



**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, June 26, 2024

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

For the following purpose:

**AGENDA**

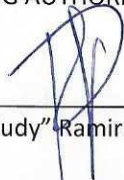
1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation **Pg. 3**
  
5. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Workshop Meeting and the Regular Board Meeting of May 22, 2024. **Pg. 4-8**
  - b) Consideration and Possible Action to Approve Memorandum of Understanding (MOU) with Region One Education service Center – Adult Education and Literacy Program **Pg. 9-11**
  - c) Consideration and Possible Action to Approve Memorandum of Understanding (MOU) with the Texas Department of Family and Protective Services – Foster Youth to Independence Program **Pg. 12-15**
  - d) Consideration and Possible Action to Approve the McAllen Housing Commission Employee Organizational Chart for FY 2024-2025 **Pg. 16-17**
  - e) Consideration and Possible Action to Approve Resolution McHC 2024-03; A Resolution of the Housing Authority of the City of McAllen Approving the FY 2024-2025 Operating Budgets for Public Housing and Housing Choice Voucher Programs. **Pg. 18-19**
  
6. Non-Action Items:
  - a) Presentation by City of McAllen – Traffic Dept. – Vision Zero Plan **Pg. 20-29**
  - b) Executive Director Report
  - c) Financial Summary **Pg. 30-61**
  
7. Executive Session: Closed Session Under Government Code 551 Sections
  
8. Reconvene to Open Session; Action, if any, on:
  
9. Board Agenda Requests for July 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, June 21, 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 the meeting.

## **Invocation**

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

**MINUTES OF THE MEETING**  
**OF THE MCALLEN HOUSING COMMISSION WORKSHOP**  
**Wednesday, May 22, 2024**

CALL TO ORDER AND ROLL CALL – The workshop meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, May 22, 2024, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 10:01 a.m. 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 Josephine Ramirez-Solis  
City of McAllen Legal Intern Tanja Visoiu

Absent:

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

Guest: Marco Garza, PH. D

1. Call the meeting to order – 10:01 a.m.
2. Non-Action Items:
  - a. Workshop Presentation on General Agency Overview – Session 1
    - 2023-2024 Employee Satisfaction Survey was presented by Marco Garza, PH.D - results with a 4.38 overall and national average of 3.12. Will follow up with compensation study , workload study, job shadowing, communication planning, leadership training, internal training programs. Agency will hold annual retreat for staff to re-review service values
- Executive Director Rodolfo “Rudy” Ramirez and Deputy Director Daniel Delgado presented PowerPoint topics:
  - FY 2024 Income Limits Summary – Income Breakdown for MchC Residents 39% Extremely Low, 43% Very Low and 18% Low Income. MchC is pushing to cycle residents out of housing through FSS Program.

- Present Organizational Structure 2024 for McHC, MHFC, and MHDC. Board inquired about difference between MHFC and MHDC; administration clarified that MHFC is an IRS 501 (c) 3 Non-Profit and MHDC could be used to apply for tax credits.
  - HCV 5 Year Funding & Baseline Trend. An increase was reflected in the Housing Assistance Payment Annual Funding from years 2019 to 2023 and HCV Voucher Baseline-5 Year Trend. Board inquired about average expectation on year to year; administration clarified that it is dependent on HUD internal factors. McHC plans to apply for additional funding opportunities.
  - Capital Fund (CFP) 5 Year Funding History – Funds could be used for modernization, development, and management improvement projects of Public Housing Assets. 2024 grant of \$195k to be released, already submitting to the city for environmental review – expected to be released within 30-60 days.
  - La Vista Apartments – 48 Multi-Family (LIHTC) Development. Future repositioning options were discussed – Demo and Rebuild 48 Multi-Family Units or Sell la Vista and transfer LIHTC program to a new site.
  - Future Real Estate Acquisitions – Future Real Estate acquisitions were discussed such as Dove Cove Apartments- multi-family site consisting of 35 units located in North McAllen and includes several amenities. Board inquired about down payments and property sale price, administration clarified sale price of \$2.6 million for the apartments and will need to have a conversation with frost bank and finance director for down payment.
  - Commission Workshops will be broken down in a variety of sessions, will be sending draft workshop agendas to board members.
  - Travel and Training - Executive Director Rodolfo “Rudy” Ramirez reviewed available trainings for fiscal year 2024-2025 and travel expenses being contingent to budget. Board members will be able to attend trainings twice each fiscal year.
3. Adjournment. **11:16 pm**

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Rodolfo “Rudy” Ramirez, Executive Director

**MINUTES OF THE MEETING**  
**OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING**  
**Wednesday, May 22, 2024**

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, May 22, 2024, at the Family Development Center. 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 Josephine Ramirez-Solis  
City of McAllen Legal Intern Tanja Visoiu

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
Finance Director Joe Garcia  
HCV Director Elena Saucedo  
FSS Coordinator Maria Loreda  
Resident Services Specialist Daniela Granados  
Maintenance Tec 2 Javier Molina  
HCV Caseworker Alexandra Espinosa

Guest: Frost Bank Community Development Officer Jose G. Aleman  
Frost Bank Market President Ruben Bosquez  
MCHC Resident Angelica Almanza  
UTRGV Intern Kenneth Balboa  
UTRGV Intern Fernando Samano  
UTRGV Intern Eleonora Villegas

1. Call the meeting to order – 11:30 a.m.
2. Public Comment – None
3. Pledge of Allegiance – Frost Bank Market President Ruben Bosquez
4. Invocation – Vice Chair Eliseo “Tito” Salinas
5. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes Regular Board Meeting of April 24, 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) 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. **Chair Elva M. Cerda entertained a motion to approve Resolution McHC 2024-02. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
  - c) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets. **Chair Elva M. Cerda entertained a motion to approve the Disposition of Surplus Inventory/Fixed Assets. Resident Commissioner Kristel Garcia made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
6. Non-Action Items:
- a) Presentation of EE Survey Results
    - Covered in Workshop Meeting.
  - b) Presentation of Awards and Recognition
    - Executive Director Rodolfo “Rudy” Ramirez introduced University of Texas Rio Grande Valley (UTRGV) seniors from the school of Social Work interning with McHC for the summer – Eleonora Villegas, Kenneth Balboa, and Fernando Samano.
    - Executive Director Rodolfo “Rudy” Ramirez shared Community Partner Appreciation Award that McHC received from UTRGV’s School of Social Work.
    - Chair Elva M. Cerda and Executive Director Rodolfo “Rudy” Ramirez distributed awards received from Texas NAHRO for the following categories: Community Service Award for Frost Bank Community Development Officer Jose G. Aleman, Commissioner of the Year for Eliseo “Tito” Salinas, Maintenance Person of the Year for Javier Molina, and Media Recognition - Daniela Granados received the award.
    - Executive Director Rodolfo “Rudy” Ramirez and FSS Coordinator Maria Loreda awarded FSS Graduate Angelica Almanza with a certificate of completion and a check.
  - c) Executive Director Report
    - Scholarship Banquet to be held on May 23<sup>rd</sup>.
  - d) Review of Draft Agenda for Board Workshop Session 2 – June 26<sup>th</sup>
    - Draft was distributed to board members.
  - e) Draft Budget FY24-25
    - Finance Director Jose Garcia reviewed draft budget with board members – June 30<sup>th</sup> deadline.
  - f) Financial Summary

- Finance Director Jose Garcia reported financial update for April 2024. Deputy Director Daniel Delgado advised that McHC would receive HUD funding of \$60k to address financial shortfall.

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 June Board Meeting

- HUD updates at next workshop meeting

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 12:18 PM.**

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Rodolfo "Rudy" Ramirez, Executive Director



## Executive Summary

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**Item:** Memorandum of Understanding (MOU) entered with Region One Education Service Center for a period beginning July 1, 2024, and ending June 30, 2025.

**Discussion:** Region One ESC agrees to provide:

- Qualified instructional and administrative personnel to provide a well-designated adult education and literacy instructional program
- Professional development for adult education personnel
- Instructional materials for adult education courses
- Instructional supplies as appropriate based on course offerings
- Assessment instruments to establish academic functional level and/or progress of participants
- Will ensure fiscal accountability and provide end-of-year programmatic performance reports.

**Recommendation:** Staff recommends approval

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## Memorandum of Understanding

Region One Education Service Center  
Office of Adult Education and McAllen Housing Commission

This Agreement is entered into between the Region One Education Service Center's Adult Education Program, hereinafter as "Region One ESC" and the **McAllen Housing Commission** a nonprofit organization hereinafter referred to as "**McAllen Housing Commission**" to establish an adult education and literacy program for eligible participants under provisions of the Adult Education and Family Literacy Act, Title II of the Workforce Innovation and Opportunity Act for a

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### I. SCOPE OF SERVICES

#### Region One ESC agrees to provide:

- Qualified instructional and administrative personnel to provide a well-designed adult education and literacy instructional program.
- Professional development for adult education personnel.
- Instructional materials for adult education courses.
- Instructional supplies as appropriate based on course offerings.
- Assessment instruments to establish academic functional levels and/or progress of participants.
- Will ensure fiscal accountability and provide end-of-year programmatic performance reports.

#### McAllen Housing Commission agrees to provide:

- Safe and secure facilities for the implementation of instructional services to adult learners.
- Fire escape routes posted on the wall, visible to students.
- Contact local police department or school district police department to request patrol for evening classes.
- "Incase of emergency DIAL 911" signs visible in the classroom.
- Assistance to Region One staff with recruitment of adult learners, within and outside of their service area. If program is housed at a school system facility, adult learners are not required to reside and/or be zoned to the system to attend adult classes provided by Region One.
- Access to Internet services and facilities as deemed necessary for the program.

