\$ -	→	\$0
68	<b>Total Deferred Inflows</b>	\$ -	\$ -	→	\$0
69					\$0
70	<b>Net Position</b>	19	\$ 25,010	↓ -99.93%	-\$24,991
71					\$0
72	<b>Total Liabilities and Net Position</b>	\$ 19	\$ 25,010	↓ -99.93%	-\$24,991
73	<b>Variance</b>	\$ -	\$ -	→	\$0

# McAllen Housing Commission - Capital Funds

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% 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	<b>Net Tenant Revenue</b>	\$ -	\$ -		→ <b>\$0</b>
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ 25,000	↓ -100.00%	↓ -\$25,000
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		↓ -\$25,002
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ -	\$ -		→ \$0
16	Other Revenue	\$ -	\$ 2	↓ -100.00%	↓ -\$2
17	<b>Total Revenue</b>	\$ -	\$ 25,002	↓ -100.00%	↓ <b>-\$25,002</b>
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	<b>Total Expenses</b>	\$ -	\$ -		→ <b>\$0</b>
27	<b>Operating Income (Loss)</b>	\$ -	\$ 25,002	↓ -100.00%	↓ <b>-\$25,002</b>
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	<b>Net Housing Assistance</b>	\$ -	\$ -		→ <b>\$0</b>
32	Capital Funds - General	\$ 114,963	\$ -		↑ \$114,963
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)	\$ (114,963)	\$ -		↓ -\$114,963
43	<b>Total Other Funding</b>	\$ -	\$ -		→ <b>\$0</b>
44	<b>Net Income</b>	\$ -	\$ 25,002	↓ -100.00%	↓ <b>-\$25,002</b>

# McAllen Housing Commission - Capital Funds

Month Ending April 30, 2024

Line	Description	YTD 04/30/24	PYR-YTD 04/30/23	% 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	<b>Net Tenant Revenue</b>	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ -	\$ -		\$0
51	Grant - Capital	\$ 60,355	\$ 150,501	↓ -59.90%	-\$90,146
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	\$ 7	\$ 5	↑ 24.44%	\$1
58	Other Revenue	\$ -	\$ -		\$0
59	<b>Total Revenue</b>	\$ 60,362	\$ 150,506	↓ -59.89%	-\$90,145
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	<b>Total Expenses</b>	\$ -	\$ -		\$0
69	<b>Operating Income (Loss)</b>	\$ 60,362	\$ 150,506	↓ -59.89%	-\$90,145
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ -	\$ -		\$0
73	<b>Net Housing Assistance</b>	\$ -	\$ -		\$0
74	Capital Funds - General	\$ 165,732	\$ 87,128	↑ 90.22%	\$78,604
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)	\$ (226,086)	\$ (212,629)	↓ -6.33%	-\$13,458
86	<b>Total Other Funding</b>	\$ (60,355)	\$ (125,501)	↑ 51.91%	\$65,146
87	<b>Net Income</b>	7	25,005	↓ -99.97%	-\$24,999

# McAllen Housing Commission - Capital Funds

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	\$ -	\$ -		\$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
101	Other Revenue	\$ -	\$ -		\$0
102	<b>Total Revenue</b>	\$ -	\$ 1	↓ -100.00%	-\$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	<b>Total Expenses</b>	\$ -	\$ -		\$0
112	<b>Operating Income (Loss)</b>	\$ -	\$ 1	↓ -100.00%	-\$1
113	HAP Grant Revenue	\$ -	\$ -		\$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
115	Housing Assistance Payments	\$ -	\$ -		\$0
116	<b>Net Housing Assistance</b>	\$ -	\$ -		\$0
117	Capital Funds - General	\$ 114,963	\$ -		\$114,963
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)	\$ (114,963)	\$ -		-\$114,963
128	<b>Total Other Funding</b>	\$ -	\$ -		\$0
129	<b>Net Income</b>	\$ -	\$ 1	↓ -100.00%	-\$1

# McAllen Housing Commission - Capital Funds

Month Ending April 30, 2024

Line	Description	YTD 04/30/24	YTD - Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	\$ -	\$ -		\$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	\$ 7	\$ 7	↓ -1.18%	\$0
142	Other Revenue	\$ -	\$ -		\$0
143	<b>Total Revenue</b>	\$ 60,362	\$ 39,007	↑ 54.75%	\$21,355
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	<b>Total Expenses</b>	\$ -	\$ -		\$0
153	<b>Operating Income (Loss)</b>	\$ 60,362	\$ 39,007	↑ 54.75%	\$21,355
154	HAP Grant Revenue	\$ -	\$ -		\$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
156	Housing Assistance Payments	\$ -	\$ -		\$0
157	<b>Net Housing Assistance</b>	\$ -	\$ -		\$0
158	Capital Funds - General	\$ 165,732	\$ 136,259	↑ 21.63%	\$29,473
159	Capital Funds - Expenditures	\$ -	\$ -		\$0
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 Villag	\$ -	\$ -		\$0
166	Scholarship Fundraising	\$ -	\$ -		\$0
167	Scholarship Expenditures	\$ -	\$ -		\$0
168	Transfer In (Out)	\$ (226,086)	\$ (175,259)	↓ -29.00%	-\$50,827
169	<b>Total Other Funding</b>	\$ (60,355)	\$ (39,000)	↓ -54.76%	-\$21,355
170	<b>Net Income</b>	7	7	↓ -1.18%	\$0



## McAllen Housing Commission - Section 8

### Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,045,230	\$ 1,845,082	↑ 10.85%	↑ \$200,148
5	Restricted				
6	Family Self-Sufficiency	\$ 102,961	\$ 56,755	↑ 81.41%	↑ \$46,206
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ 60,309	\$ 29,102	↑ 107.23%	↑ \$31,207
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	\$ 163,270	\$ 85,857	↑ 90.17%	↑ \$77,413
15	<b>Total Cash</b>	\$ 2,208,500	\$ 1,930,939	↑ 14.37%	↑ \$277,561
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Port-In Receivables	\$ 838	\$ 8,466	↓ -90.10%	↓ -\$7,628
19	Tenant Formal Agreements	\$ 145,112	\$ 60,356	↑ 140.43%	↑ \$84,756
20	Allowance for Doubtful Acct	\$ (144,250)	\$ (60,356)	↑ 139.00%	↓ -\$83,894
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ -		→ \$0
25	<b>Total Account Receivables</b>	\$ 1,699.74	\$ 8,465.76	↓ -79.92%	↓ -\$6,766
26	Due From Funds	\$ 133,374	\$ 131,364	↑ 1.53%	↑ \$2,010
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ -	\$ -		→ \$0
34	Lease hold Improvements	\$ -	\$ -		→ \$0
35	Buildings	\$ -	\$ -		→ \$0
36	Furniture and Fixtures	\$ 58,645	\$ 58,645	→ 0.00%	→ \$0
37	Vehicle	\$ 100,500	\$ 100,500	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (132,375)	\$ (109,995)	↑ 20.35%	↓ -\$22,380
39	<b>Total Capital Assets</b>	\$ 26,770	\$ 49,150	↓ -45.53%	↓ -\$22,380
40	Prepays	\$ 6,076	\$ 5,398	↑ 12.56%	↑ \$678
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets	\$ 23,826	\$ 52	↑ 45720.10%	↑ \$23,774
45	<b>Total Long-Term Assets</b>	\$ 23,826	\$ 52	↑ 45720.10%	↑ \$23,774
46	<b>Total Assets</b>	\$ 2,400,245	\$ 2,125,368	↑ 12.93%	↑ \$274,877
47					

## McAllen Housing Commission - Section 8

Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 30,005	\$ 20,117	↑ 49.15%	\$9,888
50	Family Self-Sufficiency	\$ 90,416	\$ 44,972	↑ 101.05%	\$45,444
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages	\$ -	\$ 18,378	↓ -100.00%	-\$18,378
54	Due to Funds	\$ 147,173	\$ 79,064	↑ 86.15%	\$68,109
55	Tenant Deposits	\$ -	\$ -		\$0
56	Other Current Liabilities	\$ 646	\$ (13,623)	↓ -104.74%	\$14,270
57	<b>Total Current Liabilities</b>	<b>\$ 268,239</b>	<b>\$ 148,906</b>	<b>↑ 80.14%</b>	<b>\$119,333</b>
58	<b>Non-Current Liabilities</b>				\$0
59	Frost	\$ -	\$ -		\$0
60	Brownstone	\$ -	\$ -		\$0
61	MHFC	\$ -	\$ -		\$0
62	<b>Total Non-Current Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
63	<b>Deferred Inflow Resources</b>				\$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		\$0
65	Emergency HCV Funds	\$ -	\$ -		\$0
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	<b>Total Deferred Inflows</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
69					\$0
70	<b>Net Position</b>	<b>\$ 2,132,006</b>	<b>\$ 1,976,461</b>	<b>↑ 7.87%</b>	<b>\$155,545</b>
71					\$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 2,400,245</b>	<b>\$ 2,125,368</b>	<b>↑ 12.93%</b>	<b>\$274,878</b>
73	<b>Variance</b>	<b>\$ -</b>	<b>\$ 0</b>		<b>\$0</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
8	Grant Admin Revenue	\$ 88,367	\$ 82,176	↑ 7.53%	\$6,191
9	Grant - Capital	\$ -	\$ -		\$0
10	Grant - Stability / Other	\$ -	\$ -		\$0
11	Grant - Emergency Housing	\$ -	\$ -		\$0
12	Fraud Recovery	\$ 4,557	\$ 2,222	↑ 105.12%	\$2,335
13	Port-in Fee	\$ 15,780	\$ 19,590	↓ -19.45%	-\$3,810
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ 133	\$ 172	↓ -22.50%	-\$39
16	Other Revenue	\$ -	\$ -		\$0
17	<b>Total Revenue</b>	<b>\$ 108,837</b>	<b>\$ 104,160</b>	<b>↑ 4.49%</b>	<b>\$4,678</b>
18	Administrative Expenses	\$ 82,253	\$ 62,166	↑ 32.31%	\$20,088
19	Tenant Services	\$ -	\$ (324)	↑ 100.00%	\$324
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ 459	\$ 353	↑ 30.18%	\$106
22	Maintenance & Operations	\$ 106	\$ 1,423	↓ -92.53%	-\$1,316
23	Other General Expenses	\$ 20,230	\$ 10,770	↑ 87.85%	\$9,461
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	<b>Total Expenses</b>	<b>\$ 103,049</b>	<b>\$ 74,387</b>	<b>↑ 38.53%</b>	<b>\$28,662</b>
27	<b>Operating Income (Loss)</b>	<b>\$ 5,788</b>	<b>\$ 29,773</b>	<b>↓ -80.56%</b>	<b>-\$23,984</b>
28	HAP Grant Revenue	\$ 769,493	\$ 637,179	↑ 20.77%	\$132,314
29	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
30	Housing Assistance Payments	\$ (751,655)	\$ (640,084)	↓ -17.43%	-\$111,571
31	<b>Net Housing Assistance</b>	<b>\$ 17,838</b>	<b>\$ (2,905)</b>	<b>↑ 714.04%</b>	<b>\$20,743</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
44	<b>Net Income</b>	<b>23,626</b>	<b>\$ 26,868</b>	<b>↓ -12.07%</b>	<b>-\$3,242</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending April 30, 2024

Line	Description	YTD 04/30/24	PYR-YTD 04/30/23	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
50	Grant Admin Revenue	\$ 1,004,150	\$ 882,950	↑ 13.73%	\$121,200
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ 3,500	\$ -		\$3,500
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 34,138	\$ 14,283	↑ 139.01%	\$19,855
55	Resident Service / Port-in Fee	\$ 150,188	\$ 130,420	↑ 15.16%	\$19,769
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 1,332	\$ 1,380	↓ -3.46%	-\$48
58	Other Revenue	\$ 335	\$ 9,955	↓ -96.64%	-\$9,620
59	<b>Total Revenue</b>	<b>\$ 1,193,643</b>	<b>\$ 1,038,987</b>	<b>↑ 14.89%</b>	<b>\$154,655</b>
60	Administrative Expenses	\$ 759,256	\$ 652,040	↑ 16.44%	\$107,217
61	Tenant Services	\$ 2,386	\$ 782	↑ 205.04%	\$1,604
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 4,653	\$ 4,696	↓ -0.92%	-\$43
64	Maintenance & Operations	\$ 9,574	\$ 22,556	↓ -57.55%	-\$12,982
65	Other General Expenses	\$ 162,367	\$ 118,317	↑ 37.23%	\$44,050
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	<b>Total Expenses</b>	<b>\$ 938,237</b>	<b>\$ 798,391</b>	<b>↑ 17.52%</b>	<b>\$139,845</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 255,406</b>	<b>\$ 240,596</b>	<b>↑ 6.16%</b>	<b>\$14,810</b>
70	HAP Grant Revenue	\$ 6,907,039	\$ 5,992,540	↑ 15.26%	\$914,499
71	HAP Grant EHV . STV Expendit	\$ (17,821)	\$ -		-\$17,821
72	Housing Assistance Payments	\$ (6,949,159)	\$ (6,110,473)	↓ -13.73%	-\$838,686
73	<b>Net Housing Assistance</b>	<b>\$ (59,941)</b>	<b>\$ (117,933)</b>	<b>↑ 49.17%</b>	<b>\$57,992</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
87	<b>Net Income</b>	<b>195,465</b>	<b>\$ 122,663</b>	<b>↑ 59.35%</b>	<b>\$72,802</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>➔ \$0</b>
93	Grant Admin Revenue	\$ 88,367	\$ 86,626	↑ 2.01%	↑ \$1,741
94	Grant - Capital	\$ -	\$ -		➔ \$0
95	Grant - Stability / Other	\$ -	\$ -		➔ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➔ \$0
97	Fraud Recovery	\$ 4,557	\$ 1,323	↑ 244.45%	↑ \$3,234
98	Resident Service / Port-in Fee	\$ 15,780	\$ 13,355	↑ 18.16%	↑ \$2,425
99	Office / Ground Lease	\$ -	\$ -		➔ \$0
100	Interest Income	\$ 133	\$ 232	↓ -42.64%	↓ -\$99
101	Other Revenue	\$ -	\$ 678	↓ -100.00%	↓ -\$678
102	<b>Total Revenue</b>	<b>\$ 108,837</b>	<b>\$ 102,214</b>	<b>↑ 6.48%</b>	<b>↑ \$6,623</b>
103	Administrative Expenses	\$ 82,253	\$ 85,038	↓ -3.27%	↓ -\$2,785
104	Tenant Services	\$ -	\$ 155	↓ -100.00%	↓ -\$155
105	Fundraising Expend. (5K)	\$ -	\$ -		➔ \$0
106	Utilities Expense	\$ 459	\$ 528	↓ -13.07%	↓ -\$69
107	Maintenance & Operations	\$ 106	\$ 2,364	↓ -95.51%	↓ -\$2,258
108	Other General Expenses	\$ 20,230	\$ 11,703	↑ 72.86%	↑ \$8,527
109	Interest Expense	\$ -	\$ -		➔ \$0
110	Depreciation	\$ -	\$ -		➔ \$0
111	<b>Total Expenses</b>	<b>\$ 103,049</b>	<b>\$ 99,789</b>	<b>↑ 3.27%</b>	<b>↑ \$3,260</b>
112	<b>Operating Income (Loss)</b>	<b>\$ 5,788</b>	<b>\$ 2,425</b>	<b>↑ 138.65%</b>	<b>↑ \$3,363</b>
113	HAP Grant Revenue	\$ 769,493	\$ 642,675	↑ 19.73%	↑ \$126,818
114	HAP Grant EHV Expenditures	\$ -	\$ -		➔ \$0
115	Housing Assistance Payments	\$ (751,655)	\$ (642,310)	↓ -17.02%	↑ -\$109,345
116	<b>Net Housing Assistance</b>	<b>\$ 17,838</b>	<b>\$ 365</b>	<b>↑ 4782.90%</b>	<b>↑ \$17,472</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>➔ \$0</b>
129	<b>Net Income</b>	<b>23,626</b>	<b>\$ 2,791</b>	<b>↑ 746.59%</b>	<b>↑ \$20,835</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending April 30, 2024

Line	Description	YTD 04/30/24	YTD - Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
134	Grant Admin Revenue	\$ 1,004,150	\$ 866,260	↑ 15.92%	\$137,890
135	Grant - Capital	\$ -	\$ 32,500	↓ -100.00%	-\$32,500
136	Grant - Stability / Other	\$ 3,500	\$ -		\$3,500
137	Grant - Emergency Housing	\$ -	\$ -		\$0
138	Fraud Recovery	\$ 34,138	\$ 13,230	↑ 158.03%	\$20,908
139	Resident Service / Port-in Fee	\$ 150,188	\$ 133,547	↑ 12.46%	\$16,642
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ 1,332	\$ 2,325	↓ -42.71%	-\$993
142	Other Revenue	\$ 335	\$ 6,782	↓ -95.06%	-\$6,447
143	<b>Total Revenue</b>	<b>\$ 1,193,643</b>	<b>\$ 1,054,643</b>	<b>↑ 13.18%</b>	<b>\$138,999</b>
144	Administrative Expenses	\$ 759,256	\$ 850,381	↓ -10.72%	-\$91,125
145	Tenant Services	\$ 2,386	\$ 1,547	↑ 54.23%	\$839
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ 4,653	\$ 5,284	↓ -11.93%	-\$631
148	Maintenance & Operations	\$ 9,574	\$ 23,643	↓ -59.51%	-\$14,069
149	Other General Expenses	\$ 162,367	\$ 117,035	↑ 38.73%	\$45,333
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	<b>Total Expenses</b>	<b>\$ 938,237</b>	<b>\$ 997,890</b>	<b>↓ -5.98%</b>	<b>-\$59,653</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 255,406</b>	<b>\$ 56,754</b>	<b>↑ 350.03%</b>	<b>\$198,653</b>
154	HAP Grant Revenue	\$ 6,907,039	\$ 6,394,255	↑ 8.02%	\$512,784
155	HAP Grant EHV Expenditures	\$ (17,821)	\$ -		-\$17,821
156	Housing Assistance Payments	\$ (6,949,159)	\$ (6,423,102)	↓ -8.19%	-\$526,057
157	<b>Net Housing Assistance</b>	<b>\$ (59,941)</b>	<b>\$ (28,847)</b>	<b>↓ -107.79%</b>	<b>-\$31,094</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
170	<b>Net Income</b>	<b>195,465</b>	<b>\$ 27,907</b>	<b>↑ 600.43%</b>	<b>\$167,558</b>

## McAllen Housing Commission - EHV

### Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 67,203	\$ 98,718	↓ -31.92%	↓ -\$31,515
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ 8,700	\$ 36,737	↓ -76.32%	↓ -\$28,037
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ -	\$ -	→	\$0
12	Reserve Accounts	\$ -	\$ -	→	\$0
13	Other Restricted Funds	\$ -	\$ -	→	\$0
14	Restricted	\$ 8,700	\$ 36,737	↓ -76.32%	↓ -\$28,037
15	<b>Total Cash</b>	<b>\$ 75,903</b>	<b>\$ 135,455</b>	<b>↓ -43.96%</b>	<b>↓ -\$59,551</b>
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ (971)	\$ 6	↓ -15130.96%	↓ -\$977
19	Tenant Formal Agreements	\$ 5,193	\$ 261	↑ 1889.66%	↑ \$4,932
20	Allowance for Doubtful Acct	\$ (3,698)	\$ (234)	↑ 1480.25%	↓ -\$3,464
21	Management Fee	\$ -	\$ -	→	\$0
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds	\$ -	\$ -	→	\$0
24	Miscellaneous	\$ -	\$ -	→	\$0
25	<b>Total Account Receivables</b>	<b>\$ 524</b>	<b>\$ 33</b>	<b>↑ 1466.71%</b>	<b>↑ \$491</b>
26	Due From Funds	\$ 935	\$ 597	↑ 56.51%	↑ \$338
	Inventory - Supplies	\$ -	\$ -	→	\$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -	→	\$0
29	Retama Village II	\$ -	\$ -	→	\$0
30	Orchid and Hibiscus	\$ -	\$ -	→	\$0
31	<b>Total Note Receivables</b>	<b>\$ -</b>	<b>\$ -</b>	<b>→</b>	<b>\$0</b>
32	Capital Assets				
33	Land	\$ -	\$ -	→	\$0
34	Lease hold Improvements	\$ -	\$ -	→	\$0
35	Buildings	\$ -	\$ -	→	\$0
36	Furniture and Fixtures	\$ -	\$ -	→	\$0
37	Vehicle	\$ -	\$ -	→	\$0
38	Accumulated Depreciation	\$ -	\$ -	→	\$0
39	<b>Total Capital Assets</b>	<b>\$ -</b>	<b>\$ -</b>	<b>→</b>	<b>\$0</b>
40	Prepays	\$ -	\$ -	→	\$0
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ -	\$ -	→	\$0
43	Accrued Interest	\$ -	\$ -	→	\$0
44	Other Assets	\$ -	\$ -	→	\$0
45	<b>Total Long-Term Assets</b>	<b>\$ -</b>	<b>\$ -</b>	<b>→</b>	<b>\$0</b>
46	<b>Total Assets</b>	<b>\$ 77,363</b>	<b>\$ 136,086</b>	<b>↓ -43.15%</b>	<b>↓ -\$58,723</b>
47					

## McAllen Housing Commission - EHV

Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 2,013	\$ 727	↑ 176.88%	\$1,286
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages	\$ -	\$ -		\$0
54	Due to Funds	\$ 24,866	\$ 83,207	↓ -70.12%	-\$58,341
55	Tenant Deposits	\$ -	\$ -		\$0
56	Other Current Liabilities	\$ -	\$ 9,464	↓ -100.00%	-\$9,464
57	<b>Total Current Liabilities</b>	\$ 26,879	\$ 93,398	↓ -71.22%	-\$66,519
58	<b>Non-Current Liabilities</b>				\$0
59	Frost	\$ -	\$ -		\$0
60	Brownstone	\$ -	\$ -		\$0
61	MHFC	\$ -	\$ -		\$0
62	<b>Total Non-Current Liabilities</b>	\$ -	\$ -		\$0
63	<b>Deferred Inflow Resources</b>				\$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		\$0
65	Emergency HCV Funds	\$ 10,920	\$ 81,197	↓ -86.55%	-\$70,277
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	<b>Total Deferred Inflows</b>	\$ 10,920	\$ 81,197	↓ -86.55%	-\$70,277
69					\$0
70	<b>Net Position</b>	\$ 39,564	\$ (38,508)	↓ -202.74%	\$78,072
71		\$ -			\$0
72	<b>Total Liabilities and Net Position</b>	\$ 77,363	\$ 136,086	↓ -43.15%	-\$58,723
73	<b>Variance</b>	\$ -	\$ (0)		\$0



# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
8	Grant Admin Revenue	\$ -	\$ 3,419	↓ -100.00%	-\$3,419
9	Grant - Capital	\$ -	\$ -		\$0
10	Grant - Stability / Other	\$ -	\$ -		\$0
11	Grant - Emergency Housing	\$ -	\$ -		\$0
12	Fraud Recovery	\$ 566	\$ -	↑	\$566
13	Port-in Fee	\$ -	\$ -		\$0
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ -	\$ -		\$0
16	Other Revenue	\$ -	\$ -		\$0
17	<b>Total Revenue</b>	<b>\$ 566</b>	<b>\$ 3,419</b>	↓ -83.44%	↓ -\$2,853
18	Administrative Expenses	\$ 1,208	\$ 2,905	↓ -58.43%	↓ -\$1,698
19	Tenant Services	\$ 1,868	\$ 1,529	↑ 22.18%	↑ \$339
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	<b>Total Expenses</b>	<b>\$ 3,076</b>	<b>\$ 4,434</b>	↓ -30.64%	↓ -\$1,359
27	<b>Operating Income (Loss)</b>	<b>\$ (2,510)</b>	<b>\$ (1,015)</b>	↓ -147.18%	↓ -\$1,494
28	HAP Grant Revenue	\$ -	\$ 21,937	↓ -100.00%	↓ -\$21,937
29	HAP Grant EHV Expenditures	\$ -	\$ (844)	↑ 100.00%	↑ \$844
30	Housing Assistance Payments	\$ (25,829)	\$ (20,537)	↓ -25.77%	↑ -\$5,292
31	<b>Net Housing Assistance</b>	<b>\$ (25,829)</b>	<b>\$ 556</b>	↓ -4743.00%	↓ -\$26,385
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
44	<b>Net Income</b>	<b>(28,339)</b>	<b>(459)</b>	↓ -6074.64%	↓ -\$27,880

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending April 30, 2024

Line	Description	YTD 04/30/24	PYR-YTD 04/30/23	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
50	Grant Admin Revenue	\$ -	\$ -		\$0
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ 37,332	\$ 27,819	↑ 34.20%	↑ \$9,513
54	Fraud Recovery	\$ 16	\$ -		↑ \$16
55	Port-in Fee	\$ 573	\$ 604	↓ -5.11%	↓ -\$31
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ -	\$ -		\$0
58	Other Revenue	\$ -	\$ -		\$0
59	<b>Total Revenue</b>	<b>\$ 37,921</b>	<b>\$ 28,423</b>	<b>↑ 33.42%</b>	<b>↑ \$9,498</b>
60	Administrative Expenses	\$ 11,459	\$ 30,940	↓ -62.97%	↓ -\$19,482
61	Tenant Services	\$ 19,229	\$ 14,166	↑ 35.74%	↑ \$5,063
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ -	\$ -		\$0
64	Maintenance & Operations	\$ -	\$ -		\$0
65	Other General Expenses	\$ 1,100	\$ 3,307	↓ -66.74%	↓ -\$2,207
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	<b>Total Expenses</b>	<b>\$ 31,788</b>	<b>\$ 48,413</b>	<b>↓ -34.34%</b>	<b>↓ -\$16,625</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 6,133</b>	<b>\$ (19,991)</b>	<b>↑ 130.68%</b>	<b>↑ \$26,124</b>
70	HAP Grant Revenue	\$ 319,369	\$ 198,237	↑ 61.10%	↑ \$121,132
71	HAP Grant EHV Expenditures	\$ (13,448)	\$ (15,903)	↑ 15.44%	↑ \$2,455
72	Housing Assistance Payments	\$ (262,470)	\$ (228,304)	↓ -14.97%	↑ -\$34,166
73	<b>Net Housing Assistance</b>	<b>\$ 43,451</b>	<b>\$ (45,970)</b>	<b>↑ 194.52%</b>	<b>↑ \$89,421</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
87	<b>Net Income</b>	<b>49,584</b>	<b>\$ (65,961)</b>	<b>↑ 175.17%</b>	<b>↑ \$115,544</b>

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending April 30, 2024

Line	Description	Current Month 04/30/24	Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
93	Grant Admin Revenue	\$ -	\$ -		\$0
94	Grant - Capital	\$ -	\$ -		\$0
95	Grant - Stability / Other	\$ -	\$ -		\$0
96	Grant - Emergency Housing	\$ -	\$ 3,000	↓ -100.00%	-\$3,000
97	Fraud Recovery	\$ 566	\$ -		\$566
98	Resident Service / Port-in Fee	\$ -	\$ 111	↓ -100.00%	-\$111
99	Office / Ground Lease	\$ -	\$ -		\$0
100	Interest Income	\$ -	\$ -		\$0
101	Other Revenue	\$ -	\$ -		\$0
102	<b>Total Revenue</b>	<b>\$ 566</b>	<b>\$ 3,111</b>	<b>↓ -81.80%</b>	<b>-\$2,544</b>
103	Administrative Expenses	\$ 1,208	\$ 783	↑ 54.17%	\$424
104	Tenant Services	\$ 1,868	\$ 2,515	↓ -25.72%	-\$647
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	<b>Total Expenses</b>	<b>\$ 3,076</b>	<b>\$ 3,749</b>	<b>↓ -17.95%</b>	<b>-\$673</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (2,510)</b>	<b>\$ (638)</b>	<b>↓ -293.34%</b>	<b>-\$1,872</b>
113	HAP Grant Revenue	\$ -	\$ 20,750	↓ -100.00%	-\$20,750
114	HAP Grant EHV Expenditures	\$ -	\$ (20,750)	↑ 100.00%	\$20,750
115	Housing Assistance Payments	\$ (25,829)	\$ -		-\$25,829
116	<b>Net Housing Assistance</b>	<b>\$ (25,829)</b>	<b>\$ 0</b>	<b>↓ #####</b>	<b>-\$25,829</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
129	<b>Net Income</b>	<b>(28,339)</b>	<b>\$ (638)</b>	<b>↓ -4341.98%</b>	<b>-\$27,701</b>

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending April 30, 2024

Line	Description	YTD 04/30/24	YTD - Budget 04/30/24	% 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	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
134	Grant Admin Revenue	\$ -	\$ -		\$0
135	Grant - Capital	\$ -	\$ -		\$0
136	Grant - Stability / Other	\$ -	\$ -		\$0
137	Grant - Emergency Housing	\$ 37,332	\$ 30,000	↑ 24.44%	\$7,332
138	Fraud Recovery	\$ 16	\$ -		\$16
139	Resident Service / Port-in Fee	\$ 573	\$ 1,107	↓ -48.24%	-\$534
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ -	\$ -		\$0
142	Other Revenue	\$ -	\$ -		\$0
143	<b>Total Revenue</b>	<b>\$ 37,921</b>	<b>\$ 31,107</b>	<b>↑ 21.91%</b>	<b>\$6,814</b>
144	Administrative Expenses	\$ 11,459	\$ 7,834	↑ 46.26%	\$3,624
145	Tenant Services	\$ 19,229	\$ 25,146	↓ -23.53%	-\$5,917
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ 1,100	\$ 4,507	↓ -75.59%	-\$3,407
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	<b>Total Expenses</b>	<b>\$ 31,788</b>	<b>\$ 37,487</b>	<b>↓ -15.20%</b>	<b>-\$5,699</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 6,133</b>	<b>\$ (6,380)</b>	<b>↑ 196.13%</b>	<b>\$12,513</b>
154	HAP Grant Revenue	\$ 319,369	\$ 207,500	↑ 53.91%	\$111,869
155	HAP Grant EHV Expenditures	\$ (13,448)	\$ (7,500)	↓ -79.32%	-\$5,948
156	Housing Assistance Payments	\$ (262,470)	\$ (200,000)	↓ -31.24%	-\$62,470
157	<b>Net Housing Assistance</b>	<b>\$ 43,451</b>	<b>\$ 0</b>	<b>↑#####</b>	<b>\$43,450</b>
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	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
170	<b>Net Income</b>	<b>49,584</b>	<b>\$ (6,380)</b>	<b>↑ 877.21%</b>	<b>\$55,964</b>



**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).

Wednesday, May 22, 2024  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

- 1. Call Meeting to Order
- 2. Action Items:
  - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of April 24, 2024. Pg. 2-3
  - b) Consideration and Possible Action to Approve Resolution MHFC 2024 -02; A Resolution of the McAllen Housing Facility Corporation Approving Updates to Bank Account Signatures. Pg. 4-5
  - c) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Sunset Garden Apartments. Pg. 6-13
  - d) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Villas at Beaumont Apartments. Pg. 6-13
  - e) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Orchid Place Apartments Pg. 6-13
- 3. Non-Action Items:
  - a) Financial Summary Pg.14-19
  - b) La Vista Financial Summary Pg. 20-29
  - c) Retama Village I & II Financial Summary Pg. 30-49
- 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 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 sessions.

I certify that this Notice of Regular Meeting was posted on Friday, May 17, 2024, at or before 12:00 p.m., at the Main Office of the McAllen Housing Facility Corporation or at 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

Thursday, April 25, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Thursday, April 25, 2024, 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 MHDC. Present and attendance for roll call were:

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

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
Finance Director Jose Garcia  
HCV Director Elena Saucedo  
FSS Coordinator Maria Loreda

Guest:

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 March 27, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion;. Motion carried unanimously.**
3. Non- Action Items:
  - a) Financial summary
    - Finance Director Jose Garcia reported Financial update for March 2024 with no significant findings. Discussion ensued between board and Finance Director regarding reserve drop. Discussion ensued between board and Executive Director regarding occupancy in Orchid.
  - b) La Vista Financial Summary
    - Finance Director Jose Garcia reported Financial update for March 2024 with no significant findings.
  - c) Retama Village Phase I Financial Summary
    - Finance Director Jose Garcia reported Financial update for March 2024 with no significant findings.

4. Adjournment – Chair Elva M. Cerda entertained a motion to adjourn meeting. Vice Chair Eliseo “Tito” Salinas made motion; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:23 PM

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Rodolfo “Rudy” Ramirez, Executive Director

**MCALLEN HOUSING FACILITY CORPORATION**  
**RESOLUTION NO. 2024 – 02**  
**AUTHORIZED DEPOSITORY SIGNATURES**

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**WHEREAS**, for all its bank accounts, the McAllen Housing Facility Corporation (“MHFC”) has found it necessary to change the authorized signatories; and

**WHEREAS**, the following officials in their capacity shall be designated as check signers and shall have the authority to perform other bank transactions on behalf of MHFC:

Elva M. Cerda, Chair  
Eliseo “Tito” Salinas, Vice-Chair  
Marc David Garcia, Commissioner  
Kristel Garcia, Commissioner  
Rodolfo “Rudy” Ramirez, Executive Director  
Daniel Delgado, Deputy Director

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MCALLEN HOUSING FACILITY CORPORATION**, that the above individuals be authorized to be check signers and to perform other bank transactions.

This Resolution shall continue in force until revoked or modified.



**READ, CONSIDERED, PASSED AND APPROVED** this 22<sup>nd</sup> day of May, 2024 at a regular meeting of the Board of Commissioners of the McAllen Housing Facility Corporation at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

**SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**MCALLEN HOUSING FACILITY CORP.**


**BY:** \_\_\_\_\_




Elva M. Cerda, Chairman


**ATTEST:** \_\_\_\_\_




Rodolfo “Rudy” Ramirez, Executive Director




# MHFC



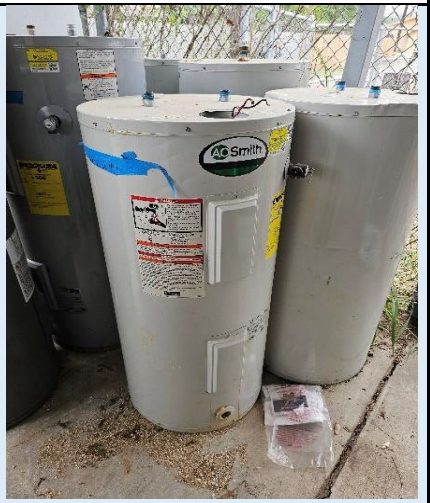
Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
Frigidaire Refrigerator	Model# FRT18B4AW6 Serial# BA33712773	Orchid Place #1671	Inoperable	 A photograph of a white, two-door refrigerator sitting on a wooden pallet outdoors. The refrigerator is positioned on a gravel surface next to a chain-link fence. The background shows a clear sky and some trees.




<p>Frigidaire Electric Range</p>	<p>Model# FFEF3016TWC Serial# VF74245327</p>	<p>Orchid Place #50059</p>	<p>Inoperable</p>	
<p>Bradford White Electric Water Heater</p>	<p>Model# M240S6DS Serial# LH34783918</p>	<p>Orchid Place #50086</p>	<p>Inoperable</p>	
<p>Rheem Electric Water Heater</p>	<p>Model# XE30S06ST45U1 Serial# Q041744601</p>	<p>Orchid Place #50208</p>	<p>Inoperable</p>	

<p>Rheem Electric Water Heater</p>	<p>Model# XE38S06ST45U1 Serial# Q041744601</p>	<p>Orchid Place #50208</p>	<p>Inoperable</p>	
<p>Rheem Electric Water Heater</p>	<p>Model# XE38S06ST45U1 Serial# Q371521711</p>	<p>Orchid Place #50224</p>	<p>Inoperable</p>	
<p>RUUD Electric Water Heater</p>	<p>Model# PE2S- 30-1 Serial# 1005206778</p>	<p>Orchid Place #50335</p>	<p>Inoperable</p>	




<p>Amana Electric Dryer</p>	<p>Model# NED4655EW1 Serial# MX0974746</p>	<p>Orchid Place MHFC #50342</p>	<p>Inoperable</p>	
<p>Amana Washer</p>	<p>Model# NTW4516FW3 Serial# CX3504490</p>	<p>Orchid Place MHFC Sticker not Found</p>	<p>Inoperable</p>	
<p>Rheem Electric Water Heater</p>	<p>Model# PROE40M2RH95 Serial# M351914119</p>	<p>Sunset Gardens No Sticker Found</p>	<p>Inoperable</p>	

<p>AO Smith Electric Water Heater</p>	<p>Model# ECS 40 200 Serial# 1604J004619</p>	<p>Sunset Gardens #30013</p>	<p>Inoperable</p>	
<p>AO Smith Electric Water Heater</p>	<p>Model# ENS 40 100 Serial# 1602J003504</p>	<p>Sunset Gardens #30037</p>	<p>Inoperable</p>	
<p>Bradford White Electric Water Heater</p>	<p>Model# M240S6DS Serial# JK17220041</p>	<p>Sunset Gardens #30089</p>	<p>Inoperable</p>	

<p>Frigidaire Electric Range</p>	<p>Model# FEF316BSA Serial# VF32915848</p>	<p>Sunset Gardens #30132</p>	<p>Inoperable</p>	
<p>AO Smith Electric Water Heater</p>	<p>Model# ECS 40 200 Serial# 1417J001300</p>	<p>Sunset Gardens #30142</p>	<p>Inoperable</p>	
<p>AO Smith Electric Water Heater</p>	<p>Model# ECS 40 200 Serial# 1417J001358</p>	<p>Sunset Gardens #30174</p>	<p>Inoperable</p>	

<p>AO Smith Electric Water Heater</p>	<p>Model# ECS 40 200 Serial# 1417J001353</p>	<p>Sunset Gardens #30190</p>	<p>Inoperable</p>	
<p>AO Smith Electric Water Heater</p>	<p>Model# ENS 40 100 Serial# 1603J004064</p>	<p>Sunset Gardens #30230</p>	<p>Inoperable</p>	
<p>Bradford White Electric Water Heater</p>	<p>Model # M240S6DS Serial# KH18753975</p>	<p>Sunset Gardens #30285</p>	<p>Inoperable</p>	



<p>Frigidaire Refrigerator</p>	<p>Model# FRT18B4AW6 Serial# BA31329532</p>	<p>Sunset Gardens No Sticker Found</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Range</p>	<p>Model# RF263LXTQ Serial# R10256550</p>	<p>Villas No Sticker Found</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Range</p>	<p>Model# RF263LXTQ Serial# R10256552</p>	<p>Villas No Sticker Found</p>	<p>Inoperable</p>	