**Facility to be used: McAllen Housing Commission      Dates available: August 2024 – June 2025**  
**2501 W. Maple Ave., McAllen, TX 78501**

### II. CIVIL RIGHTS STATEMENT

The parties to this agreement shall: Comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), The American Disabilities Act of 1990 (P.L. 101-336), and all amendments to each, and all requirements imposed by the regulations issued pursuant to these acts. In addition, the parties agree to comply with Title 40, Chapter 73, of the Texas Administrative Code. These provide in part that no person shall, on the grounds of race, color, national origin, sex, age, disability, political, or religious beliefs be excluded from participation in, or denied, any

aid, care, service or other benefits provided by federal and/or state funding, or otherwise be subjected to discrimination and the Texas Revised Civil Statutes Article 4419b-4, Section 5.03 and 5.04 (relating to workplace and confidentiality guidelines regarding AIDS and HIV).

### III. TERMINATION OF MEMORANDUM OF UNDERSTANDING


During the term of this Agreement, if either party becomes unable or fails to satisfactorily provide the services under this Agreement or decides to terminate for no cause, the Agreement may be terminated by either party with a thirty (30) day written notice.

The validity of this agreement and of any of its terms and provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

Executed this 10<sup>th</sup> day of June 2024

Grantor: McAllen Housing Commission  
Address: 2501 W. Maple Ave.  
City/St/Zip: McAllen, TX 78501

Region One Education Service Center  
1900 W. Schunior  
Edinburg, TX 78541

  
Daniel P. King (11, 2024 04:58 CDT)

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Mr. Rodolfo "Rudy" Ramirez,  
Executive Director  
McAllen Housing Commission

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Dr. Daniel P. King, Executive Director  
Region One Education Service Center

## Executive Summary

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**Item:** Memorandum of Understanding (MOU) to apply for funding under the Foster Youth to Independence (FYI) Voucher Program

**Discussion:** McHC is in discussions with The Texas Dept. of Family and Protective Services (DFPS) for collaboration on the Foster Youth to Independence voucher program. Under this initiative, HUD provides McHC with housing choice vouchers for youth ages 18-24. This assistance will provide our youth with housing assistance for up to 36 months along with supportive services through DFPS. Additionally, DFPS will refer eligible youth to McHC on an ongoing basis. It is anticipated that McHC will service up to 25 youths under the FYI program per year.

The FYI program requires an MOU with DFPS to apply for funding. Additionally, the FYI program is in line with McHC's 5 Year PHA Plan goals.

Goal 1: Expand the Supply of Assisted Housing

Goal 3: Increase Assisted Housing Choices.

**Recommendation:** Staff recommends approval.

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## Memorandum of Understanding

### Foster Youth to Independence (FYI) Voucher Program

The Texas Department of Family and Protective Services (“DFPS”) is pleased to submit herewith confirmation of willingness to provide PAL Transition and Financial Support Services to foster youth in region (11) who are eligible for the Foster Youth to Independence (“FYI”) Voucher Program through the McAllen Housing Commission referred herein as (“PHA”).

#### I. Purpose of the agreement

The Texas Department of Family and Protective Services (“DFPS”) or an approved DFPS Contractor is the designated Public Child Welfare Agency (“PCWA”) and will provide foster care verification for youth interested in the FYI Voucher Program and will refer eligible youth. DFPS will provide or approve third party providers to provide PAL Transition and Financial Support Services to eligible youth.

FYI allows for Public Housing Authorities to request FYI Vouchers to serve youth ages 18 to 24 years of age with a history of child welfare involvement for up to 36 months.

The initiative aims to help communities:

1. Address gaps in the availability of FYI vouchers for youth in our communities; and
2. Increase housing options for youth with a current or prior child welfare history that are homeless or at risk of homelessness.

#### II. Access to services

##### A. Eligible youth:

The population eligible to be assisted under this Memorandum of Understanding are youth certified by the designated child welfare agency as meeting the following conditions:

1. Has attained at least 18 years and not more than 24 years of age.
2. Left foster care or will leave foster care within 90 days in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act; and
3. Is homeless or at risk of homelessness at age 16 or older.

Eligibility is not limited to single persons. A person who meets the above requirements and is pregnant or parenting youth is also eligible.

##### B. Non-discrimination and equal opportunity provisions:

As a condition of this agreement, all parties assure they have the ability to comply with 29 C.F.R. Part 38, the nondiscrimination and equal opportunity provisions of the following laws, as well as all other regulations implementing them. This assurance applies to the delivery of workforce programs, activities, and services. All parties will remain in compliance for the duration of the agreement.

- a. Section 188 of the Workforce Innovation and Opportunity Act (WIOA), which prohibits discrimination against all individuals in the United States on the basis of race, color, religion, sex (including pregnancy, childbirth, and related medical conditions, transgender status, and gender identity), national origin (including limited English proficiency), age, disability, or political affiliation or belief, or against beneficiaries on the basis of either citizenship status or participation in any WIOA Title I-financially assisted program or activity;

- b. Title VI of the Civil Rights Act of 1964, as amended, which prohibits discrimination on the bases of race, color and national origin;
- c. Section 504 of the Rehabilitation Act of 1973, as amended, which prohibits discrimination against qualified individuals with disabilities.
- e. The Age Discrimination Act of 1975, as amended, which prohibits discrimination based on age; and
- d. Title IX of the Education Amendments of 1972, as amended, which prohibits discrimination based on sex in educational programs.

All parties understand that the United States has the right to seek judicial enforcement of this assurance.

All parties further agree to provide the following:

- Measures to promote nondiscrimination and equal opportunity; and
- Assurances that workforce partners will provide staff with the professional development necessary to strengthen their ability to serve individuals who have barriers to employment, including individuals with disabilities.

### **III. Agency – partner services**

The following support services are to be provided for 36 months to FYI-eligible youth by DFPS or a DFPS approved third party provider(s) for eligible youth:

1. Basic life skills information/counseling on money management, use of credit, housekeeping, proper nutrition/meal preparation, and access to health care (e.g. doctors, medication, and mental and behavioral health services).
  2. Counseling on compliance with rental lease requirements and with HCV program participant requirements, including assistance/referrals for assistance on security deposits, utility hook-up fees, and utility deposits.
  3. Providing such assurances to owners of rental property as are reasonable and necessary to assist eligible youth to rent a unit with a voucher.
  4. Job preparation and attainment counseling (where to look/how to apply, dress, grooming, and relationships with supervisory personnel, etc.).
  5. Educational and career advancement counseling regarding attainment of general equivalency diploma (GED); attendance/financing of education at a technical school, trade school, or college; including successful work ethic and attitude models.
- A. DFPS or DFPS approved Contractor agrees to:
- Have a system in place to: 1) identify eligible youth within its caseload and review referrals from the PHA; and 2) prioritize referrals to ensure that youth are prioritized for an FYI voucher based upon level of need and appropriateness of the intervention.
  - Refer FYI eligible youth to the PHA.
  - Provide written certification to the PHA verifying eligible child welfare history and FYI eligibility.
- B. PHA agrees to:
- Accept referrals from DFPS.
  - Verify eligibility for FYI Vouchers.
  - Request FYI Vouchers from HUD.
  - Update Administrative Plan.
  - Administer FYI Vouchers for eligible youth for up to 36 months.

- Upon receipt of a referral from DFPS of an eligible youth, compare the name(s) with youth already on the PHA's HCV waiting list. Any youth on such waiting list that matches with a referral from DFPS must be assisted in order of their position on the waiting list in accordance with the PHA's admission policies.
- Place on its waiting list (pending HCV eligibility determination) any youth that are certified by DFPS as eligible who are not already on the waiting list.
- If its waiting list is closed, reopen the waiting list and place on the waiting list an FYI applicant youth who is not currently on the PHA's HCV list (provided that the PHA is not required to reopen the waiting list for other applicants under this provision).

**IV. Termination of Agreement**

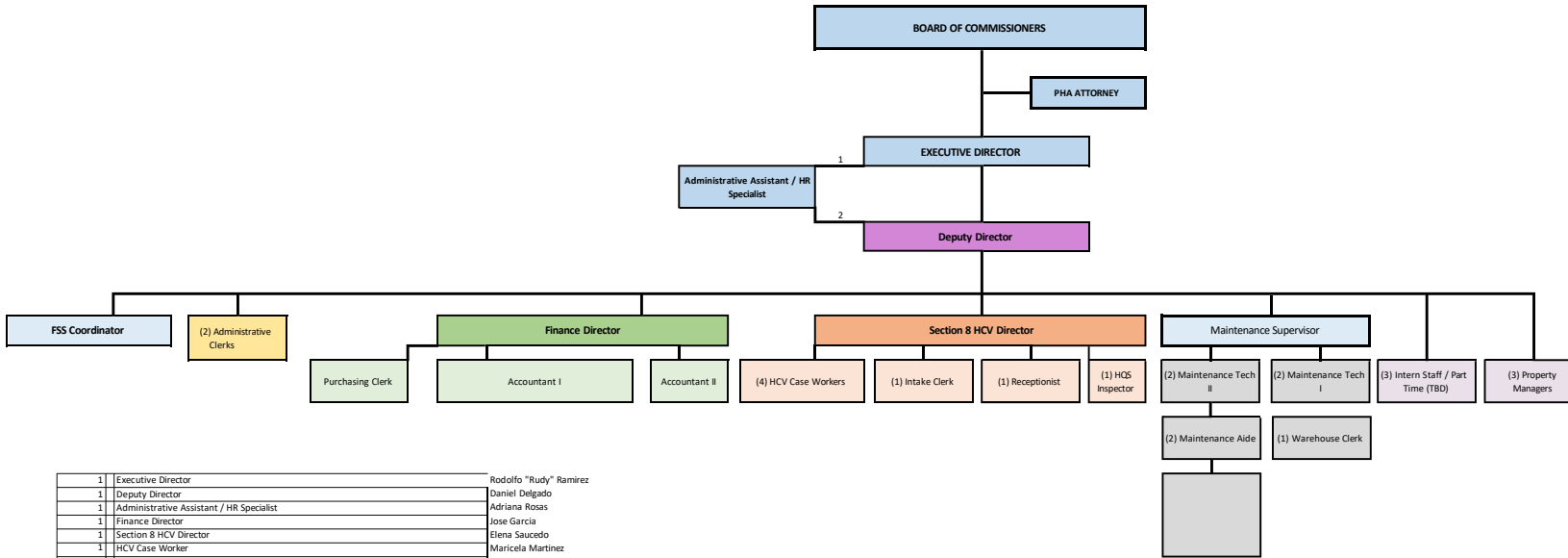
PHA and DFPS may terminate this Memorandum of Understanding without liability to the other parties if any of such organizations determine that the commitment, goals, and standards of this program may be better served by using another/other agencies.