**McAllen Housing Commission - MHFC**  
**Dashboard Financial Summary - Excludes La Vista Apartments, Retama I & II**  
 April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,079,291	\$ 1,955,379	↑ 6.34%	↑ \$123,912
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	\$ 86,595	\$ 82,772	↑ 4.62%	↑ \$3,823
12	Reserve Accounts	\$ 418,908	\$ 547,790	↓ -23.53%	↓ -\$128,882
13	Other Restricted Funds - Scholarship	\$ 29,094	\$ 41,594	↓ -30.05%	↓ -\$12,500
14	Restricted	\$ 534,597	\$ 672,156	↓ -20.47%	↓ -\$137,559
15	<b>Total Cash</b>	\$ 2,613,888	\$ 2,627,535	↓ -0.52%	↓ -\$13,647
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 7,486	\$ 16,558	↓ -54.79%	↓ -\$9,071
19	Tenant Formal Agreements	\$ -	\$ -	→	\$0
20	Allowance for Doubtful Acct	\$ -	\$ -	→	\$0
21	Management Fee	\$ 225	\$ 1,988	↓ -88.68%	↓ -\$1,763
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds / Donations	\$ 31,833	\$ -	↑	\$31,833
24	Miscellaneous	\$ -	\$ -	→	\$0
25	<b>Total Account Receivables</b>	\$ 39,544	\$ 18,545	↑ 113.23%	↑ \$20,999
26	Due From Funds	\$ 34,758	\$ 60,000	↓ -42.07%	↓ -\$25,242
	Inventory - Supplies	\$ 19,131	\$ 20,746	↓ -7.79%	↓ -\$1,615
27	Notes Receivables				
28	Villas at Beaumont	\$ 288,821	\$ 253,649	↑ 13.87%	↑ \$35,172
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	\$0
30	Orchid and Hibiscus	\$ -	\$ -	→	\$0
31	<b>Total Note Receivables</b>	\$ 488,821	\$ 453,649	↑ 7.75%	↑ \$35,172
32	Capital Assets				
33	Land	\$ 712,545	\$ 702,544	↑ 1.42%	↑ \$10,001
34	Lease 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	<b>Total Capital Assets</b>	\$ 5,484,888	\$ 5,811,320	↓ -5.62%	↓ -\$326,432
40	Prepays	\$ 50,194	\$ 29,925	↑ 67.73%	↑ \$20,269
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ 230,910	\$ 214,914	↑ 7.44%	↑ \$15,996
43	Other Assets - Unclaimed Funds	\$ (15,000)	\$ -	↓	↓ -\$15,000
44	Other Assets - Tax Credit Fees	\$ 43,956	\$ 16,971	↑ 159.00%	↑ \$26,985
45	<b>Total Long-Term Assets</b>	\$ 259,867	\$ 231,886	↑ 12.07%	↑ \$27,981
46	<b>Total Assets</b>	\$ 8,991,090	\$ 9,253,605	↓ -2.84%	↓ -\$262,515
47					

**McAllen Housing Commission - MHFC**  
**Dashboard Financial Summary - Excludes La Vista Apartments, Retama I & II**  
 April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 26,051	\$ 40,086	↓ -35.01%	↓ -\$14,035
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 140	\$ 638	↓ -78.11%	↓ -\$499
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 57,480	\$ 80,082	↓ -28.22%	↓ -\$22,602
55	Tenant Deposits	\$ 88,450	\$ 81,993	↑ 7.88%	↑ \$6,457
56	Other Current Liabilities	\$ 12,392	\$ 15,090	↓ -17.88%	↓ -\$2,698
57	<b>Total Current Liabilities</b>	\$ <b>184,514</b>	\$ <b>217,890</b>	↓ -15.32%	↓ -\$33,376
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ 1,794,055	\$ 2,054,279	↓ -12.67%	↓ -\$260,224
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 288,821	\$ 253,649	↑ 13.87%	↑ \$35,172
62	<b>Total Non-Current Liabilities</b>	\$ <b>2,082,876</b>	\$ <b>2,307,928</b>	↓ -9.75%	↓ -\$225,052
63	<b>Deferred Inflow Resources</b>				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	\$ -	\$ -		→ \$0
69					→ \$0
70	<b>Net Position</b>	\$ <b>6,723,700</b>	\$ <b>6,727,787</b>	↓ -0.06%	↓ -\$4,087
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ <b>8,991,090</b>	\$ <b>9,253,605</b>	↓ -2.84%	↓ -\$262,515
73	<b>Variance</b>	\$ <b>0</b>	\$ <b>0</b>		→ \$0

# McAllen Housing Facility Corporation

Month Ending April 30, 2024

Sunset Gardens  
Orchid Apartments  
Villas at Beaumont  
Excl'd: Third-Party

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Tenant Revenue	\$ 137,206	\$ 119,568	↑ 14.75%	↑ \$17,638
4	Rent Gain / (Loss) on Lease	\$ (2,245)	\$ 356	↓ -730.62%	↓ -\$2,601
5	Rent: Vacancy Loss	\$ (3,730)	\$ (4,380)	↑ 14.84%	↑ \$650
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ 131,231</b>	<b>\$ 115,544</b>	<b>↑ 13.58%</b>	<b>↑ \$15,687</b>
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	\$ (212)	\$ 3,212	↓ -106.61%	↓ -\$3,425
16	Other Revenue	\$ 5,620	\$ 457	↑ 1129.84%	↑ \$5,163
17	<b>Total Revenue</b>	<b>\$ 138,126</b>	<b>\$ 122,701</b>	<b>↑ 12.57%</b>	<b>↑ \$15,425</b>
18	Administrative Expenses	\$ 38,548	\$ 28,941	↑ 33.20%	↑ \$9,607
19	Tenant Services	\$ 4,603	\$ 5,380	↓ -14.45%	↓ -\$777
20	Fundraising Expend	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 5,568	\$ 5,327	↑ 4.54%	↑ \$242
22	Maintenance & Operations	\$ 56,628	\$ 26,969	↑ 109.98%	↑ \$29,659
23	Other General Expenses	\$ 9,025	\$ 6,960	↑ 29.66%	↑ \$2,065
24	Interest Expense	\$ 9,004	\$ 11,210	↓ -19.68%	↓ -\$2,206
25	Depreciation	\$ -	\$ -		→ \$0
26	<b>Total Expenses</b>	<b>\$ 123,376</b>	<b>\$ 84,786</b>	<b>↑ 45.51%</b>	<b>↑ \$38,589</b>
27	<b>Operating Income (Loss)</b>	<b>\$ 14,751</b>	<b>\$ 37,915</b>	<b>↓ -61.10%</b>	<b>↓ -\$23,164</b>
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (9,171)	\$ -		↓ -\$9,171
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Retama	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	<b>Total Other Funding</b>	<b>\$ (9,171)</b>	<b>\$ -</b>		<b>↓ -\$9,171</b>
44	<b>Net Income</b>	<b>5,580</b>	<b>37,915</b>	<b>↓ -85.28%</b>	<b>↓ -\$32,335</b>

# McAllen Housing Facility Corporation

Month Ending April 30, 2024

Sunset Gardens  
Orchid Apartments  
Villas at Beaumont  
Excl'd: Third-Party

Line	Description	YTD 04/30/24	PYR-YTD 04/30/23	% Change	\$ Change
45	Tenant Revenue	\$ 1,372,060	\$ 1,182,991	↑ 15.98%	↑ \$189,069
46	Rent Gain / (Loss) on Lease	\$ (77,180)	\$ (68,905)	↓ -12.01%	↓ -\$8,275
47	Rent: Vacancy Loss, Write-off	\$ (53,639)	\$ (53,253)	↓ -0.72%	↓ -\$386
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 1,241,241</b>	<b>\$ 1,060,833</b>	<b>↑ 17.01%</b>	<b>↑ \$180,408</b>
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	\$ 20,875	\$ 34,875	↓ -40.14%	↓ -\$14,000
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ 23,207	\$ 31,885	↓ -27.22%	↓ -\$8,678
58	Other Revenue	\$ 20,046	\$ 23,793	↓ -15.75%	↓ -\$3,748
59	<b>Total Revenue</b>	<b>\$ 1,305,369</b>	<b>\$ 1,151,386</b>	<b>↑ 13.37%</b>	<b>↑ \$153,983</b>
60	Administrative Expenses	\$ 367,567	\$ 320,070	↑ 14.84%	↑ \$47,497
61	Tenant Services	\$ 57,418	\$ 82,005	↓ -29.98%	↓ -\$24,587
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 52,929	\$ 55,742	↓ -5.05%	↓ -\$2,814
64	Maintenance & Operations	\$ 421,895	\$ 274,660	↑ 53.61%	↑ \$147,235
65	Other General Expenses	\$ 84,650	\$ 69,154	↑ 22.41%	↑ \$15,496
66	Interest Expense	\$ 93,819	\$ 116,212	↓ -19.27%	↓ -\$22,393
67	Depreciation	\$ -	\$ (13,760)	↑ 100.00%	↑ \$13,760
68	<b>Total Expenses</b>	<b>\$ 1,078,278</b>	<b>\$ 904,084</b>	<b>↑ 19.27%</b>	<b>↑ \$174,195</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 227,091</b>	<b>\$ 247,303</b>	<b>↓ -8.17%</b>	<b>↓ -\$20,212</b>
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ -	\$ -		↑ \$0
73	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (47,429)	\$ -		↓ -\$47,429
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure:	\$ (788)	\$ -		↓ -\$788
80	Developer Fee - Las Palomas	\$ 56,000	\$ -		↑ \$56,000
81	Developer Fee - Green Jay	\$ 91,508	\$ 48,358	↑ 89.23%	↑ \$43,150
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ 17,000	\$ 26,060	↓ -34.77%	↓ -\$9,060
84	Scholarship Expenditures	\$ (22,880)	\$ (10,851)	↓ -110.85%	↓ -\$12,029
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	<b>Total Other Funding</b>	<b>\$ 93,912</b>	<b>\$ 64,267</b>	<b>↑ 46.13%</b>	<b>↑ \$29,645</b>
87	<b>Net Income</b>	<b>321,003</b>	<b>\$ 311,570</b>	<b>↑ 3.03%</b>	<b>↑ \$9,433</b>

# McAllen Housing Facility Corporation

Month Ending April 30, 2024

Sunset Gardens  
Orchid Apartments  
Villas at Beaumont  
Excl'd: Third-Party

Line	Description	Current Month 04/30/24	Budget 04/30/24	% Change	\$ Change
88	Tenant Revenue	\$ 137,206	\$ 137,306	↓ -0.07%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (2,245)	\$ (877)	↓ -155.99%	↓ -\$1,368
90	Rent: Vacancy Loss, Write-off	\$ (3,730)	\$ (6,224)	↑ 40.07%	↑ \$2,494
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	<b>Net Tenant Revenue</b>	<b>\$ 131,231</b>	<b>\$ 130,205</b>	<b>↑ 0.79%</b>	<b>↑ \$1,026</b>
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	\$ (212)	\$ 3,243	↓ -106.55%	↓ -\$3,456
101	Other Revenue	\$ 5,620	\$ 2,630	↑ 113.67%	↑ \$2,990
102	<b>Total Revenue</b>	<b>\$ 138,126</b>	<b>\$ 138,094</b>	<b>↑ 0.02%</b>	<b>↑ \$32</b>
103	Administrative Expenses	\$ 38,548	\$ 35,132	↑ 9.72%	↑ \$3,416
104	Tenant Services	\$ 4,603	\$ 8,042	↓ -42.77%	↓ -\$3,440
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 5,568	\$ 6,112	↓ -8.90%	↓ -\$544
107	Maintenance & Operations	\$ 56,628	\$ 38,501	↑ 47.08%	↑ \$18,128
108	Other General Expenses	\$ 9,025	\$ 7,907	↑ 14.13%	↑ \$1,117
109	Interest Expense	\$ 9,004	\$ 9,688	↓ -7.06%	↓ -\$684
110	Depreciation	\$ -	\$ -		→ \$0
111	<b>Total Expenses</b>	<b>\$ 123,376</b>	<b>\$ 105,382</b>	<b>↑ 17.07%</b>	<b>↑ \$17,994</b>
112	<b>Operating Income (Loss)</b>	<b>\$ 14,751</b>	<b>\$ 32,712</b>	<b>↓ -54.91%</b>	<b>↓ -\$17,962</b>
113	HAP Grant Revenue	\$ -	\$ -		→ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
115	Housing Assistance Payments	\$ -	\$ -		↑ \$0
116	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (9,171)	\$ (9,000)	↓ -1.90%	↓ -\$171
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ (3,000)	↑ 100.00%	↑ \$3,000
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	\$ -	\$ (583)	↑ 100.00%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	<b>Total Other Funding</b>	<b>\$ (9,171)</b>	<b>\$ (12,583)</b>	<b>↑ 27.12%</b>	<b>↑ \$3,412</b>
129	<b>Net Income</b>	<b>5,580</b>	<b>\$ 20,129</b>	<b>↓ -72.28%</b>	<b>↓ -\$14,549</b>

# McAllen Housing Facility Corporation

Month Ending April 30, 2024

Sunset Gardens  
Orchid Apartments  
Villas at Beaumont  
Excl'd: Third-Party

Line	Description	YTD 04/30/24	YTD - Budget 04/30/24	% Change	\$ Change
129	Tenant Revenue	\$ 1,372,060	\$ 1,373,060	↓ -0.07%	↓ -\$1,000
130	Rent Gain / (Loss) on Lease	\$ (77,180)	\$ (77,336)	↑ 0.20%	↑ \$156
131	Rent: Vacancy Loss, Write-off	\$ (53,639)	\$ (62,238)	↑ 13.82%	↑ \$8,599
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	<b>Total Revenue</b>	<b>\$ 1,241,241</b>	<b>\$ 1,233,487</b>	<b>↑ 0.63%</b>	<b>↑ \$7,755</b>
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	\$ 20,875	\$ 20,150	↑ 3.60%	↑ \$725
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 23,207	\$ 36,610	↓ -36.61%	↓ -\$13,402
142	Other Revenue	\$ 20,046	\$ 22,128	↓ -9.41%	↓ -\$2,082
143	<b>Total Revenue</b>	<b>\$ 1,305,369</b>	<b>\$ 1,312,374</b>	<b>↓ -0.53%</b>	<b>↓ -\$7,004</b>
144	Administrative Expenses	\$ 367,567	\$ 351,319	↑ 4.62%	↑ \$16,248
145	Tenant Services	\$ 57,418	\$ 80,421	↓ -28.60%	↓ -\$23,003
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 52,929	\$ 61,121	↓ -13.40%	↓ -\$8,192
148	Maintenance & Operations	\$ 421,895	\$ 385,007	↑ 9.58%	↑ \$36,889
149	Other General Expenses	\$ 84,650	\$ 79,074	↑ 7.05%	↑ \$5,576
150	Interest Expense	\$ 93,819	\$ 96,878	↓ -3.16%	↓ -\$3,059
151	Depreciation	\$ -	\$ -		→ \$0
152	<b>Total Expenses</b>	<b>\$ 1,078,278</b>	<b>\$ 1,053,819</b>	<b>↑ 2.32%</b>	<b>↑ \$24,459</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 227,091</b>	<b>\$ 258,555</b>	<b>↓ -12.17%</b>	<b>↓ -\$31,463</b>
154	HAP Grant Revenue	\$ -	\$ -		→ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ (47,429)	\$ (90,000)	↑ 47.30%	↑ \$42,571
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (788)	\$ (90,000)	↑ 99.12%	↑ \$89,212
163	Developer Fee - Las Palomas	\$ 56,000	\$ -		↑ \$56,000
164	Developer Fee - Green Jay	\$ 91,508	\$ -		↑ \$91,508
165	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ 17,000	\$ 36,000	↓ -52.78%	↓ -\$19,000
167	Scholarship Expenditures	\$ (22,880)	\$ (16,333)	↓ -40.08%	↓ -\$6,547
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	<b>Total Other Funding</b>	<b>\$ 93,912</b>	<b>\$ (100,333)</b>	<b>↑ 193.60%</b>	<b>↑ \$194,245</b>
170	<b>Net Income</b>	<b>321,003</b>	<b>\$ 158,221</b>	<b>↑ 102.88%</b>	<b>↑ \$162,782</b>

**Via Electronic Mail**

May 10, 2024

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

Re: *La Vista Apartments*  
McAllen, Texas

Dear Mr. Delgado:

Enclosed is the April 2024 financial report for *La Vista Apartments*. The property closed the month at **100%** occupancy with zero (0) vacant units and an economic occupancy of **100%**. As of the date of this letter, the property is 100% leased.

The April operating expenses were **30.96% below** budget and the year-to-date operating expenses were **27.19% below** budget. Significant variances are explained in the **Budget Comparison Report-Notes**. *La Vista Apartments* spent \$2,205 from replacement reserve expenses in Landscape Upgrade, Plumbing, and Appliances.

If you have any questions regarding the property operations or financial report, please contact Joe Sepulveda or me 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



# Balance Sheet

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>10000000</b>	<b>ASSETS</b>	
<b>10010000</b>	<b>CURRENT ASSETS</b>	
<b>11000000</b>	<b>CASH</b>	
11200000	Cash - Operating	205,531.80
11700000	Cash - Security Deposits	15,015.27
11910000	Cash - Partnership Money Market	116,631.86
<b>11999999</b>	<b>TOTAL CASH</b>	<b>337,178.93</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	6,726.83
12300000	HAP Accounts Receivable	1,211.00
12500000	HAP Suspense Receivable	513.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>8,450.83</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	15,689.02
13400000	Prepaid Other	302,428.74
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>318,117.76</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	178,244.03
14400000	Insurance Escrow	48,674.69
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>226,918.72</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>890,666.24</b>
<b>16000000</b>	<b>LONG TERM ASSETS</b>	
<b>16010000</b>	<b>PROPERTY</b>	
<b>16100000</b>	<b>LAND AND BUILDINGS</b>	
16130000	Building	1,288,588.73
<b>16199999</b>	<b>TOTAL LAND AND BUILDINGS</b>	<b>1,288,588.73</b>
<b>16200000</b>	<b>LAND IMPROVEMENTS</b>	
16210000	Land Improvements	540,000.00
16280000	General Land Improvements	52,020.00
<b>16299999</b>	<b>TOTAL LAND IMPROVEMENTS</b>	<b>592,020.00</b>
<b>16400000</b>	<b>FURNITURE FIXTURES AND EQUIPMENT</b>	
16410000	Furniture Fixtures and Equipment	26,245.77
16420000	Equipment	126,726.19
<b>16499999</b>	<b>TOTAL FURNITURE FIXTURES AND EQUIPMENT</b>	<b>152,971.96</b>
<b>16700000</b>	<b>ACCUMULATED DEPRECIATION</b>	

# Balance Sheet

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
16710000	Accumulated Depreciation	-1,003,579.97
<b>16799999</b>	<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>-1,003,579.97</b>
<b>16999998</b>	<b>TOTAL PROPERTY</b>	<b>1,030,000.72</b>
<b>16999999</b>	<b>TOTAL LONG TERM ASSETS</b>	<b>1,030,000.72</b>
<b>17000000</b>	<b>OTHER ASSETS</b>	
<b>17100000</b>	<b>DEFERRED COSTS</b>	
17110000	Financing Costs	186,947.00
17130000	Tax Credit Fees	17,697.00
17150000	Accumulated Amortization	-167,512.57
17151000	Accumulated Amortization Tax Credit Fees	-17,697.00
<b>17199999</b>	<b>TOTAL DEFERRED COSTS</b>	<b>19,434.43</b>
<b>17999999</b>	<b>TOTAL OTHER ASSETS</b>	<b>19,434.43</b>
<b>19999999</b>	<b>TOTAL ASSETS</b>	<b>1,940,101.39</b>
<b>20000000</b>	<b>LIABILITIES AND EQUITY</b>	
<b>20010000</b>	<b>LIABILITIES</b>	
<b>20020000</b>	<b>CURRENT LIABILITIES</b>	
<b>21000000</b>	<b>ACCOUNTS PAYABLE</b>	
21100000	Accounts Payable	3,793.38
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>3,793.38</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	1,244.00
22400000	Interest Payable -Mortgage	6,306.73
22920000	Other Accrued Expenses	395.54
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>7,946.27</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	10,301.13
23300000	HAP Repayment	-804.00
23750000	Unclaimed Security Deposit Refunds	290.02
23800000	HAP Suspense Clearing	630.00
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>10,417.15</b>
<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	11,758.00
24400000	Tenant Deposit Clearing	-776.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>10,982.00</b>
<b>25000000</b>	<b>OTHER CURRENT LIABILITIES</b>	

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
25500000	Partnership Management Fee	197,159.82
25600000	Investor Management Fee	3,630.21
<b>25999998</b>	<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>200,790.03</b>
<b>25999999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>233,928.83</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	974,904.37
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>974,904.37</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>974,904.37</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,208,833.20</b>
<b>30000000</b>	<b>EQUITY</b>	
<b>31000000</b>	<b>CAPITAL</b>	
31100000	Partner Capital	1,195,664.00
31500000	Partner Contributions	100.00
<b>31999999</b>	<b>TOTAL CAPITAL</b>	<b>1,195,764.00</b>
<b>32000000</b>	<b>RETAINED EARNINGS</b>	
32100000	Retained Earnings	31,658.11
32200000	Retained Earnings Prior Years	-496,153.92
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>-464,495.81</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>731,268.19</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,940,101.39</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 100%

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note	
<b>40000000</b>	<b>INCOME</b>										
<b>40010000</b>	<b>OPERATING INCOME</b>										
<b>40020000</b>	<b>REVENUE</b>										
<b>40030000</b>	<b>RENTS</b>										
<b>42000000</b>	<b>RESIDENTIAL RENT COLLECTED</b>										
<b>42100000</b>	<b>GROSS POTENTIAL RENT</b>										
42110000	Gross Potential Rent	37,456.00	37,528.00	-72.00	-0.19	149,824.00	150,112.00	-288.00	-0.19	454,276.44	
<b>42199999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>37,456.00</b>	<b>37,528.00</b>	<b>-72.00</b>	<b>-0.19</b>	<b>149,824.00</b>	<b>150,112.00</b>	<b>-288.00</b>	<b>-0.19</b>	<b>454,276.44</b>	
42292000	Utility Reimbursements Recovery	0.00	0.00	0.00	N/A	183.00	0.00	183.00	N/A	0.00	
42910000	Less: Vacancy Loss	490.00	-750.56	1,240.56	165.28	-1,357.00	-3,002.24	1,645.24	54.80	-9,085.54	
42911000	Prior Period Adjustments	0.00	0.00	0.00	N/A	-3,362.00	0.00	-3,362.00	N/A	0.00	
42940000	Less: Write Offs	0.00	-1,125.84	1,125.84	100.00	-9,190.90	-4,503.36	-4,687.54	-104.09	-13,628.31	
<b>42999998</b>	<b>TOTAL RESIDENTIAL RENT COLLECTED</b>	<b>37,946.00</b>	<b>35,651.60</b>	<b>2,294.40</b>	<b>6.44</b>	<b>136,097.10</b>	<b>142,606.40</b>	<b>-6,509.30</b>	<b>-4.56</b>	<b>431,562.59</b>	
<b>42999999</b>	<b>TOTAL RENTS</b>	<b>37,946.00</b>	<b>35,651.60</b>	<b>2,294.40</b>	<b>6.44</b>	<b>136,097.10</b>	<b>142,606.40</b>	<b>-6,509.30</b>	<b>-4.56</b>	<b>431,562.59</b>	
<b>43000000</b>	<b>OTHER INCOME</b>										
43600000	Cleaning / Damage Income	0.00	75.00	-75.00	-100.00	0.00	300.00	-300.00	-100.00	900.00	
43930000	Late Fee Income	0.00	170.83	-170.83	-100.00	232.00	683.32	-451.32	-66.05	2,049.96	
43940000	Laundry Income	0.00	54.17	-54.17	-100.00	78.30	216.68	-138.38	-63.86	650.04	
43960000	Lock / Key Income	0.00	6.25	-6.25	-100.00	0.00	25.00	-25.00	-100.00	75.00	
43992000	Pet Fee	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00	
43996000	Utility/Phone/CableCommissions	0.00	12.50	-12.50	-100.00	0.00	50.00	-50.00	-100.00	150.00	
43999000	InterestIncome	33.77	166.67	-132.90	-79.74	340.48	666.68	-326.20	-48.93	2,000.04	
43999200	Agreement Expense Recovery	0.00	0.00	0.00	N/A	77.00	0.00	77.00	N/A	0.00	
43999945	Eviction Fees	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00	
<b>43999999</b>	<b>TOTAL OTHER INCOME</b>	<b>33.77</b>	<b>535.42</b>	<b>-501.65</b>	<b>-93.69</b>	<b>727.78</b>	<b>2,141.68</b>	<b>-1,413.90</b>	<b>-66.02</b>	<b>6,425.04</b>	<b>lavista: Negative variance due to other income not collected</b>

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 100%

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note	
<b>59999999</b>	<b>TOTAL REVENUE</b>										
	<b>37,979.77</b>	<b>36,187.02</b>	<b>1,792.75</b>	<b>4.95</b>	<b>136,824.88</b>	<b>144,748.08</b>	<b>-7,923.20</b>	<b>-5.47</b>	<b>437,987.63</b>		
<b>60010000</b>	<b>OPERATING EXPENSES</b>										
<b>61000000</b>	<b>CONTROLLABLE EXPENSES</b>										
<b>61100000</b>	<b>ADMINISTRATIVE EXPENSES</b>										
61110000	Answering Service	60.00	55.00	-5.00	-9.09	240.00	220.00	-20.00	-9.09	660.00	
61120000	Bank Fees	148.47	122.50	-25.97	-21.20	566.96	490.00	-76.96	-15.71	1,470.00	
61130000	Computer Costs	348.00	348.00	0.00	0.00	1,392.00	1,392.00	0.00	0.00	4,176.00	
61140000	Credit Services	15.98	139.58	123.60	88.55	63.92	558.32	494.40	88.55	1,674.96	
61160000	Dues / Licenses / Permits	0.00	600.00	600.00	100.00	0.00	730.00	730.00	100.00	730.00	
61170000	State Compliance Fees	160.00	0.00	-160.00	N/A	640.00	0.00	-640.00	N/A	1,920.00	
61180000	Employee Training / Education	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00	
61191000	Furniture / Equipment Rental	137.41	135.00	-2.41	-1.79	411.86	540.00	128.14	23.73	1,620.00	
61194000	Meals and Entertainment	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	450.00	
61195000	Travel	0.00	120.83	120.83	100.00	0.00	483.32	483.32	100.00	1,449.96	
61199000	Office Supplies	0.00	72.00	72.00	100.00	0.00	288.00	288.00	100.00	864.00	
61199300	Postage / Delivery	0.29	33.33	33.04	99.13	152.75	133.32	-19.43	-14.57	399.96	
61199700	Telephone / Internet	320.82	462.50	141.68	30.63	1,589.02	1,850.00	260.98	14.11	5,550.00	
61199800	Uniforms	167.65	83.33	-84.32	-101.19	167.65	333.32	165.67	49.70	999.96	lavista: Staff uniforms
61199930	Recruiting	0.00	6.67	6.67	100.00	96.30	26.68	-69.62	-260.94	80.04	
61199990	Extraordinary COVID	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
<b>61199999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,358.62</b>	<b>2,358.74</b>	<b>1,000.12</b>	<b>42.40</b>	<b>5,320.46</b>	<b>7,764.96</b>	<b>2,444.50</b>	<b>31.48</b>	<b>23,844.88</b>	
<b>61200000</b>	<b>MARKETING AND LEASING</b>										
61260000	Market Analysis	26.40	26.40	0.00	0.00	105.60	105.60	0.00	0.00	316.80	
61270000	Advertising	138.10	170.00	31.90	18.76	552.40	680.00	127.60	18.76	2,040.00	
61290000	Programs and Promotions	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	399.96	
<b>61299999</b>	<b>TOTAL MARKETING AND LEASING</b>	<b>164.50</b>	<b>229.73</b>	<b>65.23</b>	<b>28.39</b>	<b>658.00</b>	<b>918.92</b>	<b>260.92</b>	<b>28.39</b>	<b>2,756.76</b>	
<b>61300000</b>	<b>MANAGEMENT FEES</b>										
61310000	Management Fees	1,997.07	1,990.29	-6.78	-0.34	8,123.16	7,961.16	-162.00	-2.03	24,089.35	
<b>61399999</b>	<b>TOTAL MANAGEMENT FEES</b>	<b>1,997.07</b>	<b>1,990.29</b>	<b>-6.78</b>	<b>-0.34</b>	<b>8,123.16</b>	<b>7,961.16</b>	<b>-162.00</b>	<b>-2.03</b>	<b>24,089.35</b>	

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 100%

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61400000</b>	<b>PAYROLL EXPENSES</b>									
61410000	1,453.84	3,392.31	1,938.47	57.14	6,542.28	13,569.24	7,026.96	51.79	44,100.02	
61420000	3,407.50	3,351.60	-55.90	-1.67	12,149.35	13,406.40	1,257.05	9.38	43,570.80	
61450000	0.00	269.76	269.76	100.00	0.00	1,079.04	1,079.04	100.00	3,506.86	
61460000	262.14	296.04	33.90	11.45	1,045.93	1,184.16	138.23	11.67	3,848.52	
61470000	0.00	484.62	484.62	100.00	0.00	1,938.48	1,938.48	100.00	6,300.04	
61480000	468.77	606.95	138.18	22.77	2,009.37	2,427.80	418.43	17.23	7,890.36	
61490000	237.84	244.89	7.05	2.88	881.19	979.56	98.37	10.04	3,183.58	
61491000	48.11	0.00	-48.11	N/A	48.11	0.00	-48.11	N/A	0.00	
<b>61499999</b>	<b>5,878.20</b>	<b>8,646.17</b>	<b>2,767.97</b>	<b>32.01</b>	<b>22,676.23</b>	<b>34,584.68</b>	<b>11,908.45</b>	<b>34.43</b>	<b>112,400.18</b>	
<b>61590000</b>	<b>REPAIRS AND MAINTENANCE</b>									
61592500	0.00	29.17	29.17	100.00	29.00	116.68	87.68	75.15	350.04	
61592600	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61592800	0.00	162.50	162.50	100.00	0.00	650.00	650.00	100.00	1,950.00	
61594000	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
61596000	0.00	250.00	250.00	100.00	128.91	1,000.00	871.09	87.11	3,000.00	
61597000	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00	
61598000	122.07	316.67	194.60	61.45	325.04	1,266.68	941.64	74.34	3,800.04	
61599000	0.00	58.75	58.75	100.00	0.00	235.00	235.00	100.00	705.00	
61599200	114.38	125.00	10.62	8.50	114.38	500.00	385.62	77.12	1,500.00	
61599300	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61599500	0.00	20.83	20.83	100.00	0.00	83.32	83.32	100.00	249.96	
61599600	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	900.00	
61599700	141.54	291.67	150.13	51.47	1,058.70	1,166.68	107.98	9.26	3,500.04	
61599950	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
<b>61599999</b>	<b>377.99</b>	<b>1,579.59</b>	<b>1,201.60</b>	<b>76.07</b>	<b>1,656.03</b>	<b>6,318.36</b>	<b>4,662.33</b>	<b>73.79</b>	<b>18,955.08</b>	
<b>61600000</b>	<b>UNIT PREPARATION</b>									
61620000	0.00	50.00	50.00	100.00	389.70	200.00	-189.70	-94.85	600.00	
61630000	0.00	25.00	25.00	100.00	260.05	100.00	-160.05	-160.05	300.00	
61640000	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00	
61670000	0.00	64.58	64.58	100.00	50.50	258.32	207.82	80.45	774.96	
61691000	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00	
61692000	0.00	237.50	237.50	100.00	0.00	950.00	950.00	100.00	2,850.00	
61693000	0.00	95.83	95.83	100.00	0.00	383.32	383.32	100.00	1,149.96	

### Budget Comparison

Period = Apr 2024

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Notes: lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 100%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61699999</b>	<b>TOTAL UNIT PREPARATION</b>	<b>0.00</b>	<b>872.91</b>	<b>872.91</b>	<b>100.00</b>	<b>700.25</b>	<b>3,491.64</b>	<b>2,791.39</b>	<b>79.94</b>	<b>10,474.92</b>	
<b>61700000</b>	<b>CONTRACT SERVICES</b>										
61740000	Landscape Maintenance	850.00	950.00	100.00	10.53	3,400.00	3,800.00	400.00	10.53	11,400.00	
61750000	Resident Services Contract	0.00	650.00	650.00	100.00	0.00	2,600.00	2,600.00	100.00	7,800.00	
61770000	Other Contract Services	0.00	225.00	225.00	100.00	2,050.00	900.00	-1,150.00	-127.78	2,700.00	
61780000	Pest Control	216.50	220.00	3.50	1.59	838.93	880.00	41.07	4.67	2,640.00	
61793000	Compliance Monitoring	280.80	280.00	-0.80	-0.29	1,123.20	1,120.00	-3.20	-0.29	3,360.00	
<b>61799999</b>	<b>TOTAL CONTRACT SERVICES</b>	<b>1,347.30</b>	<b>2,325.00</b>	<b>977.70</b>	<b>42.05</b>	<b>7,412.13</b>	<b>9,300.00</b>	<b>1,887.87</b>	<b>20.30</b>	<b>27,900.00</b>	
<b>61800000</b>	<b>UTILITIES</b>										
61810000	Electricity - CommonArea	182.77	385.30	202.53	52.56	1,011.04	1,541.20	530.16	34.40	4,623.60	
61820000	Electricity - Office	429.63	288.32	-141.31	-49.01	977.89	1,153.28	175.39	15.21	3,459.84	lavista: Office, laundry and maintenance shop 03/21/2024 -04/21/2024
61830000	Electricity - Vacant	14.99	50.00	35.01	70.02	137.16	200.00	62.84	31.42	600.00	
61850000	Gas - CommonArea	395.54	551.47	155.93	28.28	2,727.07	2,205.88	-521.19	-23.63	6,617.64	
61880000	Water and Sewer	696.35	863.89	167.54	19.39	2,684.14	3,455.56	771.42	22.32	10,366.68	
61890000	Trash Removal	797.04	786.30	-10.74	-1.37	3,216.73	3,145.20	-71.53	-2.27	9,435.60	
61891000	Utility Consultant	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	
<b>61899999</b>	<b>TOTAL UTILITIES</b>	<b>2,516.32</b>	<b>2,925.28</b>	<b>408.96</b>	<b>13.98</b>	<b>10,754.03</b>	<b>12,701.12</b>	<b>1,947.09</b>	<b>15.33</b>	<b>36,103.36</b>	
<b>61900000</b>	<b>TAXES AND INSURANCE</b>										
61910000	Property and Liability Insurance	2,614.83	2,614.83	0.00	0.00	10,459.32	10,459.32	0.00	0.00	32,685.41	
61920000	Fidelity Bond	0.00	0.00	0.00	N/A	319.20	0.00	-319.20	N/A	319.20	
61930000	Insurance Admin Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00	
<b>61999996</b>	<b>TOTAL TAXES AND INSURANCE</b>	<b>2,614.83</b>	<b>2,614.83</b>	<b>0.00</b>	<b>0.00</b>	<b>10,778.52</b>	<b>10,459.32</b>	<b>-319.20</b>	<b>-3.05</b>	<b>33,604.61</b>	
<b>61999997</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>16,254.83</b>	<b>23,542.54</b>	<b>7,287.71</b>	<b>30.96</b>	<b>68,078.81</b>	<b>93,500.16</b>	<b>25,421.35</b>	<b>27.19</b>	<b>290,129.14</b>	
<b>61999998</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>16,254.83</b>	<b>23,542.54</b>	<b>7,287.71</b>	<b>30.96</b>	<b>68,078.81</b>	<b>93,500.16</b>	<b>25,421.35</b>	<b>27.19</b>	<b>290,129.14</b>	
<b>61999999</b>	<b>NET OPERATING INCOME</b>	<b>21,724.94</b>	<b>12,644.48</b>	<b>9,080.46</b>	<b>71.81</b>	<b>68,746.07</b>	<b>51,247.92</b>	<b>17,498.15</b>	<b>34.14</b>	<b>147,858.49</b>	

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 100%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>62000000</b>	<b>NON-CONTROLLABLE EXPENSE</b>										
<b>62100000</b>	<b>INTEREST EXPENSE</b>										
62110000	Mortgage Interest	6,249.94	6,238.81	-11.13	-0.18	24,711.60	24,668.21	-43.39	-0.18	73,094.76	
62125000	Ground Lease	311.00	311.00	0.00	0.00	1,244.00	1,244.00	0.00	0.00	3,732.00	
<b>62199999</b>	<b>TOTAL INTEREST EXPENSE</b>	<b>6,560.94</b>	<b>6,549.81</b>	<b>-11.13</b>	<b>-0.17</b>	<b>25,955.60</b>	<b>25,912.21</b>	<b>-43.39</b>	<b>-0.17</b>	<b>76,826.76</b>	
<b>65100000</b>	<b>PARTNERSHIP EXPENSES</b>										
65170000	Audit Fees	0.00	5,250.00	5,250.00	100.00	5,200.00	5,250.00	50.00	0.95	5,250.00	
65192000	Inspections	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00	
<b>65199999</b>	<b>TOTAL PARTNERSHIP EXPENSES</b>	<b>0.00</b>	<b>5,250.00</b>	<b>5,250.00</b>	<b>100.00</b>	<b>5,200.00</b>	<b>5,650.00</b>	<b>450.00</b>	<b>7.96</b>	<b>5,650.00</b>	
<b>65999999</b>	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>	<b>6,560.94</b>	<b>11,799.81</b>	<b>5,238.87</b>	<b>44.40</b>	<b>31,155.60</b>	<b>31,562.21</b>	<b>406.61</b>	<b>1.29</b>	<b>82,476.76</b>	
<b>66100000</b>	<b>REPLACEMENT RESERVE EXPENDITURES</b>										
66130000	Driveways/ParkingLots	0.00	3,500.00	3,500.00	100.00	0.00	3,500.00	3,500.00	100.00	3,500.00	
66140000	Fence/AccessGate	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	2,500.00	
66150000	Landscape Upgrade	500.00	0.00	-500.00	N/A	500.00	1,500.00	1,000.00	66.67	2,500.00	lavista: Overgrown trees by front office trimmed
66191000	Sidewalks	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00	
66193000	Doors/Locks	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	8,000.00	
66194000	Electrical Replacement	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00	
66195000	Exterior Replacements	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00	
66197000	Plumbing	875.00	3,500.00	2,625.00	75.00	2,025.00	3,500.00	1,475.00	42.14	3,500.00	lavista: Units 19 & 20 shower tub surround wall replaced, tape, texture and paint
66198000	Guttering	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00	
66199000	Windows/Screens/Blinds	0.00	0.00	0.00	N/A	0.00	1,050.00	1,050.00	100.00	1,050.00	
66199100	Patio/Balcony/Landings	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,000.00	
66199200	Roof	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,500.00	
66199300	Interior Replacements	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,500.00	
66199400	Cabinets/Countertops	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00	
66199500	Appliances	830.33	1,500.00	669.67	44.64	830.33	3,000.00	2,169.67	72.32	7,500.00	lavista: Unit 27 refrigerator replaced



### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 100%

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>	<b>Note</b>
66199600	Flooring	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00	
66199900	Tools/MaintenanceEquipment	0.00	0.00	0.00	N/A	823.45	0.00	-823.45	N/A	0.00	
66199910	Water Heaters	0.00	0.00	0.00	N/A	1,753.58	950.00	-803.58	-84.59	3,800.00	
66199920	HVAC	0.00	2,300.00	2,300.00	100.00	0.00	4,600.00	4,600.00	100.00	6,900.00	
<b>66199998</b>	<b>TOTAL REPLACEMENT RESERVE EXPENDITURES</b>	<b>2,205.33</b>	<b>10,800.00</b>	<b>8,594.67</b>	<b>79.58</b>	<b>5,932.36</b>	<b>27,600.00</b>	<b>21,667.64</b>	<b>78.51</b>	<b>69,450.00</b>	
<b>66199999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>8,766.27</b>	<b>22,599.81</b>	<b>13,833.54</b>	<b>61.21</b>	<b>37,087.96</b>	<b>59,162.21</b>	<b>22,074.25</b>	<b>37.31</b>	<b>151,926.76</b>	
<b>99900000</b>	<b>NET INCOME</b>	<b>12,958.67</b>	<b>-9,955.33</b>	<b>22,914.00</b>	<b>230.17</b>	<b>31,658.11</b>	<b>-7,914.29</b>	<b>39,572.40</b>	<b>500.01</b>	<b>-4,068.27</b>	

**Via Electronic Mail**

May 13, 2024

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

Re: ***Retama Village I***  
McAllen, Texas

Dear Mr. Delgado:

Enclosed is the April 2024 financial report for ***Retama Village I***. The property closed the month at **92%** occupancy with ten (10) vacant units and an economic occupancy of **87%**. As of the date of this letter, the property is **93.75%** leased.