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
Texas Department of Family and Protective Services

\_\_\_\_\_  
Executive Director, PHA

**McAllen Housing Authority  
Organizational Chart  
FY 2024 - 2025**



1	Executive Director	Rodolfo "Rudy" Ramirez
1	Deputy Director	Daniel Delgado
1	Administrative Assistant / HR Specialist	Adriana Rosas
1	Finance Director	Jose Garcia
1	Section 8 HCV Director	Elena Saucedo
1	HCV Case Worker	Maricela Martinez
1	HCV Case Worker	Rubia Diaz
1	HCV Case Worker	Blanca Barrientos
1	HCV Case Worker	Nora Chavez
1	Receptionist	Sylvia Pacheco
1	Intake Clerk	Alexandria Espinosa
1	HCV HQS Inspector / Warehouse Clerk	Eder Uvalle
1	Maintenance Supervisor	Caesar Alvarado
1	Maintenance Tech II	Fred Rodriguez
1	Maintenance Tech II	Javier Molina
1	Maintenance Tech I	Pedro Acosta
1	Maintenance Tech I	Randy Bustamante
1	Maintenance Aide	Canuto Mendez
1	Maintenance Aide	Roberto Trejo
1	Custodian - Part-Time	Reynaldo Salas
1	Custodian - Part-Time	Iehu Cabrera
1	Accountant II	Isabel Garcia
1	Accountant I	Gloria Garza
1	Purchasing Clerk	Belladonna Flores
1	FSS-Self Sufficiency Program Coord.	Maria Loredo
1	Resident Services - Admin. Clerk	Daniela Granados
1	Resident Services - Admin. Clerk	Victoria Valdez
1	Apartment Manager -Orchid / Vine Terrace	Maria Rosie Oyervides
1	Apartment Manager - Sunset Gardens	Cynthia Fontenot
1	Apartment Manager - Villas @ Beaumont / Hibiscus Apts.	Maria Lulu Dinzey
1	Intern Staff - Part-Time/Temp. - Acct. Dept.	Open - Vacant
1	Intern Staff - Part-Time - Volunteer (TBD by dept.)	Open - Vacant
1	Intern Staff - Part-Time - Volunteer (TBD by dept.)	Open - Vacant
33	<b>Total Employees</b>	



Current FY 2023-2024 Employee Listing	
<b>Administration</b>	
Executive Director	Rodolfo "Rudy" Ramirez
Deputy Director	Daniel Delgado
Administrative Assistant / HR Specialist	Adriana Rosas
<b>Accounting / Finance</b>	
Finance Director	Joe A. Garcia
Accountant II	Isabel Garcia
Accountant I	Gloria Garza
Purchasing Clerk	Bella Flores
<b>Housing Choice Voucher</b>	
Section 8 HCV Director	Elena Saucedo
HCV Case Worker	Maricela Martinez
HCV Case Worker	Rubia Diaz
HCV Case Worker	Blanca Barrientos
HCV Case Worker	Nora Chavez
Receptionist	Sylvia Pacheco
Intake Clerk - Part-Time	Alexandria Espinosa
HQS Inspector	Eder Uvalle
<b>Maintenance</b>	
Maintenance Supervisor	Caesar Alvarado
Mechanic Tech II	Fred Rodriguez
Mechanic Tech II	Javier Molina
Maintenance Tech I	Pedro Acosta
Maintenance Tech I	Randy Bustamante
Maintenance Aide	Canuto Mendez
Warehouse Clerk	Roberto Trejo
Custodian P/T	Jehu Cabrera
Custodian P/T	Reynaldo Salas
<b>Resident Services</b>	
FSS-Self Sufficiency Program Coord.	Maria Loreda
Admin. Clerks	Daniela Granados
Admin. Clerks	Victoria Valdez
<b>Property Management</b>	
Apartment Manager -Orchid / Vine	Maria Rosie Oyervides
Apartment Manager - Sunset Gardens	Cynthia Fontenot
Apartment Manager - Villas @ Beaumont /Hibiscus	Maria Lulu Dinzey
Intern Staff - Part-Time Acct. Dept.	Open - Vacant
2 Part-Time Staff (Intern and/or Volunteer)	Open - Vacant

33

Total Employee Count

Proposed FY 2024-2025 Employee Listing	
<b>Administration</b>	
Executive Director	Rodolfo "Rudy" Ramirez
Deputy Director	Daniel Delgado
Administrative Assistant / HR Specialist	Adriana Rosas
<b>Accounting / Finance</b>	
Finance Director	Joe A. Garcia
Accountant II	Isabel Garcia
Accountant I	Gloria Garza
Purchasing Clerk	Bella Flores
<b>Housing Choice Voucher</b>	
Section 8 HCV Director	Elena Saucedo
HCV Case Worker	Maricela Martinez
HCV Case Worker	Rubia Diaz
HCV Case Worker	Blanca Barrientos
HCV Case Worker	Nora Chavez
Receptionist	Sylvia Pacheco
Intake Clerk - Part-Time	Alexandria Espinosa
HQS Inspector	Eder Uvalle
<b>Maintenance</b>	
Maintenance Supervisor	Caesar Alvarado
Mechanic Tech II	Fred Rodriguez
Mechanic Tech II	Javier Molina
Maintenance Tech I	Pedro Acosta
Maintenance Tech I	Randy Bustamante
Maintenance Aide	Canuto Mendez
Maintenance Aide	Roberto Trejo
Warehouse Clerk	Eder Uvalle
Custodian P/T	Jehu Cabrera
Custodian P/T	Reynaldo Salas
<b>Resident Services</b>	
FSS-Self Sufficiency Program Coord.	Maria Loreda
Admin. Clerks	Daniela Granados
Admin. Clerks	Victoria Valdez
<b>Property Management</b>	
Apartment Manager -Orchid / Vine	Maria Rosie Oyervides
Apartment Manager - Sunset Gardens	Cynthia Fontenot
Apartment Manager - Villas @ Beaumont / Hibiscus	Maria Lulu Dinzey
Intern Staff - Part-Time Acct. Dept.	Open - Vacant
2 Part-Time Staff (Intern and/or Volunteer)	Open - Vacant

33

Total Employee Count

**PHA Board Resolution**

Approving Operating Budget

**U.S. Department of Housing**

**and Urban Development**

Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026

(exp. /201 )

**HCV & Public Housing Low-Rent Budgets**

**Public reporting burden for** this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority of the City of McAllen

PHA Code: TX028

PHA Fiscal Year Beginning: 07/01/2024

Board Resolution Number: McHC 2024-03

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

Operating Budget approved by Board resolution on: 06/26/2024

Operating Budget submitted to HUD, if applicable, on:

Operating Budget revision approved by Board resolution on:

Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

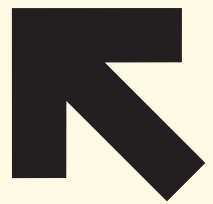
Print Board Chairperson's Name: Elva M. Cerda	Signature:	Date: 06/26/2024
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# McAllen Housing Commission - Combined Budget