The April operating expenses were **6.85% below** budget and the year-to-date operating expenses were **6.51% below** budget. Significant variances are explained in the Budget Comparison Report-Notes. ***Retama Village I*** spent \$3,834 from replacement reserve expenses in Landscape Upgrade and Electrical Replacement.

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

Sincerely,



Billy Dunn  
Senior Asset Manager

Copies to:

Doak Brown, **The Brownstone Group**  
Evon Harris, **Holleman & Associates**  
Jose A. Garcia, **McAllen Housing Authority**  
Leslie Holleman, **Holleman & Associates**  
Lynn Hassis, **Katopody LLC**  
Rob Barnes, **Midland Loan Services**  
Rocio Guerra, **McAllen Housing Authority**  
Rudy Ramirez, **McAllen Housing Authority**  
mgcapreit@integratec.biz  
morrisongrove@integratec.biz

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>10000000</b>	<b>ASSETS</b>	
<b>10010000</b>	<b>CURRENT ASSETS</b>	
<b>11000000</b>	<b>CASH</b>	
11200000	Cash - Operating	68,698.99
11700000	Cash - Security Deposits	35,795.00
<b>11999999</b>	<b>TOTAL CASH</b>	<b>104,493.99</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	-160.59
12200000	Subsidy Accounts Receivable	226.00
12350000	PHA SUBSIDY	6,723.11
12400000	Subsidy Suspense Receivable	-104.00
12700000	Receivable - Other	1,500.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>8,184.52</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	45,762.20
13300000	Prepaid Payroll	6,500.67
13400000	Prepaid Other	5,013.28
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>57,276.15</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	397,351.70
14200000	Operating Reserve	42,545.46
14400000	Insurance Escrow	21,162.63
14910000	Other Reserves	246,257.69
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>707,317.48</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>877,272.14</b>
<b>16000000</b>	<b>LONG TERM ASSETS</b>	
<b>16010000</b>	<b>PROPERTY</b>	
<b>16100000</b>	<b>LAND AND BUILDINGS</b>	
16110000	Land	25,832.73
16130000	Building	665,410.46
<b>16199999</b>	<b>TOTAL LAND AND BUILDINGS</b>	<b>691,243.19</b>
<b>16200000</b>	<b>LAND IMPROVEMENTS</b>	
16210000	Land Improvements	101,066.00
<b>16299999</b>	<b>TOTAL LAND IMPROVEMENTS</b>	<b>101,066.00</b>
<b>16400000</b>	<b>FURNITURE FIXTURES AND EQUIPMENT</b>	
16410000	Furniture Fixtures and Equipment	14,809.36
16470000	Computers	241.41

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>16499999</b>	<b>TOTAL FURNITURE FIXTURES AND EQUIPMENT</b>	<b>15,050.77</b>
<b>16700000</b>	<b>ACCUMULATED DEPRECIATION</b>	
16710000	Accumulated Depreciation	-487,703.00
<b>16799999</b>	<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>-487,703.00</b>
<b>16999998</b>	<b>TOTAL PROPERTY</b>	<b>319,656.96</b>
<b>16999999</b>	<b>TOTAL LONG TERM ASSETS</b>	<b>319,656.96</b>
<b>17000000</b>	<b>OTHER ASSETS</b>	
<b>17100000</b>	<b>DEFERRED COSTS</b>	
17110000	Financing Costs	54,194.18
17120000	Organizational Costs	13,210.00
17130000	Tax Credit Fees	66,630.00
17150000	Accumulated Amortization	-79,840.00
17152000	Accumulated Amortization Debt Issuance Costs	-42,405.00
<b>17199999</b>	<b>TOTAL DEFERRED COSTS</b>	<b>11,789.18</b>
<b>17999999</b>	<b>TOTAL OTHER ASSETS</b>	<b>11,789.18</b>
<b>19999999</b>	<b>TOTAL ASSETS</b>	<b>1,208,718.28</b>
<b>20000000</b>	<b>LIABILITIES AND EQUITY</b>	
<b>20010000</b>	<b>LIABILITIES</b>	
<b>20020000</b>	<b>CURRENT LIABILITIES</b>	
<b>21000000</b>	<b>ACCOUNTS PAYABLE</b>	
21100000	Accounts Payable	2,628.95
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>2,628.95</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	158.96
22400000	Interest Payable -Mortgage	8,710.43
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>8,869.39</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	383.40
23750000	Unclaimed Security Deposit Refunds	467.10
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>850.50</b>
<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	29,250.00
24300000	Additional Deposits	4,747.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>33,997.00</b>

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>25000000</b>	<b>OTHER CURRENT LIABILITIES</b>	
25500000	Partnership Management Fee	5,431.24
<b>25999998</b>	<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>5,431.24</b>
<b>25999999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>51,777.08</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	1,381,183.62
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>1,381,183.62</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,381,183.62</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,432,960.70</b>
<b>30000000</b>	<b>EQUITY</b>	
<b>31000000</b>	<b>CAPITAL</b>	
31200000	Partner Capital - GP	-271,404.00
31300000	Partner Capital - LP	6,757.00
<b>31999999</b>	<b>TOTAL CAPITAL</b>	<b>-264,647.00</b>
<b>32000000</b>	<b>RETAINED EARNINGS</b>	
32100000	Retained Earnings	40,998.39
32200000	Retained Earnings Prior Years	-593.81
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>40,404.58</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>-224,242.42</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,208,718.28</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 93% Occupied, 95% Preleased, 10 Vacant units, and 3 units Preleased; rtmv: Physical Occupancy 93% Vacant Units 10

Economic Occupancy 87%;

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note	
<b>40000000</b>	<b>INCOME</b>										
<b>40010000</b>	<b>OPERATING INCOME</b>										
<b>40020000</b>	<b>REVENUE</b>										
<b>40030000</b>	<b>RENTS</b>										
<b>42000000</b>	<b>RESIDENTIAL RENT COLLECTED</b>										
<b>42100000</b>	<b>GROSS POTENTIAL RENT</b>										
42110000	Gross Potential Rent	114,180.00	113,916.00	264.00	0.23	454,352.00	455,664.00	-1,312.00	-0.29	1,378,953.18	
42140000	Loss/Gain to Lease	-48,188.00	-50,857.00	2,669.00	5.25	-203,795.00	-207,178.00	3,383.00	1.63	-608,395.18	
42160000	Operating Subsidy	6,722.81	3,583.33	3,139.48	87.61	21,234.38	14,333.32	6,901.06	48.15	42,999.96	
<b>42199999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>72,714.81</b>	<b>66,642.33</b>	<b>6,072.48</b>	<b>9.11</b>	<b>271,791.38</b>	<b>262,819.32</b>	<b>8,972.06</b>	<b>3.41</b>	<b>813,557.96</b>	
42910000	Less: Vacancy Loss	-9,613.00	-3,417.48	-6,195.52	-181.29	-27,816.00	-13,669.92	-14,146.08	-103.48	-41,368.58	rtmv: 10 Vacant units
42940000	Less: Write Offs	0.00	-333.21	333.21	100.00	0.00	-1,314.09	1,314.09	100.00	-4,067.77	
<b>42999998</b>	<b>TOTAL RESIDENTIAL RENT COLLECTED</b>	<b>63,101.81</b>	<b>62,891.64</b>	<b>210.17</b>	<b>0.33</b>	<b>243,975.38</b>	<b>247,835.31</b>	<b>-3,859.93</b>	<b>-1.56</b>	<b>768,121.61</b>	
<b>42999999</b>	<b>TOTAL RENTS</b>	<b>63,101.81</b>	<b>62,891.64</b>	<b>210.17</b>	<b>0.33</b>	<b>243,975.38</b>	<b>247,835.31</b>	<b>-3,859.93</b>	<b>-1.56</b>	<b>768,121.61</b>	
<b>43000000</b>	<b>OTHER INCOME</b>										
43100000	Application Fee Income	60.00	116.00	-56.00	-48.28	166.00	464.00	-298.00	-64.22	1,392.00	rtmv: 5 Application fees collected, budgeted for 10
43600000	Cleaning / Damage Income	938.30	208.33	729.97	350.39	1,788.75	833.32	955.43	114.65	2,499.96	
43930000	Late Fee Income	462.20	416.67	45.53	10.93	1,732.20	1,666.68	65.52	3.93	5,000.04	
43960000	Lock / Key Income	0.00	0.00	0.00	N/A	10.00	25.00	-15.00	-60.00	50.00	
43994000	Re-lettingFeeIncome	0.00	0.00	0.00	N/A	0.00	500.00	-500.00	-100.00	1,500.00	
43997000	VendingMachineIncome	25.00	0.00	25.00	N/A	25.00	0.00	25.00	N/A	0.00	
43999000	InterestIncome	0.00	29.17	-29.17	-100.00	0.00	116.68	-116.68	-100.00	350.04	
43999945	Eviction Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00	
<b>43999999</b>	<b>TOTAL OTHER INCOME</b>	<b>1,485.50</b>	<b>770.17</b>	<b>715.33</b>	<b>92.88</b>	<b>3,721.95</b>	<b>3,605.68</b>	<b>116.27</b>	<b>3.22</b>	<b>11,092.04</b>	

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 93% Occupied, 95% Preleased, 10 Vacant units, and 3 units Preleased; rtmv: Physical Occupancy 93% Vacant Units 10

Economic Occupancy 87%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>59999999</b>	<b>TOTAL REVENUE</b>	<b>64,587.31</b>	<b>63,661.81</b>	<b>925.50</b>	<b>1.45</b>	<b>247,697.33</b>	<b>251,440.99</b>	<b>-3,743.66</b>	<b>-1.49</b>	<b>779,213.65</b>	
<b>60010000</b>	<b>OPERATING EXPENSES</b>										
<b>61000000</b>	<b>CONTROLLABLE EXPENSES</b>										
<b>61100000</b>	<b>ADMINISTRATIVE EXPENSES</b>										
61110000	Answering Service	60.00	55.00	-5.00	-9.09	240.00	220.00	-20.00	-9.09	660.00	
61120000	Bank Fees	175.89	242.50	66.61	27.47	1,431.44	970.00	-461.44	-47.57	2,910.00	
61130000	Computer Costs	928.00	928.00	0.00	0.00	3,712.00	3,712.00	0.00	0.00	11,136.00	
61140000	Credit Services	111.68	116.00	4.32	3.72	159.62	464.00	304.38	65.60	1,392.00	
61160000	Dues / Licenses / Permits	0.00	0.00	0.00	N/A	0.00	130.00	130.00	100.00	1,330.00	
61170000	State Compliance Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,120.00	
61180000	Employee Training / Education	175.00	50.00	-125.00	-250.00	175.00	200.00	25.00	12.50	600.00	rtmv: Manager TAA Legal Seminar
61191000	Furniture / Equipment Rental	405.37	165.00	-240.37	-145.68	909.04	660.00	-249.04	-37.73	1,980.00	rtmv: Office printer rental and overage fees
61194000	Meals and Entertainment	0.00	45.00	45.00	100.00	96.24	180.00	83.76	46.53	675.00	
61195000	Travel	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
61198000	Legal Fees and Evictions	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61199000	Office Supplies	0.00	192.00	192.00	100.00	376.70	768.00	391.30	50.95	2,304.00	
61199300	Postage / Delivery	0.00	25.00	25.00	100.00	17.20	100.00	82.80	82.80	300.00	
61199600	Security Alarm Monitoring	0.00	47.50	47.50	100.00	307.63	190.00	-117.63	-61.91	570.00	
61199700	Telephone / Internet	804.47	816.67	12.20	1.49	3,262.47	3,266.68	4.21	0.13	9,800.04	
61199800	Uniforms	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,500.00	
61199930	Recruiting	0.00	25.00	25.00	100.00	65.15	100.00	34.85	34.85	300.00	
61199970	Fire Alarm Monitoring	247.83	48.00	-199.83	-416.31	247.83	192.00	-55.83	-29.08	576.00	rtmv: Monitoring fee 1/2024 - 7/2024
61199990	Extraordinary COVID	0.00	20.83	20.83	100.00	0.00	83.32	83.32	100.00	249.96	
<b>61199999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,908.24</b>	<b>2,851.50</b>	<b>-56.74</b>	<b>-1.99</b>	<b>11,000.32</b>	<b>12,036.00</b>	<b>1,035.68</b>	<b>8.60</b>	<b>42,303.00</b>	
<b>61200000</b>	<b>MARKETING AND LEASING</b>										
61260000	Market Analysis	70.40	70.40	0.00	0.00	281.60	281.60	0.00	0.00	844.80	
61270000	Advertising	270.10	317.33	47.23	14.88	1,080.40	1,269.32	188.92	14.88	3,807.96	
61290000	Programs and Promotions	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61291000	Signage	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 93% Occupied, 95% Preleased, 10 Vacant units, and 3 units Preleased; rtmv: Physical Occupancy 93% Vacant Units 10

Economic Occupancy 87%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61299999</b>	<b>TOTAL MARKETING AND LEASING</b>	<b>340.50</b>	<b>462.73</b>	<b>122.23</b>	<b>26.42</b>	<b>1,362.00</b>	<b>1,850.92</b>	<b>488.92</b>	<b>26.42</b>	<b>5,552.76</b>	
<b>61300000</b>	<b>MANAGEMENT FEES</b>										
61310000	Management Fees	2,360.00	2,483.20	123.20	4.96	9,640.00	9,932.80	292.80	2.95	29,798.40	
<b>61399999</b>	<b>TOTAL MANAGEMENT FEES</b>	<b>2,360.00</b>	<b>2,483.20</b>	<b>123.20</b>	<b>4.96</b>	<b>9,640.00</b>	<b>9,932.80</b>	<b>292.80</b>	<b>2.95</b>	<b>29,798.40</b>	
<b>61400000</b>	<b>PAYROLL EXPENSES</b>										
61410000	Management Salaries	4,126.19	5,624.21	1,498.02	26.64	18,414.57	22,496.84	4,082.27	18.15	73,114.72	
61420000	Maintenance Wages	6,030.73	6,084.62	53.89	0.89	22,901.97	24,338.48	1,436.51	5.90	79,100.08	
61450000	Bonuses	0.00	468.35	468.35	100.00	0.00	1,873.40	1,873.40	100.00	6,088.56	
61460000	Payroll Service Fees	586.53	499.81	-86.72	-17.35	2,392.54	1,999.24	-393.30	-19.67	6,497.52	
61470000	Employee Insurance	0.00	484.62	484.62	100.00	0.00	1,938.48	1,938.48	100.00	6,300.04	
61480000	Payroll Taxes	812.15	1,053.80	241.65	22.93	4,254.72	4,215.20	-39.52	-0.94	13,699.38	
61490000	Workers Comp Insurance	424.79	441.65	16.86	3.82	1,678.63	1,766.60	87.97	4.98	5,741.44	
61491000	401k Company Match	70.24	33.92	-36.32	-107.08	312.12	135.68	-176.44	-130.04	440.96	
<b>61499999</b>	<b>TOTAL PAYROLL EXPENSES</b>	<b>12,050.63</b>	<b>14,690.98</b>	<b>2,640.35</b>	<b>17.97</b>	<b>49,954.55</b>	<b>58,763.92</b>	<b>8,809.37</b>	<b>14.99</b>	<b>190,982.70</b>	
<b>61590000</b>	<b>REPAIRS AND MAINTENANCE</b>										
61592500	Small Tools	0.00	50.00	50.00	100.00	45.49	200.00	154.51	77.26	600.00	
61592600	Janitorial Supplies	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61592800	Appliance Supplies	270.66	291.67	21.01	7.20	1,192.69	1,166.68	-26.01	-2.23	3,500.04	
61593000	Fire Alarm Inspections	0.00	275.00	275.00	100.00	0.00	1,100.00	1,100.00	100.00	3,300.00	
61594000	Window Repairs	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
61595000	Generator Repairs	0.00	20.83	20.83	100.00	100.00	83.32	-16.68	-20.02	249.96	
61596000	Electrical Repairs	26.10	150.00	123.90	82.60	566.61	600.00	33.39	5.56	1,800.00	
61597000	Exterior Repairs	18.38	66.67	48.29	72.43	42.85	266.68	223.83	83.93	800.04	
61598000	HVAC Repairs	460.06	333.33	-126.73	-38.02	1,671.92	1,333.32	-338.60	-25.40	3,999.96	rtmv: Freon 1-25lb tank
61599000	Fire Extinguishers	0.00	150.00	150.00	100.00	801.05	600.00	-201.05	-33.51	1,800.00	
61599100	Repairs and Maintenance Fire Protection Systems	598.08	66.67	-531.41	-797.08	711.74	266.68	-445.06	-166.89	800.04	rtmv: troubleshoot alarm system
61599200	Interior Repairs	179.08	66.67	-112.41	-168.61	1,350.62	266.68	-1,083.94	-406.46	800.04	rtmv: Cabinet hinges and cabinet sliders and hardboard
61599300	Light Bulbs	0.00	100.00	100.00	100.00	393.64	400.00	6.36	1.59	1,200.00	
61599600	Gate / Fence Repairs	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	500.00	



### Budget Comparison

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Notes: rtmv: 93% Occupied, 95% Preleased, 10 Vacant units, and 3 units Preleased; rtmv: Physical Occupancy 93% Vacant Units 10

Economic Occupancy 87%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61599700	Plumbing Repairs / Supplies	1,185.48	283.33	-902.15	-318.41	2,094.52	1,133.32	-961.20	-84.81	3,399.96	rtmv: 13 Fill valves, PVC fittings, 8 toilet handles, 12 tub diverters, 4 faucets, shower heads, 2 tank levers and 2 water heater installation fees units 323 and 725
61599920	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00	
61599930	Vehicle Repairs	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00	
<b>61599999</b>	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>2,737.84</b>	<b>2,129.17</b>	<b>-608.67</b>	<b>-28.59</b>	<b>8,971.13</b>	<b>8,816.68</b>	<b>-154.45</b>	<b>-1.75</b>	<b>24,550.04</b>	
<b>61600000</b>	<b>UNIT PREPARATION</b>										
61630000	Unit Prep: Cleaning Supplies	0.00	10.42	10.42	100.00	144.71	41.68	-103.03	-247.19	125.04	
61640000	Unit Prep: Cleaning Contractors	284.03	50.00	-234.03	-468.06	1,020.98	200.00	-820.98	-410.49	600.00	rtmv: Unit 718 water extraction, 2 air movers and 1 dehumidifier rental fee due to water leak
61670000	Unit Prep: Doors / Locks / Keys	0.00	66.67	66.67	100.00	0.00	266.68	266.68	100.00	800.04	
61691000	Unit Prep: Paint / Wallpaper	449.30	304.17	-145.13	-47.71	2,297.60	1,216.68	-1,080.92	-88.84	3,650.04	rtmv: Make ready paint 4 gallons, exterior paint and sealer 3 gallons, and 1 stucco paint
61692000	Unit Prep: Painting Contractors	0.00	243.75	243.75	100.00	1,931.41	975.00	-956.41	-98.09	2,925.00	
61693000	Unit Prep: Window Treatments	0.00	100.00	100.00	100.00	479.00	400.00	-79.00	-19.75	1,200.00	
<b>61699999</b>	<b>TOTAL UNIT PREPARATION</b>	<b>733.33</b>	<b>775.01</b>	<b>41.68</b>	<b>5.38</b>	<b>5,873.70</b>	<b>3,100.04</b>	<b>-2,773.66</b>	<b>-89.47</b>	<b>9,300.12</b>	
<b>61700000</b>	<b>CONTRACT SERVICES</b>										
61720000	Courtesy Patrol	800.00	750.00	-50.00	-6.67	3,200.00	3,000.00	-200.00	-6.67	9,000.00	
61740000	Landscape Maintenance	1,842.00	1,900.00	58.00	3.05	7,368.00	7,600.00	232.00	3.05	22,800.00	
61750000	Resident Services Contract	800.00	800.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	9,600.00	
61780000	Pest Control	259.80	260.00	0.20	0.08	1,038.90	1,040.00	1.10	0.11	3,120.00	
61793000	Compliance Monitoring	748.80	746.67	-2.13	-0.29	2,995.20	2,986.68	-8.52	-0.29	8,960.04	
<b>61799999</b>	<b>TOTAL CONTRACT SERVICES</b>	<b>4,450.60</b>	<b>4,456.67</b>	<b>6.07</b>	<b>0.14</b>	<b>17,802.10</b>	<b>17,826.68</b>	<b>24.58</b>	<b>0.14</b>	<b>53,480.04</b>	

### Budget Comparison

Period = Apr 2024

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Notes: rtmv: 93% Occupied, 95% Preleased, 10 Vacant units, and 3 units Preleased; rtmv: Physical Occupancy 93% Vacant Units 10

Economic Occupancy 87%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61800000</b>	<b>UTILITIES</b>										
61810000	Electricity - CommonArea	291.58	251.60	-39.98	-15.89	1,287.29	1,006.40	-280.89	-27.91	3,019.20	
61820000	Electricity - Office	518.85	669.48	150.63	22.50	1,847.59	2,677.92	830.33	31.01	8,033.76	
61830000	Electricity - Vacant	87.63	66.67	-20.96	-31.44	170.70	266.68	95.98	35.99	800.04	rtmv: 4 Vacant units 01/22/2024-02/20/2024 and 4 units 02/20/24-03/20/24
61880000	Water and Sewer	2,563.15	2,844.42	281.27	9.89	9,406.24	11,377.68	1,971.44	17.33	34,133.04	
61890000	Trash Removal	1,793.94	1,911.80	117.86	6.16	7,627.50	7,647.20	19.70	0.26	22,941.60	
61891000	Utility Consultant	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	
<b>61899999</b>	<b>TOTAL UTILITIES</b>	<b>5,255.15</b>	<b>5,743.97</b>	<b>488.82</b>	<b>8.51</b>	<b>20,339.32</b>	<b>23,975.88</b>	<b>3,636.56</b>	<b>15.17</b>	<b>69,927.64</b>	
<b>61900000</b>	<b>TAXES AND INSURANCE</b>										
61910000	Property and Liability Insurance	7,627.04	7,697.42	70.38	0.91	30,419.16	30,789.68	370.52	1.20	96,217.74	
61920000	Fidelity Bond	0.00	0.00	0.00	N/A	851.20	0.00	-851.20	N/A	851.20	
61930000	Insurance Admin Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00	
<b>61999996</b>	<b>TOTAL TAXES AND INSURANCE</b>	<b>7,627.04</b>	<b>7,697.42</b>	<b>70.38</b>	<b>0.91</b>	<b>31,270.36</b>	<b>30,789.68</b>	<b>-480.68</b>	<b>-1.56</b>	<b>98,068.94</b>	
<b>61999997</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>38,463.33</b>	<b>41,290.65</b>	<b>2,827.32</b>	<b>6.85</b>	<b>156,213.48</b>	<b>167,092.60</b>	<b>10,879.12</b>	<b>6.51</b>	<b>523,963.64</b>	
<b>61999998</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>38,463.33</b>	<b>41,290.65</b>	<b>2,827.32</b>	<b>6.85</b>	<b>156,213.48</b>	<b>167,092.60</b>	<b>10,879.12</b>	<b>6.51</b>	<b>523,963.64</b>	
<b>61999999</b>	<b>NET OPERATING INCOME</b>	<b>26,123.98</b>	<b>22,371.16</b>	<b>3,752.82</b>	<b>16.78</b>	<b>91,483.85</b>	<b>84,348.39</b>	<b>7,135.46</b>	<b>8.46</b>	<b>255,250.01</b>	
<b>62000000</b>	<b>NON-CONTROLLABLE EXPENSE</b>										
<b>62100000</b>	<b>INTEREST EXPENSE</b>										
62110000	Mortgage Interest	8,036.72	8,036.72	0.00	0.00	32,232.12	32,232.12	0.00	0.00	96,002.40	
62125000	Ground Lease	1.00	1.00	0.00	0.00	4.00	4.00	0.00	0.00	12.00	
<b>62199999</b>	<b>TOTAL INTEREST EXPENSE</b>	<b>8,037.72</b>	<b>8,037.72</b>	<b>0.00</b>	<b>0.00</b>	<b>32,236.12</b>	<b>32,236.12</b>	<b>0.00</b>	<b>0.00</b>	<b>96,014.40</b>	
<b>65100000</b>	<b>PARTNERSHIP EXPENSES</b>										
65140000	Asset Management Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,598.18	
65170000	Audit Fees	1,150.00	1,150.00	0.00	0.00	4,600.00	4,600.00	0.00	0.00	13,800.00	
65180000	TaxPreparation Fees	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00	
65192000	Inspections	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,350.00	

### Budget Comparison

Period = Apr 2024

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Economic Occupancy 87%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
65195000	Partnership Professional Fees	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00	
<b>65199999</b>	<b>TOTAL PARTNERSHIP EXPENSES</b>	<b>1,150.00</b>	<b>3,150.00</b>	<b>2,000.00</b>	<b>63.49</b>	<b>5,600.00</b>	<b>6,600.00</b>	<b>1,000.00</b>	<b>15.15</b>	<b>23,748.18</b>	
<b>65999999</b>	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>	<b>9,187.72</b>	<b>11,187.72</b>	<b>2,000.00</b>	<b>17.88</b>	<b>37,836.12</b>	<b>38,836.12</b>	<b>1,000.00</b>	<b>2.57</b>	<b>119,762.58</b>	
<b>66100000</b>	<b>REPLACEMENT RESERVE EXPENDITURES</b>										
66130000	Driveways/ParkingLots	0.00	4,000.00	4,000.00	100.00	0.00	4,000.00	4,000.00	100.00	4,000.00	
66140000	Fence/AccessGate	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	6,000.00	
66150000	Landscape Upgrade	1,602.11	0.00	-1,602.11	N/A	1,852.11	4,000.00	2,147.89	53.70	4,000.00	rtmv: Shrubs replaced by property sign and trees trimmed by north fence line area
66194000	Electrical Replacement	2,232.12	0.00	-2,232.12	N/A	2,632.00	1,000.00	-1,632.00	-163.20	2,500.00	rtmv: 12 modules, 4 data surge protectors,
66195000	Exterior Replacements	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	2,500.00	
66196000	Painting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	120,000.00	
66197000	Plumbing	0.00	0.00	0.00	N/A	719.86	0.00	-719.86	N/A	1,350.00	
66199000	Windows/Screens/Blinds	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00	
66199100	Patio/Balcony/Landings	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	5,000.00	
66199200	Roof	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,000.00	
66199400	Cabinets/Countertops	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,500.00	
66199500	Appliances	0.00	1,200.00	1,200.00	100.00	3,640.30	2,400.00	-1,240.30	-51.68	7,200.00	
66199700	OfficeFurniture/Equipment	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00	
66199910	Water Heaters	0.00	650.00	650.00	100.00	2,692.78	1,300.00	-1,392.78	-107.14	3,900.00	
66199920	HVAC	0.00	2,350.00	2,350.00	100.00	0.00	4,700.00	4,700.00	100.00	14,100.00	
66199930	Computers/Softwareless than10000	0.00	0.00	0.00	N/A	1,112.29	0.00	-1,112.29	N/A	0.00	
<b>66199998</b>	<b>TOTAL REPLACEMENT RESERVE EXPENDITURES</b>	<b>3,834.23</b>	<b>9,200.00</b>	<b>5,365.77</b>	<b>58.32</b>	<b>12,649.34</b>	<b>27,400.00</b>	<b>14,750.66</b>	<b>53.83</b>	<b>181,150.00</b>	
<b>66199999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>13,021.95</b>	<b>20,387.72</b>	<b>7,365.77</b>	<b>36.13</b>	<b>50,485.46</b>	<b>66,236.12</b>	<b>15,750.66</b>	<b>23.78</b>	<b>300,912.58</b>	
<b>99900000</b>	<b>NET INCOME</b>	<b>13,102.03</b>	<b>1,983.44</b>	<b>11,118.59</b>	<b>560.57</b>	<b>40,998.39</b>	<b>18,112.27</b>	<b>22,886.12</b>	<b>126.36</b>	<b>-45,662.57</b>	

**Via Electronic Mail**

May 13, 2024

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

Re: ***Retama Village II***  
McAllen, Texas

Dear Mr. Delgado:

Enclosed is the April 2024 financial report for ***Retama Village II***. The property closed the month at **89%** occupancy with eight (8) vacant units and an economic occupancy of **85%**. As of the date of this letter, the property is **95.94%** leased.

The April operating expenses were **2.43% below** budget and the year-to-date operating expenses were **0.18% below** budget. Significant variances are explained in the Budget Comparison Report-Notes. ***Retama Village II*** spent \$6,281 from replacement reserve expenses in Fence / Access Gate, Landscape Upgrade, Exterior Replacements, and Flooring.

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

Sincerely,



Billy Dunn  
Senior Asset Manager

Copies to:

Doak Brown, **The Brownstone Group**  
Evon Harris, **Holleman & Associates**  
Jose A. Garcia, **McAllen Housing Authority**  
Leslie Holleman, **Holleman & Associates**  
Lynn Hassis, **Katopody LLC**  
Melissa Flowers, **PNC**  
Rob Barnes, **PNC**  
Rocio Guerra, **McAllen Housing Authority**  
Rudy Ramirez, **McAllen Housing Authority**  
multifamilyfinancials@pnc.com  
pncmfcassetmgmt@pnc.com

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>10000000</b>	<b>ASSETS</b>	
<b>10010000</b>	<b>CURRENT ASSETS</b>	
<b>11000000</b>	<b>CASH</b>	
11230000	Bank Operating Cash	2,700.19
11700000	Cash - Security Deposits	22,495.00
11930000	Cash - Operating Other	54,027.78
<b>11999999</b>	<b>TOTAL CASH</b>	<b>79,222.97</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	493.50
12200000	Subsidy Accounts Receivable	-125.00
12350000	PHA SUBSIDY	3,154.20
12400000	Subsidy Suspense Receivable	-331.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>3,191.70</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	25,313.28
13300000	Prepaid Payroll	3,923.56
13400000	Prepaid Other	2,870.93
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>32,107.77</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	242,841.78
14200000	Operating Reserve	26,079.97
14400000	Insurance Escrow	13,137.63
14910000	Other Reserves	39,015.00
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>321,074.38</b>
<b>15000000</b>	<b>OTHER CURRENT ASSETS</b>	
15300000	Deposits	1,200.00
<b>15999998</b>	<b>TOTAL OTHER CURRENT ASSETS</b>	<b>1,200.00</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>436,796.82</b>
<b>16000000</b>	<b>LONG TERM ASSETS</b>	
<b>16010000</b>	<b>PROPERTY</b>	
<b>16100000</b>	<b>LAND AND BUILDINGS</b>	
16110000	Land	410,500.00
16130000	Building	6,303,939.97
<b>16199999</b>	<b>TOTAL LAND AND BUILDINGS</b>	<b>6,714,439.97</b>
<b>16200000</b>	<b>LAND IMPROVEMENTS</b>	
16210000	Land Improvements	1,198,294.00

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>16299999</b>	<b>TOTAL LAND IMPROVEMENTS</b>	<b>1,198,294.00</b>
<b>16400000</b>	<b>FURNITURE FIXTURES AND EQUIPMENT</b>	
16410000	Furniture Fixtures and Equipment	161,259.93
16470000	Computers	1,664.84
<b>16499999</b>	<b>TOTAL FURNITURE FIXTURES AND EQUIPMENT</b>	<b>162,924.77</b>
<b>16700000</b>	<b>ACCUMULATED DEPRECIATION</b>	
16710000	Accumulated Depreciation	-3,696,967.84
<b>16799999</b>	<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>-3,696,967.84</b>
<b>16999998</b>	<b>TOTAL PROPERTY</b>	<b>4,378,690.90</b>
<b>16999999</b>	<b>TOTAL LONG TERM ASSETS</b>	<b>4,378,690.90</b>
<b>17000000</b>	<b>OTHER ASSETS</b>	
<b>17100000</b>	<b>DEFERRED COSTS</b>	
17110000	Financing Costs	30,446.45
17130000	Tax Credit Fees	45,819.00
17150000	Accumulated Amortization	-6,872.00
17151000	Accumulated Amortization Tax Credit Fees	-38,947.00
<b>17199999</b>	<b>TOTAL DEFERRED COSTS</b>	<b>30,446.45</b>
<b>17999999</b>	<b>TOTAL OTHER ASSETS</b>	<b>30,446.45</b>
<b>19999999</b>	<b>TOTAL ASSETS</b>	<b>4,845,934.17</b>
<b>20000000</b>	<b>LIABILITIES AND EQUITY</b>	
<b>20010000</b>	<b>LIABILITIES</b>	
<b>20020000</b>	<b>CURRENT LIABILITIES</b>	
<b>21000000</b>	<b>ACCOUNTS PAYABLE</b>	
21100000	Accounts Payable	12,712.93
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>12,712.93</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	1,432.96
22400000	Interest Payable -Mortgage	6,786.09
22500000	Interest Payable -Second Mortgage	230,910.40
22920000	Other Accrued Expenses	634.85
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>239,764.30</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	237.80
23750000	Unclaimed Security Deposit Refunds	1,279.00
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>1,516.80</b>

**Balance Sheet**

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	16,600.00
24300000	Additional Deposits	4,050.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>20,650.00</b>
<b>25000000</b>	<b>OTHER CURRENT LIABILITIES</b>	
25500000	Partnership Management Fee	344,079.91
25600000	Investor Management Fee	7,043.57
<b>25999998</b>	<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>351,123.48</b>
<b>25999999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>625,767.51</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	986,383.00
26190150	Accum Amort Debt Issuance Costs	22,265.45
26196000	Note Payable - LT(5)	200,000.00
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>1,208,648.45</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,208,648.45</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,834,415.96</b>
<b>30000000</b>	<b>EQUITY</b>	
<b>31000000</b>	<b>CAPITAL</b>	
31100000	Partner Capital	6,788,629.00
<b>31999999</b>	<b>TOTAL CAPITAL</b>	<b>6,788,629.00</b>
<b>32000000</b>	<b>RETAINED EARNINGS</b>	
32100000	Retained Earnings	5,686.84
32200000	Retained Earnings Prior Years	-3,782,797.63
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>-3,777,110.79</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>3,011,518.21</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>4,845,934.17</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv2: 91% Occupied, 96% Preleased, 7 Vacant units, 4 Units preleased; rtmv2: Physical Occupancy 89% Vacant Units 8 Economic Occupancy 85%;

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note	
<b>40000000</b>	<b>INCOME</b>										
<b>40010000</b>	<b>OPERATING INCOME</b>										
<b>40020000</b>	<b>REVENUE</b>										
<b>40030000</b>	<b>RENTS</b>										
<b>42000000</b>	<b>RESIDENTIAL RENT COLLECTED</b>										
<b>42100000</b>	<b>GROSS POTENTIAL RENT</b>										
42110000	Gross Potential Rent	60,331.00	60,515.00	-184.00	-0.30	241,290.00	242,060.00	-770.00	-0.32	732,534.11	
42140000	Loss/Gain to Lease	-17,825.00	-20,422.99	2,597.99	12.72	-74,186.99	-83,141.96	8,954.97	10.77	-241,829.99	
42160000	Operating Subsidy	3,154.20	0.00	3,154.20	N/A	11,091.99	0.00	11,091.99	N/A	0.00	
<b>42199999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>45,660.20</b>	<b>40,092.01</b>	<b>5,568.19</b>	<b>13.89</b>	<b>178,195.00</b>	<b>158,918.04</b>	<b>19,276.96</b>	<b>12.13</b>	<b>490,704.12</b>	
42910000	Less: Vacancy Loss	-6,811.00	-1,815.45	-4,995.55	-275.17	-25,427.00	-7,261.80	-18,165.20	-250.15	-21,976.01	rtmv2: 8 Vacant units
42920000	Less: Rental Concessions	0.00	0.00	0.00	N/A	-0.01	0.00	-0.01	N/A	0.00	
42940000	Less: Write Offs	0.00	-140.32	140.32	100.00	-37.00	-556.21	519.21	93.35	-1,717.46	
42980000	Less: Employee Units	-698.00	-875.00	177.00	20.23	-2,792.00	-3,500.00	708.00	20.23	-10,500.00	
<b>42999998</b>	<b>TOTAL RESIDENTIAL RENT COLLECTED</b>	<b>38,151.20</b>	<b>37,261.24</b>	<b>889.96</b>	<b>2.39</b>	<b>149,938.99</b>	<b>147,600.03</b>	<b>2,338.96</b>	<b>1.58</b>	<b>456,510.65</b>	
<b>42999999</b>	<b>TOTAL RENTS</b>	<b>38,151.20</b>	<b>37,261.24</b>	<b>889.96</b>	<b>2.39</b>	<b>149,938.99</b>	<b>147,600.03</b>	<b>2,338.96</b>	<b>1.58</b>	<b>456,510.65</b>	
<b>43000000</b>	<b>OTHER INCOME</b>										
43100000	Application Fee Income	120.00	116.00	4.00	3.45	269.00	464.00	-195.00	-42.03	1,392.00	
43600000	Cleaning / Damage Income	589.70	166.67	423.03	253.81	3,111.25	666.68	2,444.57	366.68	2,000.04	
43930000	Late Fee Income	230.00	208.33	21.67	10.40	1,382.00	833.32	548.68	65.84	2,499.96	
43960000	Lock / Key Income	0.00	14.58	-14.58	-100.00	10.00	58.32	-48.32	-82.85	174.96	
43990000	NSFFeeIncome	0.00	2.08	-2.08	-100.00	25.00	8.32	16.68	200.48	24.96	
43999000	InterestIncome	209.26	195.83	13.43	6.86	841.04	783.32	57.72	7.37	2,349.96	
43999945	Eviction Fees	0.00	25.00	-25.00	-100.00	0.00	100.00	-100.00	-100.00	300.00	
<b>43999999</b>	<b>TOTAL OTHER INCOME</b>	<b>1,148.96</b>	<b>728.49</b>	<b>420.47</b>	<b>57.72</b>	<b>5,638.29</b>	<b>2,913.96</b>	<b>2,724.33</b>	<b>93.49</b>	<b>8,741.88</b>	
<b>59999999</b>	<b>TOTAL REVENUE</b>	<b>39,300.16</b>	<b>37,989.73</b>	<b>1,310.43</b>	<b>3.45</b>	<b>155,577.28</b>	<b>150,513.99</b>	<b>5,063.29</b>	<b>3.36</b>	<b>465,252.53</b>	