Excludes La Vista Apartments and Retama I, Retama II

## FY 2024-2025

Line	Description	YTD - Budget	YTD - 5/31/2024	% Change	\$ Change
		FY24-25	Annualized		
129	Tenant Revenue	\$ 2,593,595	\$ 2,255,300	↑ 15.00%	↑ \$338,295
130	Rent Gain / (Loss) on Lease	\$ (105,643)	\$ (96,039)	↓ -10.00%	↓ -\$9,604
131	Rent: Vacancy Loss, Adjust	\$ (86,970)	\$ (75,626)	↓ -15.00%	↓ -\$11,344
132	Rent: Write-offs	\$ -	\$ -	→	→ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ 2,400,981</b>	<b>\$ 2,083,635</b>	<b>↑ 15.23%</b>	<b>↑ \$317,346</b>
134	Grant Admin Revenue	\$ 1,153,749	\$ 1,191,837	↓ -3.20%	↓ -\$38,088
135	Grant - Capital	\$ 412,510	\$ 397,913	↑ 3.67%	↑ \$14,597
136	Grant - Stability / Other	\$ -	\$ -	→	→ \$0
137	Grant - Emergency Housing	\$ 39,624	\$ 48,146	↓ -17.70%	↓ -\$8,522
138	Fraud Recovery	\$ 52,390	\$ 40,638	↑ 28.92%	↑ \$11,752
139	Resident Service / Port-in Fee	\$ 280,722	\$ 218,992	↑ 28.19%	↑ \$61,730
140	Office / Ground Lease	\$ 71,568	\$ 71,497	↑ 0.10%	↑ \$71
141	Interest Income	\$ 56,124	\$ 29,533	↑ 90.04%	↑ \$26,591
142	Other Revenue	\$ 39,228	\$ 30,191	↑ 29.93%	↑ \$9,037
143	<b>Total Revenue</b>	<b>\$ 4,506,897</b>	<b>\$ 4,112,382</b>	<b>↑ 9.59%</b>	<b>↑ \$394,515</b>
144	Administrative Expenses	\$ 1,962,552	\$ 1,821,374	↑ 7.75%	↑ \$141,178
145	Tenant Services	\$ 197,433	\$ 153,510	↑ 28.61%	↑ \$43,923
146	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0
147	Utilities Expense	\$ 145,383	\$ 132,497	↑ 9.73%	↑ \$12,886
148	Maintenance & Operations	\$ 993,085	\$ 842,132	↑ 17.93%	↑ \$150,953
149	Other General Expenses	\$ 693,324	\$ 512,648	↑ 35.24%	↑ \$180,676
150	Interest Expense	\$ 94,522	\$ 111,756	↓ -15.42%	↓ -\$17,234
151	Depreciation	\$ 405,414	\$ 421,971	↓ -3.92%	↓ -\$16,557
152	<b>Total Expenses</b>	<b>\$ 4,491,714</b>	<b>\$ 3,995,888</b>	<b>↑ 12.41%</b>	<b>↑ \$495,826</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 15,183</b>	<b>\$ 116,494</b>	<b>↓ -86.97%</b>	<b>↓ -\$101,311</b>
154	HAP Grant Revenue	\$ 9,529,760	\$ 8,727,796	↑ 9.19%	↑ \$801,964
155	HAP Grant EHV Expenditures	\$ (318,678)	\$ (353,151)	↑ 9.76%	↑ \$34,473
156	Housing Assistance Payments	\$ (9,233,916)	\$ (8,396,128)	↓ -9.98%	↑ -\$837,788
157	<b>Net Housing Assistance</b>	<b>\$ (22,834)</b>	<b>\$ (21,483)</b>	<b>↓ -6.29%</b>	<b>↓ -\$1,351</b>
158	Capital Funds - General	\$ 136,259	\$ 165,732	↓ -17.78%	↓ -\$29,473
159	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0
160	Replacement Reserves Expend	\$ (101,404)	\$ (111,270)	↑ 8.87%	↑ \$9,866
161	CDBG Grants / Donations	\$ 600	\$ 545	↑ 10.09%	↑ \$55
162	Grant/Donations Expenditure:	\$ (946)	\$ (860)	↓ -9.95%	↓ -\$86
163	Developer Fee - Las Palomas	\$ -	\$ 56,000	↓ -100.00%	↓ -\$56,000
164	Developer Fee - Green Jay	\$ -	\$ 91,508	↓ -100.00%	↓ -\$91,508
165	Developer Fee - Hibiscus Villa	\$ -	\$ -	→	→ \$0
166	Scholarship Fundraising	\$ 20,000	\$ 32,000	↓ -37.50%	↓ -\$12,000
167	Scholarship Expenditures	\$ (26,075)	\$ (25,131)	↓ -3.76%	↓ -\$944
168	Transfer In (Out)	\$ -	\$ -	→	→ \$0
169	<b>Total Other Funding</b>	<b>\$ 28,434</b>	<b>\$ 208,524</b>	<b>↓ -86.36%</b>	<b>↓ -\$180,090</b>
170	<b>Net Income</b>	<b>\$ 20,783</b>	<b>\$ 303,535</b>	<b>↓ -93.15%</b>	<b>↓ -\$282,752</b>



# Vision Zero



**CITY OF**  
**McALLEN**  
**TRAFFIC OPERATIONS**



1

# Introduction

Vision Zero is a collaborative campaign and action plan aimed at helping communities achieve the goal of ZERO traffic fatalities and severe injuries among all road users. The plan also provides the community strategies on how to increase safety, health and equitable mobility for all.



2

## Our team

**City of McAllen**



**Carlos Gallinar- Consultant**  
Project Manager



**Stakeholders**  
(Community Engagement)



**Tracy McMillan- Sub consultant**  
Project Manager





3

# Stakeholder Groups



**Biking Community**



**Business Community**



**Health/Wellness Advocates**



**Neighborhood Associations**



**Real Estate Community**



**Developers and Builders**



**Public and Private Schools**



**Colleges and Universities**



**4**

# Timeline





# VISION ZERO NETWORK



# A New Vision for Safety

## TRADITIONAL APPROACH

Traffic deaths are **INEVITABLE**

**PERFECT** human behaviour

Prevent **COLLISIONS**

**INDIVIDUAL** responsibility

Saving lives is **EXPENSIVE**

**VS**

## VISION ZERO

Traffic deaths are **PREVENTABLE**

Integrate **HUMAN FAILING** in approach

Prevent **FATAL AND SEVERE CRASHES**

**SYSTEMS** approach

Saving lives is **NOT EXPENSIVE**

# Safe Systems = Safe Mobility



## System Planners & Policy Makers

Responsible for prioritizing safety in designs, policies



## If road users make mistakes

Designs & policies analyzed for safety improvements



## Individual Road Users

Responsible for following rules

*Vision Zero is not a slogan, not a tagline, not even just a program. It is a fundamentally different way to approach traffic safety.*



5

## How can you help?

### **Committing to Vision Zero will take the following strategies:**

- Building and sustaining leadership, collaboration, and accountability – especially among a diverse group of stakeholders to include transportation professionals, policymakers, public health officials, police, and community members;
- Collecting, analyzing, and using data to understand trends and potential disproportionate impacts of traffic deaths on certain populations;
- Prioritizing equity and community engagement;
- Managing speed to safe levels; and
- Setting a timeline to achieve zero traffic deaths and serious injuries, which brings urgency and accountability, and ensuring transparency on progress and challenges.
- Serving on subcommittees that provide input and help further community engagement.

The image features a minimalist, abstract graphic design. On the left side, there are thick, rounded lines in red and orange. A vertical orange line runs down the left side, with two horizontal red lines crossing it from the left. A small black dot is located at the intersection of the orange line and the upper red line. On the right side, a thick red line curves downwards, with a small black dot on its upper curve. A large, solid green circle is positioned in the lower right quadrant, partially overlapping the red line. The background is a light cream color.

**Thank  
you**

# 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 May 31, 2024 Vouchers utilized are 1,356 vouchers and broken down as follows:**
  - 47 RAD
  - 10 Homeownership
  - 5 Portable Vouchers
  - 6 Tenant Protection
  - 25 Veterans Assistance (VASH)
  - 4 Housing Stability Vouchers
  - 1,248 General HCV vouchers
- 39 **Emergency** Housing Vouchers (separate from the baseline)
- 6 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 Authority - Combined

Dashboard Financial Summary - Excludes La Vista Apartments & Retama I  
May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 5,710,909	\$ 5,504,055	↑ 3.76%	↑ \$206,855
5	Restricted				
6	Family Self-Sufficiency	\$ 114,078	\$ 66,004	↑ 72.83%	↑ \$48,074
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	→ 0.00%	→ \$0
8	Section 8	\$ 57,505	\$ 64,458	↓ -10.79%	↓ -\$6,952
9	Emergency Housing Voucher	\$ 26,041	\$ 50,569	↓ -48.50%	↓ -\$24,528
10	Capital Funds	\$ 19	\$ 12	↑ 55.58%	↑ \$7
11	Tenant Security Deposits	\$ 106,238	\$ 97,662	↑ 8.78%	↑ \$8,576
12	Reserve Accounts	\$ 1,435,549	\$ 1,536,384	↓ -6.56%	↓ -\$100,835
13	Other Restricted Funds - Scholarship	\$ 29,094	\$ 41,594	↓ -30.05%	↓ -\$12,500
14	Restricted	\$ 2,753,524	\$ 2,841,683	↓ -3.10%	↓ -\$88,159
15	<b>Total Cash</b>	\$ <b>8,464,434</b>	\$ <b>8,345,738</b>	↑ <b>1.42%</b>	↑ <b>\$118,696</b>
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant / Port-In Receivables	\$ 19,854	\$ 41,029	↓ -51.61%	↓ -\$21,174
19	Tenant Formal Agreements	\$ 129,057	\$ 60,617	↑ 112.90%	↑ \$68,440
20	Allowance for Doubtful Acct	\$ (129,057)	\$ (60,590)	↑ 113.00%	↓ -\$68,467
21	Management Fee	\$ 225	\$ (317)	↓ -170.97%	↑ \$542
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ 32,083	\$ -		↑ \$32,083
24	Miscellaneous	\$ 18,379	\$ 19,545	↓ -5.97%	↓ -\$1,166
25	<b>Total Account Receivables</b>	\$ <b>70,541</b>	\$ <b>60,284</b>	↑ <b>17.02%</b>	↑ <b>\$10,258</b>
26	Due From Funds	\$ 353,495	\$ 285,612	↑ 23.77%	↑ \$67,883
	Inventory - Supplies	\$ (6,924)	\$ 21,846	↓ -131.69%	↓ -\$28,770
27	Notes Receivables				
28	Villas at Beaumont	\$ 287,434	\$ 308,282	↓ -6.76%	↓ -\$20,847
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ <b>487,434</b>	\$ <b>508,282</b>	↓ <b>-4.10%</b>	↓ <b>-\$20,847</b>
32	Capital Assets				
33	Land	\$ 2,490,387	\$ 2,480,386	↑ 0.40%	↑ \$10,001
34	Leash hold Improvements	\$ 171,141	\$ 14,150	↑ 1109.48%	↑ \$156,991
35	Buildings	\$ 16,166,220	\$ 16,174,275	↓ -0.05%	↓ -\$8,055
36	Furniture and Fixtures	\$ 1,027,536	\$ 1,020,294	↑ 0.71%	↑ \$7,242
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>9,014,996</b>	\$ <b>9,311,145</b>	↓ <b>-3.18%</b>	↓ <b>-\$296,149</b>
40	Prepays	\$ 59,504	\$ 48,277	↑ 23.26%	↑ \$11,227
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 232,243	\$ 216,247	↑ 7.40%	↑ \$15,996
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets - Tax Credit Fees	\$ 24,883	\$ 16,971	↑ 46.62%	↑ \$7,912
45	<b>Total Long-Term Assets</b>	\$ <b>257,126</b>	\$ <b>233,219</b>	↑ <b>10.25%</b>	↑ <b>\$23,908</b>
46	<b>Total Assets</b>	\$ <b>18,777,074</b>	\$ <b>18,890,351</b>	↓ <b>-0.60%</b>	↓ <b>-\$113,277</b>
47					