### Budget Comparison

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Book = Accrual ; Tree = ysi\_js

Notes: rtmv2: 91% Occupied, 96% Preleased, 7 Vacant units, 4 Units preleased; rtmv2: Physical Occupancy 89% Vacant Units 8 Economic Occupancy 85%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>60010000</b>	<b>OPERATING EXPENSES</b>										
<b>61000000</b>	<b>CONTROLLABLE EXPENSES</b>										
<b>61100000</b>	<b>ADMINISTRATIVE EXPENSES</b>										
61120000	Bank Fees	104.48	106.25	1.77	1.67	382.94	425.00	42.06	9.90	1,275.00	
61130000	Computer Costs	536.50	536.50	0.00	0.00	2,146.00	2,146.00	0.00	0.00	6,438.00	
61140000	Credit Services	148.50	58.00	-90.50	-156.03	180.46	232.00	51.54	22.22	696.00	rtmv2: 16 Background screenings March and April 2024
61160000	Dues / Licenses / Permits	0.00	0.00	0.00	N/A	0.00	130.00	130.00	100.00	750.00	
61170000	State Compliance Fees	0.00	0.00	0.00	N/A	246.67	0.00	-246.67	N/A	2,960.00	
61180000	Employee Training / Education	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61194000	Meals and Entertainment	0.00	30.00	30.00	100.00	78.05	120.00	41.95	34.96	450.00	
61195000	Travel	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	450.00	
61198000	Legal Fees and Evictions	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
61199000	Office Supplies	0.00	111.00	111.00	100.00	389.37	444.00	54.63	12.30	1,332.00	
61199300	Postage / Delivery	0.00	0.00	0.00	N/A	19.08	0.00	-19.08	N/A	0.00	
61199600	Security Alarm Monitoring	0.00	43.75	43.75	100.00	286.05	175.00	-111.05	-63.46	525.00	
61199700	Telephone / Internet	715.13	522.92	-192.21	-36.76	2,844.44	2,091.68	-752.76	-35.99	6,275.04	rtmv2: Pool phone 4.24 - 6.24, Telco, phone, internet, and 2 gate lines
61199800	Uniforms	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	999.96	
61199930	Recruiting	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00	
<b>61199999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,504.61</b>	<b>2,051.75</b>	<b>547.14</b>	<b>26.67</b>	<b>6,573.06</b>	<b>6,987.00</b>	<b>413.94</b>	<b>5.92</b>	<b>23,471.00</b>	
<b>61200000</b>	<b>MARKETING AND LEASING</b>										
61260000	Market Analysis	40.70	40.70	0.00	0.00	162.80	162.80	0.00	0.00	488.40	
61270000	Advertising	181.00	204.17	23.17	11.35	724.00	816.68	92.68	11.35	2,450.04	
61290000	Programs and Promotions	0.00	25.00	25.00	100.00	66.00	100.00	34.00	34.00	300.00	
61291000	Signage	0.00	6.25	6.25	100.00	0.00	25.00	25.00	100.00	75.00	
<b>61299999</b>	<b>TOTAL MARKETING AND LEASING</b>	<b>221.70</b>	<b>276.12</b>	<b>54.42</b>	<b>19.71</b>	<b>952.80</b>	<b>1,104.48</b>	<b>151.68</b>	<b>13.73</b>	<b>3,313.44</b>	
<b>61300000</b>	<b>MANAGEMENT FEES</b>										
61310000	Management Fees	1,320.00	1,435.60	115.60	8.05	5,340.00	5,742.40	402.40	7.01	17,227.20	

### Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61399999</b>	<b>TOTAL MANAGEMENT FEES</b>	<b>1,320.00</b>	<b>1,435.60</b>	<b>115.60</b>	<b>8.05</b>	<b>5,340.00</b>	<b>5,742.40</b>	<b>402.40</b>	<b>7.01</b>	<b>17,227.20</b>	
<b>61400000</b>	<b>PAYROLL EXPENSES</b>										
61410000	Management Salaries	3,004.43	3,028.42	23.99	0.79	13,437.65	12,113.68	-1,323.97	-10.93	39,369.46	
61420000	Maintenance Wages	3,813.53	3,276.34	-537.19	-16.40	13,301.00	13,105.36	-195.64	-1.49	42,592.40	
61450000	Bonuses	0.00	252.19	252.19	100.00	0.00	1,008.76	1,008.76	100.00	3,278.48	
61460000	Payroll Service Fees	467.60	280.67	-186.93	-66.60	1,852.20	1,122.68	-729.52	-64.98	3,648.70	
61470000	Employee Insurance	0.00	484.62	484.62	100.00	0.00	1,938.48	1,938.48	100.00	6,300.04	
61480000	Payroll Taxes	557.10	567.43	10.33	1.82	2,526.01	2,269.72	-256.29	-11.29	7,376.58	
61490000	Workers Comp Insurance	268.10	237.81	-30.29	-12.74	966.91	951.24	-15.67	-1.65	3,091.52	
<b>61499999</b>	<b>TOTAL PAYROLL EXPENSES</b>	<b>8,110.76</b>	<b>8,127.48</b>	<b>16.72</b>	<b>0.21</b>	<b>32,083.77</b>	<b>32,509.92</b>	<b>426.15</b>	<b>1.31</b>	<b>105,657.18</b>	
<b>61590000</b>	<b>REPAIRS AND MAINTENANCE</b>										
61592500	Small Tools	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
61592600	Janitorial Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00	
61592800	Appliance Supplies	232.63	333.33	100.70	30.21	1,313.05	1,333.32	20.27	1.52	3,999.96	
61593000	Fire Alarm Inspections	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,200.00	
61595000	Generator Repairs	0.00	6.25	6.25	100.00	33.09	25.00	-8.09	-32.36	75.00	
61596000	Electrical Repairs	66.36	104.17	37.81	36.30	273.66	416.68	143.02	34.32	1,250.04	
61597000	Exterior Repairs	0.00	50.00	50.00	100.00	22.13	200.00	177.87	88.94	600.00	
61598000	HVAC Repairs	229.19	416.67	187.48	44.99	628.63	1,666.68	1,038.05	62.28	5,000.04	
61599000	Fire Extinguishers	0.00	62.50	62.50	100.00	492.54	250.00	-242.54	-97.02	750.00	
61599100	Repairs and Maintenance Fire Protection Systems	887.65	0.00	-887.65	N/A	887.65	0.00	-887.65	N/A	0.00	rtmv2: Replaced 3 modules & 3 data surge protectors 1hr. of Labor
61599200	Interior Repairs	217.80	95.83	-121.97	-127.28	729.20	383.32	-345.88	-90.23	1,149.96	rtmv2: Cabinet repairs purchased 2-1/2 4x8 plywood
61599300	Light Bulbs	152.69	104.17	-48.52	-46.58	360.10	416.68	56.58	13.58	1,250.04	rtmv2: 24 Ceiling fan lights and 25 LED bulbs
61599600	Gate / Fence Repairs	0.00	70.83	70.83	100.00	0.00	283.32	283.32	100.00	849.96	
61599700	Plumbing Repairs / Supplies	385.80	300.00	-85.80	-28.60	739.09	1,200.00	460.91	38.41	3,600.00	

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61599900	Pool Repairs / Supplies	383.43	208.33	-175.10	-84.05	383.43	833.32	449.89	53.99	2,499.96	rtmv2: Purchased 1 Gallon Ultra Bright, 2lbs Green to Clean Leaf R and (1) 50lb Chlorine
61599910	Roof Repairs	0.00	0.00	0.00	N/A	390.00	0.00	-390.00	N/A	0.00	
61599920	Irrigation Repairs	0.00	20.83	20.83	100.00	0.00	83.32	83.32	100.00	249.96	
61599930	Vehicle Repairs	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00	
<b>61599999</b>	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>2,555.55</b>	<b>1,872.91</b>	<b>-682.64</b>	<b>-36.45</b>	<b>6,252.57</b>	<b>7,491.64</b>	<b>1,239.07</b>	<b>16.54</b>	<b>26,674.92</b>	
<b>61600000</b>	<b>UNIT PREPARATION</b>										
61620000	Unit Prep: Carpet Cleaning / Repairs	0.00	54.17	54.17	100.00	292.28	216.68	-75.60	-34.89	650.04	
61630000	Unit Prep: Cleaning Supplies	0.00	25.00	25.00	100.00	139.35	100.00	-39.35	-39.35	300.00	
61640000	Unit Prep: Cleaning Contractors	0.00	200.00	200.00	100.00	577.57	400.00	-177.57	-44.39	800.00	
61670000	Unit Prep: Doors / Locks / Keys	0.00	70.83	70.83	100.00	345.95	283.32	-62.63	-22.11	849.96	
61691000	Unit Prep: Paint / Wallpaper	0.00	125.00	125.00	100.00	2,382.82	500.00	-1,882.82	-376.56	1,500.00	
61692000	Unit Prep: Painting Contractors	0.00	0.00	0.00	N/A	1,490.00	0.00	-1,490.00	N/A	1,900.00	
61693000	Unit Prep: Window Treatments	0.00	104.17	104.17	100.00	715.04	416.68	-298.36	-71.60	1,250.04	
<b>61699999</b>	<b>TOTAL UNIT PREPARATION</b>	<b>0.00</b>	<b>579.17</b>	<b>579.17</b>	<b>100.00</b>	<b>5,943.01</b>	<b>1,916.68</b>	<b>-4,026.33</b>	<b>-210.07</b>	<b>7,250.04</b>	
<b>61700000</b>	<b>CONTRACT SERVICES</b>										
61720000	Courtesy Patrol	400.00	425.00	25.00	5.88	1,600.00	1,700.00	100.00	5.88	5,100.00	
61740000	Landscape Maintenance	1,733.00	1,833.33	100.33	5.47	6,932.00	7,333.32	401.32	5.47	21,999.96	
61750000	Resident Services Contract	462.50	463.00	0.50	0.11	1,850.00	1,852.00	2.00	0.11	5,556.00	
61780000	Pest Control	140.72	142.00	1.28	0.90	562.88	568.00	5.12	0.90	1,704.00	
61793000	Compliance Monitoring	432.90	431.67	-1.23	-0.28	1,731.60	1,726.68	-4.92	-0.28	5,180.04	
<b>61799999</b>	<b>TOTAL CONTRACT SERVICES</b>	<b>3,169.12</b>	<b>3,295.00</b>	<b>125.88</b>	<b>3.82</b>	<b>12,676.48</b>	<b>13,180.00</b>	<b>503.52</b>	<b>3.82</b>	<b>39,540.00</b>	
<b>61800000</b>	<b>UTILITIES</b>										
61810000	Electricity - CommonArea	297.59	302.15	4.56	1.51	1,191.10	1,208.60	17.50	1.45	3,625.80	
61820000	Electricity - Office	288.73	338.59	49.86	14.73	1,136.96	1,354.36	217.40	16.05	4,063.08	
61830000	Electricity - Vacant	287.01	79.17	-207.84	-262.52	572.01	316.68	-255.33	-80.63	950.04	
61880000	Water and Sewer	1,884.91	1,936.57	51.66	2.67	6,984.37	7,746.28	761.91	9.84	23,238.84	
61890000	Trash Removal	1,201.29	1,175.75	-25.54	-2.17	4,880.16	4,703.00	-177.16	-3.77	14,109.00	
61891000	Utility Consultant	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv2: 91% Occupied, 96% Preleased, 7 Vacant units, 4 Units preleased; rtmv2: Physical Occupancy 89% Vacant Units 8 Economic Occupancy 85%;

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61899999</b>	<b>TOTAL UTILITIES</b>									
	<b>3,959.53</b>	<b>3,832.23</b>	<b>-127.30</b>	<b>-3.32</b>	<b>14,764.60</b>	<b>16,328.92</b>	<b>1,564.32</b>	<b>9.58</b>	<b>46,986.76</b>	
<b>61900000</b>	<b>TAXES AND INSURANCE</b>									
61910000	Property and Liability Insurance	4,409.38	4,409.38	0.00	0.00	17,637.52	17,637.52	0.00	0.00	53,794.44
61920000	Fidelity Bond	0.00	0.00	0.00	N/A	492.10	0.00	-492.10	N/A	492.10
61930000	Insurance Admin Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
<b>61999996</b>	<b>TOTAL TAXES AND INSURANCE</b>									
	<b>4,409.38</b>	<b>4,409.38</b>	<b>0.00</b>	<b>0.00</b>	<b>18,129.62</b>	<b>17,637.52</b>	<b>-492.10</b>	<b>-2.79</b>	<b>55,036.54</b>	
<b>61999997</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>									
	<b>25,250.65</b>	<b>25,879.64</b>	<b>628.99</b>	<b>2.43</b>	<b>102,715.91</b>	<b>102,898.56</b>	<b>182.65</b>	<b>0.18</b>	<b>325,157.08</b>	
<b>61999998</b>	<b>TOTAL OPERATING EXPENSES</b>									
	<b>25,250.65</b>	<b>25,879.64</b>	<b>628.99</b>	<b>2.43</b>	<b>102,715.91</b>	<b>102,898.56</b>	<b>182.65</b>	<b>0.18</b>	<b>325,157.08</b>	
<b>61999999</b>	<b>NET OPERATING INCOME</b>									
	<b>14,049.51</b>	<b>12,110.09</b>	<b>1,939.42</b>	<b>16.01</b>	<b>52,861.37</b>	<b>47,615.43</b>	<b>5,245.94</b>	<b>11.02</b>	<b>140,095.45</b>	
<b>62000000</b>	<b>NON-CONTROLLABLE EXPENSE</b>									
<b>62100000</b>	<b>INTEREST EXPENSE</b>									
62110000	Mortgage Interest	6,057.24	6,057.24	0.00	0.00	24,321.92	24,321.92	0.00	0.00	72,208.40
62120000	Mortgage Interest(2)	1,333.00	1,333.00	0.00	0.00	5,332.00	5,332.00	0.00	0.00	15,996.00
62125000	Ground Lease	8.33	8.33	0.00	0.00	33.32	33.32	0.00	0.00	99.96
<b>62199999</b>	<b>TOTAL INTEREST EXPENSE</b>									
	<b>7,398.57</b>	<b>7,398.57</b>	<b>0.00</b>	<b>0.00</b>	<b>29,687.24</b>	<b>29,687.24</b>	<b>0.00</b>	<b>0.00</b>	<b>88,304.36</b>	
<b>65100000</b>	<b>PARTNERSHIP EXPENSES</b>									
65170000	Audit Fees	1,150.00	1,242.00	92.00	7.41	4,600.00	4,968.00	368.00	7.41	14,904.00
65192000	Inspections	0.00	62.50	62.50	100.00	0.00	250.00	250.00	100.00	750.00
65199200	Investor Services Fee	757.04	334.64	-422.40	-126.23	3,028.16	1,338.56	-1,689.60	-126.23	4,015.68
<b>65199999</b>	<b>TOTAL PARTNERSHIP EXPENSES</b>									
	<b>1,907.04</b>	<b>1,639.14</b>	<b>-267.90</b>	<b>-16.34</b>	<b>7,628.16</b>	<b>6,556.56</b>	<b>-1,071.60</b>	<b>-16.34</b>	<b>19,669.68</b>	
<b>65999999</b>	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>									
	<b>9,305.61</b>	<b>9,037.71</b>	<b>-267.90</b>	<b>-2.96</b>	<b>37,315.40</b>	<b>36,243.80</b>	<b>-1,071.60</b>	<b>-2.96</b>	<b>107,974.04</b>	
<b>66100000</b>	<b>REPLACEMENT RESERVE EXPENDITURES</b>									
66130000	Driveways/ParkingLots	0.00	3,600.00	3,600.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00

### Budget Comparison

Period = Apr 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv2: 91% Occupied, 96% Preleased, 7 Vacant units, 4 Units preleased; rtmv2: Physical Occupancy 89% Vacant Units 8 Economic Occupancy 85%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
66140000	Fence/AccessGate	1,132.50	0.00	-1,132.50	N/A	1,132.50	50,000.00	48,867.50	97.74	50,000.00	rtmv2: South entrance gate replaced control board and secondary board
66150000	Landscape Upgrade	703.63	0.00	-703.63	N/A	953.63	3,500.00	2,546.37	72.75	7,000.00	rtmv2: Trees trimmed by office and pool area
66160000	Pool Areas	0.00	20,000.00	20,000.00	100.00	0.00	20,000.00	20,000.00	100.00	20,000.00	
66194000	Electrical Replacement	0.00	0.00	0.00	N/A	1,030.45	1,500.00	469.55	31.30	1,500.00	
66195000	Exterior Replacements	3,990.00	0.00	-3,990.00	N/A	3,990.00	0.00	-3,990.00	N/A	0.00	rtmv2: Buildings 11, 12, 14, 16 and 16 stucco replaced by fascia, walls and entrance arches
66196000	Painting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	120,000.00	
66197000	Plumbing	0.00	3,500.00	3,500.00	100.00	473.13	3,500.00	3,026.87	86.48	3,500.00	
66199000	Windows/Screens/Blinds	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00	
66199100	Patio/Balcony/Landings	0.00	0.00	0.00	N/A	0.00	1,200.00	1,200.00	100.00	4,800.00	
66199200	Roof	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,000.00	
66199400	Cabinets/Countertops	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,050.00	
66199500	Appliances	0.00	0.00	0.00	N/A	709.60	950.00	240.40	25.31	4,750.00	
66199600	Flooring	454.42	350.00	-104.42	-29.83	908.84	700.00	-208.84	-29.83	1,050.00	rtmv2: #1002 flooring replaced
66199900	Tools/MaintenanceEquipment	0.00	0.00	0.00	N/A	0.00	9,500.00	9,500.00	100.00	9,500.00	
66199910	Water Heaters	0.00	750.00	750.00	100.00	660.98	2,250.00	1,589.02	70.62	4,500.00	
66199920	HVAC	0.00	2,300.00	2,300.00	100.00	0.00	4,600.00	4,600.00	100.00	13,800.00	
<b>66199998</b>	<b>TOTAL REPLACEMENT RESERVE EXPENDITURES</b>	<b>6,280.55</b>	<b>30,850.00</b>	<b>24,569.45</b>	<b>79.64</b>	<b>9,859.13</b>	<b>101,650.00</b>	<b>91,790.87</b>	<b>90.30</b>	<b>251,550.00</b>	
<b>66199999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>15,586.16</b>	<b>39,887.71</b>	<b>24,301.55</b>	<b>60.92</b>	<b>47,174.53</b>	<b>137,893.80</b>	<b>90,719.27</b>	<b>65.79</b>	<b>359,524.04</b>	
<b>99900000</b>	<b>NET INCOME</b>	<b>-1,536.65</b>	<b>-27,777.62</b>	<b>26,240.97</b>	<b>94.47</b>	<b>5,686.84</b>	<b>-90,278.37</b>	<b>95,965.21</b>	<b>106.30</b>	<b>-219,428.59</b>	



**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).

Wednesday, May 22, 2024  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

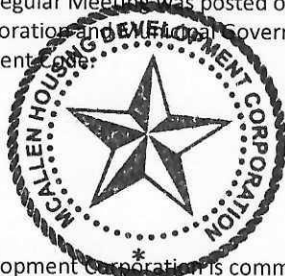
For the following purpose:

**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 April 24, 2024. Pg. 2-3
  - b) Consideration and Possible Action to Approve Resolution MHDC 2024-02 A Resolution of the McAllen Housing Development Corporation Approving Updates to Bank Account Signatures. Pg. 4-5
  - c) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets Villas from Hibiscus Apartments. Pg. 6-13
  - d) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Vine Apartments Pg. 6-13
3. Non-Action Items:
  - a) Financial Summary Pg. 14-19
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 **Friday, May 17, 2024, at or before 12:00 p.m.** at the McAllen Housing Development Corporation and McAllen 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

Thursday, April 25, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Thursday, April 25, 2024, 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 McHC and MHFC. Present and attendance for roll call were:

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

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
Finance Director Jose Garcia  
HCV Director Elena Saucedo  
FSS Coordinator Maria Loreda

Guest:

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 March 27, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
  - b) Discussion and Possible Action to Approve Upgrades to Vine Terrace Community Center Electrical System Components – Solar Panels. **Deputy Director Daniel Delgado made recommendation to approve. Discussion ensued between Deputy Director Daniel Delgado and Board regarding received quote and documentation. Chair Elva M. Cerda entertained a motion to approve Upgrades to Vine Terrace Community Center Electrical System Components – Solar Panels. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
3. Non- Action Items:
  - a) Financial summary
    - Finance Director Jose Garcia reported Financial update for March 2024 with no significant findings. Discussion ensued between board and Executive Director regarding Vine Terrace community room potential rental.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Vice Chair Eliseo “Tito” Salinas made motion; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:30 PM**

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Rodolfo “Rudy” Ramirez, Executive Director



**MCALLEN HOUSING DEVELOPMENT  
CORPORATION RESOLUTION NO. 2024 – 02  
AUTHORIZED DEPOSITORY SIGNATURES**

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**WHEREAS**, for all its bank accounts, the McAllen Housing Development Corporation (“MHDC”) has found it necessary to change the authorized signatories; and

**WHEREAS**, the following officials in their capacity shall be designated as check signers and shall have the authority to perform other bank transactions on behalf of MHDC:

Elva M. Cerda, Chair

Eliseo “Tito” Salinas, Vice-Chair

Marc David Garcia, Commissioner

Kristel Garcia, Commissioner

Rodolfo “Rudy” Ramirez, Executive Director

Daniel Delgado, Deputy Director

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MCALLEN HOUSING DEVELOPMENT CORPORATION**, that the above individuals be authorized to be check signers and to perform other bank transactions.