## McAllen Housing Authority - Combined

Dashboard Financial Summary - Excludes La Vista Apartments & Retama I  
May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 128,134	\$ 161,941	↓ -20.88%	↓ -\$33,807
50	Family Self-Sufficiency	\$ 106,316	\$ 54,398	↑ 95.44%	↑ \$51,918
51	Payroll Withholdings	\$ -	\$ -	→	\$0
52	Payroll Taxes Payable	\$ 24,363	\$ 23,948	↑ 1.74%	↑ \$416
53	Accrued Wages	\$ -	\$ -	→	\$0
54	Due to Funds	\$ 353,495	\$ 285,015	↑ 24.03%	↑ \$68,481
55	Tenant Deposits	\$ 106,994	\$ 97,870	↑ 9.32%	↑ \$9,124
56	Other Current Liabilities	\$ 82,123	\$ 67,922	↑ 20.91%	↑ \$14,201
57	<b>Total Current Liabilities</b>	<b>\$ 801,426</b>	<b>\$ 691,093</b>	<b>↑ 15.97%</b>	<b>↑ \$110,333</b>
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ 1,771,520	\$ 2,033,065	↓ -12.86%	↓ -\$261,545
60	Brownstone	\$ -	\$ -	→	\$0
61	MHFC	\$ 287,434	\$ 308,282	↓ -6.76%	↓ -\$20,847
62	<b>Total Non-Current Liabilities</b>	<b>\$ 2,058,954</b>	<b>\$ 2,341,347</b>	<b>↓ -12.06%</b>	<b>↓ -\$282,393</b>
63	<b>Deferred Inflow Resources</b>				→ \$0
64	Hibiscus Pre-Leasehold	\$ 925,535	\$ 938,669	↓ -1.40%	↓ -\$13,133
65	Emergency HCV Funds	\$ 48,097	\$ 72,236	↓ -33.42%	↓ -\$24,139
66	Cares Act	\$ -	\$ -	→	\$0
67	Other Deferred Revenue	\$ -	\$ -	→	\$0
68	<b>Total Deferred Inflows</b>	<b>\$ 973,632</b>	<b>\$ 1,010,905</b>	<b>↓ -3.69%</b>	<b>↓ -\$37,273</b>
69					→ \$0
70	<b>Net Position</b>	<b>\$ 14,943,061</b>	<b>\$ 14,847,059</b>	<b>↑ 0.65%</b>	<b>↑ \$96,002</b>
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 18,777,073</b>	<b>\$ 18,890,403</b>	<b>↓ -0.60%</b>	<b>↓ -\$113,330</b>
73	<b>Variance</b>	<b>\$ 1</b>	<b>\$ (52)</b>		<b>↑ \$53</b>

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending May 31, 2024

Line	Description	Current Month		PY Month		% Change	\$ Change
		05/31/24		05/31/23			
3	Tenant Revenue	\$ 188,039	\$	167,216	↑	12.45%	↑ \$20,823
4	Rent Gain / (Loss) on Lease	\$ (527)	\$	(430)	↓	-22.56%	↓ -\$97
5	Rent: Vacancy Loss, Adjust	\$ (3,990)	\$	(6,664)	↑	40.13%	↑ \$2,674
6	Rent: Write-offs	\$ -	\$	-	→		→ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ 183,522</b>	<b>\$</b>	<b>160,122</b>	<b>↑</b>	<b>14.61%</b>	<b>↑ \$23,400</b>
8	Grant Admin Revenue	\$ 111,972	\$	120,573	↓	-7.13%	↓ -\$8,601
9	Grant - Capital	\$ -	\$	-	→		→ \$0
10	Grant - Stability / Other	\$ -	\$	-	→		→ \$0
11	Grant - Emergency Housing	\$ 3,302	\$	3,032	↑	8.91%	↑ \$270
12	Fraud Recovery	\$ 3,664	\$	1,776	↑	106.34%	↑ \$1,888
13	Resident Service / Port-in Fee	\$ 25,958	\$	15,338	↑	69.24%	↑ \$10,620
14	Office / Ground Lease	\$ 6,094	\$	5,294	↑	15.11%	↑ \$800
15	Interest Income	\$ 2,209	\$	3,764	↓	-41.32%	↓ -\$1,555
16	Other, FSS, Equip. Sale, Reimb	\$ 1,815	\$	2,113	↓	-14.09%	↓ -\$298
17	<b>Total Revenue</b>	<b>\$ 338,537</b>	<b>\$</b>	<b>312,012</b>	<b>↑</b>	<b>8.50%</b>	<b>↑ \$26,525</b>
18	Administrative Expenses	\$ 223,382	\$	158,539	↑	40.90%	↑ \$64,843
19	Tenant Services	\$ 16,325	\$	16,798	↓	-2.82%	↓ -\$473
20	Fundraising Expend. (5K)	\$ -	\$	-	→		→ \$0
21	Utilities Expense	\$ 12,044	\$	11,440	↑	5.28%	↑ \$604
22	Maintenance & Operations	\$ 80,536	\$	82,861	↓	-2.81%	↓ -\$2,325
23	Other General Expenses	\$ 53,072	\$	26,904	↑	97.27%	↑ \$26,169
24	Interest Expense	\$ 8,624	\$	10,794	↓	-20.10%	↓ -\$2,170
25	Depreciation	\$ -	\$	-	→		→ \$0
26	<b>Total Expenses</b>	<b>\$ 393,983</b>	<b>\$</b>	<b>307,337</b>	<b>↑</b>	<b>28.19%</b>	<b>↑ \$86,646</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (55,447)</b>	<b>\$</b>	<b>4,675</b>	<b>↓</b>	<b>-1286.00%</b>	<b>↓ -\$60,122</b>
28	HCV / EHV Grant Revenue	\$ 774,072	\$	733,356	↑	5.55%	↑ \$40,716
29	HAP Grant EHV Expenditures	\$ -	\$	(2,540)	↑	100.00%	↑ \$2,540
30	Housing Assistance Payments	\$ (772,361)	\$	(683,850)	↓	-12.94%	↑ -\$88,511
31	<b>Net Housing Assistance</b>	<b>\$ 1,711</b>	<b>\$</b>	<b>46,966</b>	<b>↓</b>	<b>-96.36%</b>	<b>↓ -\$45,255</b>
32	Capital Funds - General	\$ 114,963	\$	-	↑		↑ \$114,963
33	Capital Funds - Expenditures	\$ -	\$	-			
34	Replacement Reserves Exp	\$ (22,510)	\$	-	↓		↓ -\$22,510
35	CDBG Grants / Donations	\$ -	\$	-	→		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$	-	→		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$	-			
38	Developer Fee - Retama	\$ -	\$	-			
39	Developer Fee - Hibiscus	\$ -	\$	238,569	↓	-100.00%	
40	Scholarship Fundraising	\$ 15,000	\$	-			
41	Scholarship Expenditures	\$ (1,448)	\$	(4,342)	↑	66.65%	↑ \$2,894
42	Transfer In (Out)	\$ (114,963)	\$	-	↓		↓ -\$114,963
43	<b>Total Other Funding</b>	<b>\$ (8,958)</b>	<b>\$</b>	<b>234,227</b>	<b>↓</b>	<b>-103.82%</b>	<b>↓ -\$243,185</b>
44	<b>Net Income</b>	<b>\$ (62,693)</b>	<b>\$</b>	<b>285,868</b>	<b>↓</b>	<b>-121.93%</b>	<b>↓ -\$348,561</b>