This Resolution shall continue in force until revoked or modified.

**READ, CONSIDERED, PASSED AND APPROVED** this 22<sup>nd</sup> day of May, 2024 at a regular meeting of the Board of Commissioners of the McAllen Housing Development Corporation at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

**SIGNED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**MCALLEN HOUSING DEVELOPMENT CORP.**

**BY:** \_\_\_\_\_



Elva M. Cerda, Chairman

**ATTEST:** \_\_\_\_\_

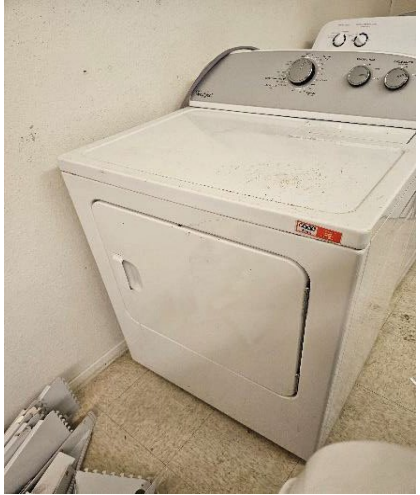


Rodolfo “Rudy” Ramirez, Executive Director




# List of Used Appliances for Disposal




## MHDC




Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
Reliance 606 Electric Water Heater	Model# 630D0LS Serial# 0818A010424	Hibiscus Apts #4006	Inoperable	
Whirlpool Washer	Model# WTW4815EW1 Serial# C61933371	Hibiscus Apts #4062	Inoperable	

<p>AO Smith Electric Water Heater</p>	<p>Model# ENL 40 100 Serial# 1530J010214</p>	<p>Hibiscus Apts #4064</p>	<p>Inoperable</p>	
<p>Rheem Electric Water Heater</p>	<p>Model# XE38S06ST45U1 Serial# Q481524453</p>	<p>Hibiscus Apts #4085</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Dryer</p>	<p>Model# WED481EW1 Serial# M63880504</p>	<p>Hibiscus Apts #4106</p>	<p>Inoperable</p>	




<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW1 Serial# M64930551</p>	<p>Hibiscus Apts #4122 &amp; #0115</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW0 Serial# M51773309</p>	<p>Hibiscus Apts MHDC #4094</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW1 Serial# M61361024</p>	<p>Hibiscus Apts MHDC #0058 &amp; #4107</p>	<p>Inoperable</p>	

<p>Amana Washer</p>	<p>Model# NTW4516FW3 Serial# C84323719</p>	<p>Hibiscus Apts MHDC #4017</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW1 Serial# M61361909</p>	<p>Hibiscus Apts MHDC #4018</p>	<p>Inoperable</p>	
<p>Whirlpool Washer</p>	<p>Model# WTW4816FW0 Serial# C62220821</p>	<p>Hibiscus Apts MHDC #4024</p>	<p>Inoperable</p>	

<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW1 Serial# M63883048</p>	<p>Hibiscus Apts MHDC #4025</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW0 Serial# M53957835</p>	<p>Hibiscus Apts MHDC #4088</p>	<p>Inoperable</p>	
<p>Whirlpool Washer</p>	<p>Model# WTW4815EW1 Serial# C54134031</p>	<p>Hibiscus Apts MHDC #4089</p>	<p>Inoperable</p>	

<p>Whirlpool Washer</p>	<p>Model# WTW4850BW1 Serial# C44720574</p>	<p>Hibiscus Apts MHDC #4096</p>	<p>Inoperable</p>	
<p>Whirlpool Washer</p>	<p>Model# WTW4815EW1 Serial# C61637708</p>	<p>Hibiscus Apts MHDC #4100</p>	<p>Inoperable</p>	
<p>Whirlpool Electric Dryer</p>	<p>Model# WED4815EW1 Serial# M622559942</p>	<p>Hibiscus Apts MHDC #4101</p>	<p>Inoperable</p>	



<p>Amana Washer</p>	<p>Model# NTW4516FW3 Serial# CX1520242</p>	<p>Hibiscus Apts MHDC #4123</p>	<p>Inoperable</p>	
<p>Bradford White Gas Water Heater</p>	<p>Model# MI40T6FBN Serial# HF15152305</p>	<p>Vine Terrace No Sticker Found</p>	<p>Inoperable</p>	
<p>Bradford- White Gas Water Heater</p>	<p>Model# MI40T6FBN Serial# HH15395962</p>	<p>Vine Terrace #10071</p>	<p>Inoperable</p>	

Bradford-  
White Gas  
Water Heater

Model# MI40T6FBN  
Serial# HH15447544

Vine Terrace  
#60090

Inoperable



## McAllen Housing Commission - MHDC

### Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,087,517	\$ 865,590	↑ 25.64%	↑ \$221,927
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	\$ 19,768	\$ 13,014	↑ 51.90%	↑ \$6,754
12	Reserve Accounts	\$ 1,009,667	\$ 981,617	↑ 2.86%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -	→	\$0
14	Restricted	\$ 1,029,435	\$ 994,631	↑ 3.50%	↑ \$34,804
15	<b>Total Cash</b>	\$ <b>2,116,952</b>	\$ <b>1,860,221</b>	↑ <b>13.80%</b>	↑ <b>\$256,731</b>
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 8,923	\$ 1,139	↑ 683.39%	↑ \$7,784
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	<b>Total Account Receivables</b>	\$ <b>8,923</b>	\$ <b>1,139</b>	↑ <b>683.39%</b>	↑ <b>\$7,784</b>
26	Due From Funds	\$ -	\$ 3,190	↓ -100.00%	↓ -\$3,190
	Inventory - Supplies	\$ (1,833)	\$ 951	↓ -292.73%	↓ -\$2,784
27	Notes Receivables	\$ -			
28	Villas at Beaumont		\$ -	→	\$0
29	Retama Village II	\$ -	\$ -	→	\$0
30	Orchid and Hibiscus	\$ -	\$ -	→	\$0
31	<b>Total Note Receivables</b>	\$ -	\$ -	→	\$0
32	Capital Assets				
33	Land	\$ 528,500	\$ 528,500	→ 0.00%	→ \$0
34	Lease 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	<b>Total Capital Assets</b>	\$ <b>1,179,268</b>	\$ <b>1,272,268</b>	↓ <b>-7.31%</b>	↓ <b>-\$93,000</b>
40	Prepays	\$ 23,199	\$ 12,615	↑ 83.90%	↑ \$10,584
41	Other Long-Term Assets				
42	Accrued Interest - Retama	\$ -	\$ -	→	\$0
43	Accrued Interest	\$ -	\$ -	→	\$0
44	Other Assets	\$ 6,959	\$ -	↑	↑ \$6,959
45	<b>Total Long-Term Assets</b>	\$ <b>6,959</b>	\$ <b>-</b>	↑	↑ <b>\$6,959</b>
46	<b>Total Assets</b>	\$ <b>3,333,467</b>	\$ <b>3,150,384</b>	↑ <b>5.81%</b>	↑ <b>\$183,083</b>
47					

## McAllen Housing Commission - MHDC

Dashboard Financial Summary

April 30, 2024

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 6,936	\$ 13,045	↓ -46.83%	↓ -\$6,109
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 10,781	\$ 25,503	↓ -57.73%	↓ -\$14,722
55	Tenant Deposits	\$ 19,668	\$ 13,274	↑ 48.17%	↑ \$6,394
56	Other Current Liabilities	\$ 33,201	\$ 34,517	↓ -3.81%	↓ -\$1,315
57	<b>Total Current Liabilities</b>	<b>\$ 70,586</b>	<b>\$ 86,339</b>	<b>↓ -18.25%</b>	<b>↓ -\$15,753</b>
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	<b>Total Non-Current Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
63	<b>Deferred Inflow Resources</b>				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
69					→ \$0
70	<b>Net Position</b>	<b>\$ 3,262,881</b>	<b>\$ 3,064,046</b>	<b>↑ 6.49%</b>	<b>↑ \$198,835</b>
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 3,333,467</b>	<b>\$ 3,150,384</b>	<b>↑ 5.81%</b>	<b>↑ \$183,083</b>
73	<b>Variance</b>	<b>\$ (0)</b>	<b>\$ (0)</b>		<b>→ \$0</b>

# McAllen Housing Development Corporation

Month Ending April 30, 2024

Hibiscus  
Vine Terrace

Line	Description	Current Month 04/30/24	PY Month 04/30/23	% Change	\$ Change
3	Tenant Revenue	\$ 50,726	\$ 47,648	↑ 6.46%	↑ \$3,078
4	Rent Gain / (Loss) on Lease	\$ 1,065	\$ 301	↑ 253.82%	↑ \$764
5	Rent: Vacancy Loss, Write-off	\$ -	\$ (3,236)	↑ 100.00%	↑ \$3,236
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ 51,791</b>	<b>\$ 44,713</b>	<b>↑ 15.83%</b>	<b>↑ \$7,078</b>
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	\$ 745	\$ 475	↑ 56.84%	↑ \$270
17	<b>Total Revenue</b>	<b>\$ 52,536</b>	<b>\$ 45,188</b>	<b>↑ 16.26%</b>	<b>↑ \$7,348</b>
18	Administrative Expenses	\$ 10,697	\$ 16,191	↓ -33.93%	↓ -\$5,494
19	Tenant Services	\$ 477	\$ -		↑ \$477
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 1,861	\$ 1,620	↑ 14.86%	↑ \$241
22	Maintenance & Operations	\$ 13,710	\$ 29,302	↓ -53.21%	↓ -\$15,592
23	Other General Expenses	\$ 7,175	\$ 5,495	↑ 30.56%	↑ \$1,680
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	<b>Total Expenses</b>	<b>\$ 33,921</b>	<b>\$ 52,609</b>	<b>↓ -35.52%</b>	<b>↓ -\$18,688</b>
27	<b>Operating Income (Loss)</b>	<b>\$ 18,615</b>	<b>\$ (7,421)</b>	<b>↑ 350.86%</b>	<b>↑ \$26,036</b>
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
34	Replacement Reserves Exp	\$ (4,289)			↓ -\$4,289
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	<b>Total Other Funding</b>	<b>\$ (4,289)</b>	<b>\$ -</b>		<b>↓ -\$4,289</b>
44	<b>Net Income</b>	<b>14,326</b>	<b>(7,421)</b>	<b>↑ 293.06%</b>	<b>↑ \$21,747</b>

# McAllen Housing Development Corporation

Month Ending April 30, 2024

Hibiscus  
Vine Terrace

Line	Description	YTD 04/30/24	PYR-YTD 04/30/23	% Change	\$ Change
45	Tenant Revenue	\$ 507,260	\$ 476,480	↑ 6.46%	↑ \$30,780
46	Rent Gain / (Loss) on Lease	\$ (10,329)	\$ (7,613)	↓ -35.68%	↓ -\$2,716
47	Rent: Vacancy Loss, Write-off	\$ (11,695)	\$ (15,695)		↑ \$4,000
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 485,236</b>	<b>\$ 453,172</b>	<b>↑ 7.08%</b>	<b>↑ \$32,064</b>
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	\$ 3,237	\$ 3,506	↓ -7.67%	↓ -\$269
59	<b>Total Revenue</b>	<b>\$ 488,473</b>	<b>\$ 456,678</b>	<b>↑ 6.96%</b>	<b>↑ \$31,795</b>
60	Administrative Expenses	\$ 111,892	\$ 153,686	↓ -27.19%	↓ -\$41,794
61	Tenant Services	\$ 4,956	\$ 355	↑ 1294.73%	↑ \$4,601
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 19,130	\$ 17,470	↑ 9.50%	↑ \$1,660
64	Maintenance & Operations	\$ 182,925	\$ 160,426	↑ 14.02%	↑ \$22,500
65	Other General Expenses	\$ 69,893	\$ 52,242	↑ 33.79%	↑ \$17,651
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	<b>Total Expenses</b>	<b>\$ 388,797</b>	<b>\$ 384,181</b>	<b>↑ 1.20%</b>	<b>↑ \$4,617</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 99,676</b>	<b>\$ 72,498</b>	<b>↑ 37.49%</b>	<b>↑ \$27,178</b>
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ -	\$ -		↑ \$0
73	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expenc	\$ (14,565)	\$ -		↓ -\$14,565
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	\$ -	\$ 249,424	↓ -100.00%	↓ -\$249,424
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	<b>Total Other Funding</b>	<b>\$ (14,565)</b>	<b>\$ 249,424</b>	<b>↓ -105.84%</b>	<b>↓ -\$263,989</b>
87	<b>Net Income</b>	<b>85,111</b>	<b>321,921</b>	<b>↓ -73.56%</b>	<b>↓ -\$236,811</b>

# McAllen Housing Development Corporation

Month Ending April 30, 2024

Hibiscus  
Vine Terrace

Line	Description	Current Month 04/30/24	Budget 04/30/24	% Change	\$ Change
88	Tenant Revenue	\$ 50,726	\$ 50,726	⇒ 0.00%	⇒ \$0
89	Rent Gain / (Loss) on Lease	\$ 1,065	\$ -		↑ \$1,065
90	Rent: Vacancy Loss, Write-off	\$ -	\$ -		⇒ \$0
91	Rent: Write-offs	\$ -	\$ (1,103)	↑ 100.00%	↑ \$1,103
92	<b>Net Tenant Revenue</b>	<b>\$ 51,791</b>	<b>\$ 49,623</b>	<b>↑ 4.37%</b>	<b>↑ \$2,168</b>
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	\$ 745	\$ 295	↑ 152.94%	↑ \$450
102	<b>Total Revenue</b>	<b>\$ 52,536</b>	<b>\$ 49,918</b>	<b>↑ 5.24%</b>	<b>↑ \$2,618</b>
103	Administrative Expenses	\$ 10,697	\$ 12,414	↓ -13.83%	↓ -\$1,716
104	Tenant Services	\$ 477	\$ 794	↓ -39.87%	↓ -\$317
105	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
106	Utilities Expense	\$ 1,861	\$ 1,892	↓ -1.65%	↓ -\$31
107	Maintenance & Operations	\$ 13,710	\$ 19,570	↓ -29.94%	↓ -\$5,860
108	Other General Expenses	\$ 7,175	\$ 7,063	↑ 1.58%	↑ \$112
109	Interest Expense	\$ -	\$ -		⇒ \$0
110	Depreciation	\$ -	\$ -		⇒ \$0
111	<b>Total Expenses</b>	<b>\$ 33,921</b>	<b>\$ 41,733</b>	<b>↓ -18.72%</b>	<b>↓ -\$7,812</b>
112	<b>Operating Income (Loss)</b>	<b>\$ 18,615</b>	<b>\$ 8,185</b>	<b>↑ 127.43%</b>	<b>↑ \$10,430</b>
113	HAP Grant Revenue	\$ -	\$ -		⇒ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
115	Housing Assistance Payments	\$ -	\$ -		↑ \$0
116	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>⇒ \$0</b>
117	Capital Funds - General	\$ -	\$ -		⇒ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		⇒ \$0
119	Replacement Reserves Expend	\$ (4,289)	\$ (3,500)	↓ -22.54%	↓ -\$789
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	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		⇒ \$0
128	<b>Total Other Funding</b>	<b>\$ (4,289)</b>	<b>\$ (3,500)</b>	<b>↓ -22.54%</b>	<b>↓ -\$789</b>
129	<b>Net Income</b>	<b>14,326</b>	<b>\$ 4,685</b>	<b>↑ 205.79%</b>	<b>↑ \$9,641</b>

# McAllen Housing Development Corporation

Month Ending April 30, 2024

Hibiscus  
Vine Terrace

Line	Description	YTD 04/30/24	YTD - Budget 04/30/24	% Change	\$ Change
129	Tenant Revenue	\$ 507,260	\$ 507,260	→ 0.00%	→ \$0
130	Rent Gain / (Loss) on Lease	\$ (10,329)	\$ (5,700)	↓ -81.21%	↓ -\$4,629
131	Rent: Vacancy Loss, Write-off	\$ (11,695)	\$ (11,026)	↓ -6.07%	↓ -\$669
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ 485,236</b>	<b>\$ 490,534</b>	<b>↓ -1.08%</b>	<b>↓ -\$5,298</b>
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	\$ 3,237	\$ 2,945	↑ 9.90%	↑ \$292
143	<b>Total Revenue</b>	<b>\$ 488,473</b>	<b>\$ 493,480</b>	<b>↓ -1.01%</b>	<b>↓ -\$5,007</b>
144	Administrative Expenses	\$ 111,892	\$ 124,138	↓ -9.87%	↓ -\$12,246
145	Tenant Services	\$ 4,956	\$ 7,940	↓ -37.58%	↓ -\$2,984
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 19,130	\$ 18,922	↑ 1.10%	↑ \$208
148	Maintenance & Operations	\$ 182,925	\$ 195,701	↓ -6.53%	↓ -\$12,776
149	Other General Expenses	\$ 69,893	\$ 70,629	↓ -1.04%	↓ -\$736
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ -	\$ -		→ \$0
152	<b>Total Expenses</b>	<b>\$ 388,797</b>	<b>\$ 417,331</b>	<b>↓ -6.84%</b>	<b>↓ -\$28,534</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 99,676</b>	<b>\$ 76,149</b>	<b>↑ 30.90%</b>	<b>↑ \$23,527</b>
154	HAP Grant Revenue	\$ -	\$ -		→ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	<b>Net Housing Assistance</b>	<b>\$ -</b>	<b>\$ -</b>		<b>→ \$0</b>
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ (14,565)	\$ (35,000)	↑ 58.38%	↑ \$20,435
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	<b>Total Other Funding</b>	<b>\$ (14,565)</b>	<b>\$ (35,000)</b>	<b>↑ 58.38%</b>	<b>↑ \$20,435</b>
170	<b>Net Income</b>	<b>85,111</b>	<b>41,149</b>	<b>↑ 106.84%</b>	<b>↑ \$43,962</b>