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending May 31, 2024

Line	Description	YTD		PYR-YTD		% Change	\$ Change
		05/31/24	05/31/23	05/31/24	05/31/23		
45	Tenant Revenue	\$ 2,067,358	\$ 1,826,687	↑	13.18%	↑	\$240,671
46	Rent Gain / (Loss) on Lease	\$ (88,036)	\$ (76,948)	↓	-14.41%	↓	-\$11,088
47	Rent: Vacancy Loss, Adjust	\$ (69,324)	\$ (75,612)	↑	8.32%	↑	\$6,288
48	Rent: Write-offs	\$ -	\$ -	→		→	\$0
49	<b>Net Tenant Revenue</b>	<b>\$ 1,909,998</b>	<b>\$ 1,674,127</b>	<b>↑</b>	<b>14.09%</b>	<b>↑</b>	<b>\$235,871</b>
50	Grant Admin Revenue	\$ 1,396,916	\$ 1,301,690	↑	7.32%	↑	\$95,226
51	Grant - Capital	\$ 60,355	\$ 150,501	↓	-59.90%	↓	-\$90,146
52	Grant - Stability / Other	\$ 3,500	\$ -	↑		↑	\$3,500
53	Grant - Emergency Housing	\$ 40,634	\$ 30,851	↑	31.71%	↑	\$9,783
54	Fraud Recovery	\$ 37,251	\$ 16,059	↑	131.97%	↑	\$21,193
55	Resident Service / Port-in Fee	\$ 200,743	\$ 181,246	↑	10.76%	↑	\$19,497
56	Office / Ground Lease	\$ 65,539	\$ 58,239	↑	12.53%	↑	\$7,300
57	Interest Income	\$ 27,034	\$ 37,069	↓	-27.07%	↓	-\$10,035
58	Other, FSS, Equip. Sale, Reimb	\$ 27,595	\$ 50,078	↓	-44.90%	↓	-\$22,483
59	<b>Total Revenue</b>	<b>\$ 3,769,564</b>	<b>\$ 3,499,859</b>	<b>↑</b>	<b>7.71%</b>	<b>↑</b>	<b>\$269,705</b>
60	Administrative Expenses	\$ 1,667,892	\$ 1,560,415	↑	6.89%	↑	\$107,477
61	Tenant Services	\$ 140,717	\$ 154,058	↓	-8.66%	↓	-\$13,341
62	Fundraising Expend. (5K)	\$ -	\$ -	→		→	\$0
63	Utilities Expense	\$ 121,456	\$ 129,867	↓	-6.48%	↓	-\$8,412
64	Maintenance & Operations	\$ 771,953	\$ 596,105	↑	29.50%	↑	\$175,849
65	Other General Expenses	\$ 470,180	\$ 372,326	↑	26.28%	↑	\$97,853
66	Interest Expense	\$ 102,443	\$ 127,006	↓	-19.34%	↓	-\$24,563
67	Depreciation	\$ -	\$ (13,760)	↑	100.00%	↑	\$13,760
68	<b>Total Expenses</b>	<b>\$ 3,274,641</b>	<b>\$ 2,926,017</b>	<b>↑</b>	<b>11.91%</b>	<b>↑</b>	<b>\$348,624</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 494,923</b>	<b>\$ 573,842</b>	<b>↓</b>	<b>-13.75%</b>	<b>↓</b>	<b>-\$78,918</b>
70	HAP Grant Revenue	\$ 8,000,480	\$ 6,924,133	↑	15.54%	↑	\$1,076,347
71	HAP Grant EHV Expenditures	\$ (17,101)	\$ (18,443)	↑	7.28%	↑	\$1,342
72	Housing Assistance Payments	\$ (8,003,072)	\$ (7,026,061)	↓	-13.91%	↑	-\$977,011
73	<b>Net Housing Assistance</b>	<b>\$ (19,692)</b>	<b>\$ (120,371)</b>	<b>↑</b>	<b>83.64%</b>	<b>↑</b>	<b>\$100,678</b>
74	Capital Funds - General	\$ 165,732	\$ 87,128	↑	90.22%	↑	\$78,604
76	Capital Funds - Expenditures	\$ -	\$ -	→		→	\$0
77	Replacement Reserves Expend	\$ (84,503)	\$ -	↓		↓	-\$84,503
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	\$ -	\$ 487,993	↓	-100.00%	↓	-\$487,993
83	Scholarship Fundraising	\$ 32,000	\$ 26,060	↑	22.79%	↑	\$5,940
84	Scholarship Expenditures	\$ (24,328)	\$ (15,193)	↓	-60.13%	↓	-\$9,135
85	Transfer In (Out)	\$ -	\$ -	→		→	\$0
86	<b>Total Other Funding</b>	<b>\$ 236,120</b>	<b>\$ 635,046</b>	<b>↓</b>	<b>-62.82%</b>	<b>↓</b>	<b>-\$398,926</b>
87	<b>Net Income</b>	<b>\$ 711,351</b>	<b>\$ 1,088,516</b>	<b>↓</b>	<b>-34.65%</b>	<b>↓</b>	<b>-\$377,166</b>

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending May 31, 2024

Line	Description	Current Month		Budget		% Change	\$ Change
		05/31/24	05/31/24	05/31/24	05/31/24		
88	Tenant Revenue	\$ 188,039	\$ 188,032	↑	0.00%	↑	\$7
89	Rent Gain / (Loss) on Lease	\$ (527)	\$ (557)	↑	5.39%	↑	\$30
90	Rent: Vacancy Loss, Adjust	\$ (3,990)	\$ (6,224)	↑	35.89%	↑	\$2,234
91	Rent: Write-offs	\$ -	\$ (1,103)	↑	100.00%	↑	\$1,103
92	<b>Net Tenant Revenue</b>	<b>\$ 183,522</b>	<b>\$ 180,149</b>	<b>↑</b>	<b>1.87%</b>	<b>↑</b>	<b>\$3,373</b>
93	Grant Admin Revenue	\$ 111,972	\$ 120,036	↓	-6.72%	↓	-\$8,063
94	Grant - Capital	\$ -	\$ -	→		→	\$0
95	Grant - Stability / Other	\$ -	\$ -	→		→	\$0
96	Grant - Emergency Housing	\$ 3,302	\$ 3,000	↑	10.07%	↑	\$302
97	Fraud Recovery	\$ 3,664	\$ 1,323	↑	176.92%	↑	\$2,341
98	Resident Service / Port-in Fee	\$ 25,958	\$ 15,480	↑	67.69%	↑	\$10,478
99	Office / Ground Lease	\$ 6,094	\$ 6,094	→	0.00%	→	\$0
100	Interest Income	\$ 2,209	\$ 3,535	↓	-37.51%	↓	-\$1,326
101	Other Revenue	\$ 1,815	\$ 4,185	↓	-56.63%	↓	-\$2,370
102	<b>Total Revenue</b>	<b>\$ 338,537</b>	<b>\$ 333,802</b>	<b>↑</b>	<b>1.42%</b>	<b>↑</b>	<b>\$4,734</b>
103	Administrative Expenses	\$ 223,382	\$ 154,416	↑	44.66%	↑	\$68,965
104	Tenant Services	\$ 16,325	\$ 16,645	↓	-1.92%	↓	-\$320
105	Fundraising Expend. (5K)	\$ -	\$ -	→		→	\$0
106	Utilities Expense	\$ 12,044	\$ 12,993	↓	-7.31%	↓	-\$949
107	Maintenance & Operations	\$ 80,536	\$ 63,036	↑	27.76%	↑	\$17,500
108	Other General Expenses	\$ 53,072	\$ 38,688	↑	37.18%	↑	\$14,384
109	Interest Expense	\$ 8,624	\$ 9,688	↓	-10.98%	↓	-\$1,064
110	Depreciation	\$ -	\$ -	→		→	\$0
111	<b>Total Expenses</b>	<b>\$ 393,983</b>	<b>\$ 295,467</b>	<b>↑</b>	<b>33.34%</b>	<b>↑</b>	<b>\$98,517</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (55,447)</b>	<b>\$ 38,336</b>	<b>↓</b>	<b>-244.63%</b>	<b>↓</b>	<b>-\$93,782</b>
113	HAP Grant Revenue	\$ 774,072	\$ 660,175	↑	17.25%	↑	\$113,897
114	HAP Grant EHV Expenditures	\$ -	\$ (20,750)	↑	100.00%	↑	\$20,750
115	Housing Assistance Payments	\$ (772,361)	\$ (642,675)	↓	-20.18%	↑	-\$129,686
116	<b>Net Housing Assistance</b>	<b>\$ 1,711</b>	<b>\$ (3,250)</b>	<b>↑</b>	<b>152.65%</b>	<b>↑</b>	<b>\$4,961</b>
117	Capital Funds - General	\$ 114,963	\$ -	↑		↑	\$114,963
118	Capital Funds - Expenditures	\$ -	\$ -	→		→	\$0
119	Replacement Reserves Expend	\$ (22,510)	\$ (12,500)	↓	-80.08%	↓	-\$10,010
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	\$ 15,000	\$ -	↑		↑	\$15,000
126	Scholarship Expenditures	\$ (1,448)	\$ (583)	↓	-148.27%	↓	
127	Transfer In (Out)	\$ (114,963)	\$ (19,500)	↓	-489.55%	↓	-\$95,463
128	<b>Total Other Funding</b>	<b>\$ (8,958)</b>	<b>\$ (35,583)</b>	<b>↑</b>	<b>74.83%</b>	<b>↑</b>	<b>\$26,625</b>
129	<b>Net Income</b>	<b>(62,693)</b>	<b>(497)</b>	<b>↓</b>	<b>12502.18%</b>	<b>↓</b>	<b>-\$62,196</b>

# McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending May 31, 2024

Line	Description	YTD	YTD - Budget	% Change	\$ Change
		05/31/24	05/31/24		
129	Tenant Revenue	\$ 2,067,358	\$ 2,068,352	↓ -0.05%	↓ -\$994
130	Rent Gain / (Loss) on Lease	\$ (88,036)	\$ (83,593)	↓ -5.32%	↓ -\$4,443
131	Rent: Vacancy Loss, Adjust	\$ (69,324)	\$ (80,590)	↑ 13.98%	↑ \$11,266
132	Rent: Write-offs	\$ -	\$ -	⇒	⇒ \$0
133	<b>Net Tenant Revenue</b>	\$ 1,909,998	\$ 1,904,169	↑ 0.31%	↑ \$5,829
134	Grant Admin Revenue	\$ 1,396,916	\$ 1,284,642	↑ 8.74%	↑ \$112,273
135	Grant - Capital	\$ 60,355	\$ 74,750	↓ -19.26%	↓ -\$14,395
136	Grant - Stability / Other	\$ 3,500	\$ -	↑	↑ \$3,500
137	Grant - Emergency Housing	\$ 40,634	\$ 33,000	↑ 23.13%	↑ \$7,634
138	Fraud Recovery	\$ 37,251	\$ 14,553	↑ 155.97%	↑ \$22,698
139	Resident Service / Port-in Fee	\$ 200,743	\$ 170,293	↑ 17.88%	↑ \$30,449
140	Office / Ground Lease	\$ 65,539	\$ 67,039	↓ -2.24%	↓ -\$1,500
141	Interest Income	\$ 27,034	\$ 38,884	↓ -30.48%	↓ -\$11,850
142	Other Revenue	\$ 27,595	\$ 46,034	↓ -40.05%	↓ -\$18,439
143	<b>Total Revenue</b>	\$ 3,769,564	\$ 3,633,365	↑ 3.75%	↑ \$136,199
144	Administrative Expenses	\$ 1,667,892	\$ 1,698,581	↓ -1.81%	↓ -\$30,690
145	Tenant Services	\$ 140,717	\$ 183,099	↓ -23.15%	↓ -\$42,382
146	Fundraising Expend. (5K)	\$ -	\$ -	⇒	⇒ \$0
147	Utilities Expense	\$ 121,456	\$ 142,926	↓ -15.02%	↓ -\$21,470
148	Maintenance & Operations	\$ 771,953	\$ 693,391	↑ 11.33%	↑ \$78,562
149	Other General Expenses	\$ 470,180	\$ 425,569	↑ 10.48%	↑ \$44,611
150	Interest Expense	\$ 102,443	\$ 106,566	↓ -3.87%	↓ -\$4,123
151	Depreciation	\$ -	\$ -	⇒	⇒ \$0
152	<b>Total Expenses</b>	\$ 3,274,641	\$ 3,250,133	↑ 0.75%	↑ \$24,508
153	<b>Operating Income (Loss)</b>	\$ 494,923	\$ 383,232	↑ 29.14%	↑ \$111,691
154	HAP Grant Revenue	\$ 8,000,480	\$ 7,261,930	↑ 10.17%	↑ \$738,550
155	HAP Grant EHV Expenditures	\$ (17,101)	\$ (8,250)	↓ -107.29%	↓ -\$8,851
156	Housing Assistance Payments	\$ (8,003,072)	\$ (7,289,430)	↓ -9.79%	↑ -\$713,642
157	<b>Net Housing Assistance</b>	\$ (19,692)	\$ (35,749)	↑ 44.92%	↑ \$16,057
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	\$ (84,503)	\$ (137,500)	↑ 38.54%	↑ \$52,997
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (788)	\$ (93,000)	↑ 99.15%	↑ \$92,212
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	\$ 32,000	\$ 36,000	↓ -11.11%	↓ -\$4,000
167	Scholarship Expenditures	\$ (24,328)	\$ (16,917)	↓ -43.81%	↓ -\$7,412
168	Transfer In (Out)	\$ -	\$ (19,500)	↑ 100.00%	↑ \$19,500
169	<b>Total Other Funding</b>	\$ 236,120	\$ (170,917)	↑ 238.15%	↑ \$407,037
170	<b>Net Income</b>	\$ 711,351	\$ 176,566	↑ 302.88%	↑ \$534,785

## McAllen Housing Authority - MHA

### Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 384,447	\$ 489,918	↓ -21.53%	↓ -\$105,471
5	Restricted				
6	Family Self-Sufficiency	\$ 8,433	\$ 5,116	↑ 64.84%	↑ \$3,317
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	\$ 993,434	\$ 990,116	↑ 0.34%	↑ \$3,317
15	<b>Total Cash</b>	\$ <b>1,377,881</b>	\$ <b>1,480,034</b>	↓ -6.90%	↓ -\$102,153
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	\$ 18,286	\$ 19,545	↓ -6.44%	↓ -\$1,259
25	<b>Total Account Receivables</b>	\$ <b>18,286</b>	\$ <b>19,545</b>	↓ -6.44%	↓ -\$1,259
26	Due From Funds	\$ 80,736	\$ 131,274	⇒ 0.00%	↓ -\$50,538
	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>		⇒ \$0
32	Capital Assets				
33	Land	\$ 1,249,342	\$ 1,249,342	⇒ 0.00%	⇒ \$0
34	Leash hold Improvements	\$ 162,991	\$ 6,000	↑ 2616.51%	↑ \$156,991
35	Buildings	\$ 1,702,497	\$ 1,710,552	↓ -0.47%	↓ -\$8,055
36	Furniture and Fixtures	\$ 334,102	\$ 327,200	↑ 2.11%	↑ \$6,902
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>	\$ <b>2,324,071</b>	\$ <b>2,194,657</b>	↑ 5.90%	↑ \$129,414
40	Prepays	\$ 10,294	\$ 9,927	↑ 3.70%	↑ \$367
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets (Payroll in Transit)	\$ -	\$ -		⇒ \$0
45	<b>Total Long-Term Assets</b>	\$ <b>-</b>	\$ <b>-</b>		⇒ \$0
46	<b>Total Assets</b>	\$ <b>3,887,734</b>	\$ <b>3,911,387</b>	↓ -0.60%	↓ -\$23,653
47					

## McAllen Housing Authority - MHA

### Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 83,764	\$ 80,283	↑ 4.34%	\$3,481
50	Family Self-Sufficiency	\$ 8,429	\$ 5,113	↑ 64.84%	\$3,315
51	Payroll Withholdings	\$ -	\$ -	→	\$0
52	Payroll Taxes Payable	\$ 24,363	\$ 23,948	↑ 1.74%	\$416
53	Accrued Wages	\$ -	\$ -	→	\$0
54	Due to Funds	\$ 1,566	\$ 16,512	↓ -90.52%	-\$14,947
55	Tenant Deposits	\$ -	\$ -	→	\$0
56	Other Current Liabilities	\$ 28,383	\$ 24,779	↑ 14.54%	\$3,603
57	<b>Total Current Liabilities</b>	<b>\$ 146,504</b>	<b>\$ 150,635</b>	<b>↓ -2.74%</b>	<b>-\$4,131</b>
58	<b>Non-Current Liabilities</b>				→
59	Frost	\$ -	\$ -	→	\$0
60	Brownstone	\$ -	\$ -	→	\$0
61	MHFC	\$ -	\$ -	→	\$0
62	<b>Total Non-Current Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>		→
63	<b>Deferred Inflow Resources</b>				→
64	Hibiscus Pre-Leasehold	\$ 925,535	\$ 938,669	↓ -1.40%	-\$13,133
65	Emergency HCV Funds	\$ -	\$ -	→	\$0
66	Cares Act	\$ -	\$ -	→	\$0
67	Other Deferred Revenue	\$ -	\$ -	→	\$0
68	<b>Total Deferred Inflows</b>	<b>\$ 925,535</b>	<b>\$ 938,669</b>	<b>↓ -1.40%</b>	<b>-\$13,133</b>
69					→
70	<b>Net Position</b>	<b>\$ 2,815,695</b>	<b>\$ 2,822,083</b>	<b>↓ -0.23%</b>	<b>-\$6,388</b>
71					→
72	<b>Total Liabilities and Net Position</b>	<b>\$ 3,887,734</b>	<b>\$ 3,911,387</b>	<b>↓ -0.60%</b>	<b>-\$23,653</b>
73	<b>Variance</b>	<b>\$ (0)</b>	<b>\$ (0)</b>		↓

# McAllen Housing Commission - McAllen Housing Authority

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		➡ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
6	Rent: Write-offs	\$ -	\$ -		➡ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>➡ \$0</b>
8	Grant Admin Revenue	\$ 23,605	\$ 38,397	↓ -38.52%	↓ -\$14,792
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	\$ 1	\$ 47	↓ -98.92%	↓ -\$47
16	Other Revenue	\$ -	\$ 451	↓ -100.00%	↓ -\$451
17	<b>Total Revenue</b>	<b>\$ 29,700</b>	<b>\$ 44,189</b>	<b>↓ -32.79%</b>	<b>↓ -\$14,489</b>
18	Administrative Expenses	\$ 31,606	\$ 33,501	↓ -5.66%	↓ -\$1,896
19	Tenant Services	\$ 5,498	\$ 4,588	↑ 19.82%	↑ \$909
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ 3,589	\$ 3,830	↓ -6.28%	↓ -\$241
22	Maintenance & Operations	\$ 5,452	\$ 7,895	↓ -30.94%	↓ -\$2,443
23	Other General Expenses	\$ 13,536	\$ 3,421	↑ 295.64%	↑ \$10,115
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	<b>Total Expenses</b>	<b>\$ 59,681</b>	<b>\$ 53,236</b>	<b>↑ 12.11%</b>	<b>↑ \$6,445</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (29,980)</b>	<b>\$ (9,046)</b>	<b>↓ -231.41%</b>	<b>↓ -\$20,934</b>
28	HAP Grant Revenue	\$ -	\$ -		➡ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
30	Housing Assistance Payments	\$ (347)	\$ (265)	↓ -30.94%	↑ -\$82
31	<b>Net Housing Assistance</b>	<b>\$ (347)</b>	<b>\$ (265)</b>	<b>↓ -30.94%</b>	<b>↓ -\$82</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)	\$ -	\$ 25,000	↓ -100.00%	↓ -\$25,000
43	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>↓ -100.00%</b>	<b>↓ -\$25,000</b>
44	<b>Net Income</b>	<b>(30,327)</b>	<b>\$ 15,689</b>	<b>↓ -293.31%</b>	<b>↓ -\$46,016</b>



# McAllen Housing Commission - McAllen Housing Authority

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	PYR-YTD 05/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
50	Grant Admin Revenue	\$ 304,399	\$ 336,564	↓ -9.56%	↓ -\$32,165
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	\$ 65,539	\$ 58,239	↑ 12.53%	↑ \$7,300
57	Interest Income	\$ 280	\$ 397	↓ -29.65%	↓ -\$118
58	Other Revenue	\$ 2,162	\$ 10,846	↓ -80.06%	↓ -\$8,684
59	<b>Total Revenue</b>	<b>\$ 372,379</b>	<b>\$ 406,055</b>	<b>↓ -8.29%</b>	<b>↓ -\$33,676</b>
60	Administrative Expenses	\$ 225,942	\$ 278,641	↓ -18.91%	↓ -\$52,699
61	Tenant Services	\$ 45,900	\$ 44,539	↑ 3.06%	↑ \$1,362
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 36,289	\$ 44,348	↓ -18.17%	↓ -\$8,059
64	Maintenance & Operations	\$ 82,457	\$ 63,497	↑ 29.86%	↑ \$18,960
65	Other General Expenses	\$ 112,633	\$ 105,823	↑ 6.44%	↑ \$6,810
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	<b>Total Expenses</b>	<b>\$ 503,220</b>	<b>\$ 536,847</b>	<b>↓ -6.26%</b>	<b>↓ -\$33,627</b>
69	<b>Operating Income (Loss)</b>	<b>\$ (130,841)</b>	<b>\$ (130,792)</b>	<b>↓ -0.04%</b>	<b>↓ -\$49</b>
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (5,260)	\$ (3,699)	↓ -42.20%	↑ -\$1,561
73	<b>Net Housing Assistance</b>	<b>\$ (5,260)</b>	<b>\$ (3,699)</b>	<b>↓ -42.20%</b>	<b>↓ -\$1,561</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	\$ 237,629	↓ -4.86%	↓ -\$11,542
86	<b>Total Other Funding</b>	<b>\$ 226,086</b>	<b>\$ 237,629</b>	<b>↓ -4.86%</b>	<b>↓ -\$11,542</b>
87	<b>Net Income</b>	<b>89,985</b>	<b>\$ 103,137</b>	<b>↓ -12.75%</b>	<b>↓ -\$13,152</b>

# McAllen Housing Commission - McAllen Housing Authority

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	Budget 05/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	<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	\$ 1	\$ 58	↓ -99.12%	↓ -\$58
101	Other Revenue	\$ -	\$ 582	↓ -100.00%	↓ -\$582
102	<b>Total Revenue</b>	<b>\$ 29,700</b>	<b>\$ 36,895</b>	<b>↓ -19.50%</b>	<b>↓ -\$7,194</b>
103	Administrative Expenses	\$ 31,606	\$ 21,049	↑ 50.15%	↑ \$10,556
104	Tenant Services	\$ 5,498	\$ 5,140	↑ 6.96%	↑ \$358
105	Fundraising Expend. (5K)	\$ -	\$ -		\$0
106	Utilities Expense	\$ 3,589	\$ 4,461	↓ -19.54%	↓ -\$872
107	Maintenance & Operations	\$ 5,452	\$ 2,600	↑ 109.68%	↑ \$2,852
108	Other General Expenses	\$ 13,536	\$ 11,564	↑ 17.06%	↑ \$1,972
109	Interest Expense	\$ -	\$ -		\$0
110	Depreciation	\$ -	\$ -		\$0
111	<b>Total Expenses</b>	<b>\$ 59,681</b>	<b>\$ 44,814</b>	<b>↑ 33.17%</b>	<b>↑ \$14,867</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (29,980)</b>	<b>\$ (7,919)</b>	<b>↓ -278.58%</b>	<b>↓ -\$22,061</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)	\$ -	\$ -		\$0
128	<b>Total Other Funding</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
129	<b>Net Income</b>	<b>(30,327)</b>	<b>(8,285)</b>	<b>↓ -266.07%</b>	<b>↓ -\$22,043</b>

# McAllen Housing Commission - McAllen Housing Authority

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	YTD - Budget 05/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		⇒ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		⇒ \$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		⇒ \$0
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>⇒ \$0</b>
134	Grant Admin Revenue	\$ 304,399	\$ 331,756	↓ -8.25%	↓ -\$27,358
135	Grant - Capital	\$ -	\$ -		⇒ \$0
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
138	Fraud Recovery	\$ -	\$ -		⇒ \$0
139	Resident Service / Port-in Fee	\$ -	\$ 9	↓ -100.00%	↓ -\$9
140	Office / Ground Lease	\$ 65,539	\$ 67,039	↓ -2.24%	↓ -\$1,500
141	Interest Income	\$ 280	\$ 641	↓ -56.40%	↓ -\$362
142	Other Revenue	\$ 2,162	\$ 6,401	↓ -66.22%	↓ -\$4,239
143	<b>Total Revenue</b>	<b>\$ 372,379</b>	<b>\$ 405,846</b>	<b>↓ -8.25%</b>	<b>↓ -\$33,467</b>
144	Administrative Expenses	\$ 225,942	\$ 231,541	↓ -2.42%	↓ -\$5,599
145	Tenant Services	\$ 45,900	\$ 56,540	↓ -18.82%	↓ -\$10,639
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 36,289	\$ 49,068	↓ -26.04%	↓ -\$12,779
148	Maintenance & Operations	\$ 82,457	\$ 28,605	↑ 188.26%	↑ \$53,852
149	Other General Expenses	\$ 112,633	\$ 127,201	↓ -11.45%	↓ -\$14,568
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ -	\$ -		⇒ \$0
152	<b>Total Expenses</b>	<b>\$ 503,220</b>	<b>\$ 492,954</b>	<b>↑ 2.08%</b>	<b>↑ \$10,266</b>
153	<b>Operating Income (Loss)</b>	<b>\$ (130,841)</b>	<b>\$ (87,108)</b>	<b>↓ -50.21%</b>	<b>↓ -\$43,734</b>
154	HAP Grant Revenue	\$ -	\$ -		⇒ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
156	Housing Assistance Payments	\$ (5,260)	\$ (4,018)	↓ -30.91%	↑ -\$1,242
157	<b>Net Housing Assistance</b>	<b>\$ (5,260)</b>	<b>\$ (4,018)</b>	<b>↓ -30.91%</b>	<b>↓ -\$1,242</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>89,985</b>	<b>\$ (52,126)</b>	<b>↑ 272.63%</b>	<b>↑ \$142,111</b>

## McAllen Housing Authority - Capital Funds

### Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ -	\$ -		\$0
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		\$0
7	Hibiscus Leasehold	\$ -	\$ -		\$0
8	Section 8	\$ -	\$ -		\$0
9	Emergency Housing Voucher	\$ -	\$ -		\$0
10	Capital Funds	\$ 19	\$ 12	↑ 55.91%	\$7
11	Tenant Security Deposits	\$ -	\$ -		\$0
12	Reserve Accounts	\$ -	\$ -		\$0
13	Other Restricted Assets	\$ -	\$ -		\$0
14	Restricted	\$ 19	\$ 12	↑ 55.91%	\$7
15	<b>Total Cash</b>	<b>\$ 19</b>	<b>\$ 12</b>	<b>↑ 55.91%</b>	<b>\$7</b>
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>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
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>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
32	Capital Assets				
33	Land	\$ -	\$ -		\$0
34	Leash hold Improvements	\$ -	\$ -		\$0
35	Buildings	\$ -	\$ -		\$0
36	Furniture and Fixtures	\$ -	\$ -		\$0
37	Vehicle	\$ -	\$ -		\$0
38	Accumulated Depreciation	\$ -	\$ -		\$0
39	<b>Total Capital Assets</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
40	Prepays	\$ -	\$ -		\$0
41	Other Long-Term Asses				
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>\$0</b>
46	<b>Total Assets</b>	<b>\$ 19</b>	<b>\$ 12</b>	<b>↑ 55.91%</b>	<b>\$7</b>
47					

## McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% 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	\$ 12	↑ 55.91%	\$7
71					\$0
72	<b>Total Liabilities and Net Position</b>	\$ 19	\$ 12	↑ 55.91%	\$7
73	<b>Variance</b>	\$ -	\$ -		\$0

# McAllen Housing Commission - Capital Funds

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		\$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
6	Rent: Write-offs	\$ -	\$ -		\$0
7	<b>Net Tenant Revenue</b>	\$ -	\$ -		\$0
8	Grant Admin Revenue	\$ -	\$ -		\$0
9	Grant - Capital	\$ -	\$ -		\$0
10	Grant - Stability / Other	\$ -	\$ -		\$0
11	Grant - Emergency Housing	\$ -	\$ -		\$0
12	Fraud Recovery	\$ -	\$ -		\$0
13	Resident Service / Port-in Fee	\$ -	\$ -		-\$2
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ -	\$ -		\$0
16	Other Revenue	\$ -	\$ 2	↓ -100.00%	-\$2
17	<b>Total Revenue</b>	\$ -	\$ 2	↓ -100.00%	-\$2
18	Administrative Expenses	\$ -	\$ -		\$0
19	Tenant Services	\$ -	\$ -		\$0
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ -	\$ -		\$0
22	Maintenance & Operations	\$ -	\$ -		\$0
23	Other General Expenses	\$ -	\$ -		\$0
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	<b>Total Expenses</b>	\$ -	\$ -		\$0
27	<b>Operating Income (Loss)</b>	\$ -	\$ 2	↓ -100.00%	-\$2
28	HAP Grant Revenue	\$ -	\$ -		\$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
30	Housing Assistance Payments	\$ -	\$ -		\$0
31	<b>Net Housing Assistance</b>	\$ -	\$ -		\$0
32	Capital Funds - General	\$ 114,963	\$ -		\$114,963
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)	\$ (25,000)	↓ -359.85%	-\$89,963
43	<b>Total Other Funding</b>	\$ -	\$ (25,000)	↑ 100.00%	\$25,000
44	<b>Net Income</b>	\$ -	\$ (24,998)	↑ 100.00%	\$24,998

# McAllen Housing Commission - Capital Funds

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	PYR-YTD 05/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	<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	\$ 8	↓ -10.99%	-\$1
58	Other Revenue	\$ -	\$ -		\$0
59	<b>Total Revenue</b>	\$ 60,362	\$ 150,508	↓ -59.89%	-\$90,147
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	\$ 150,508	↓ -59.89%	-\$90,147
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 Village	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ (226,086)	\$ (237,629)	↑ 4.86%	\$11,542
86	<b>Total Other Funding</b>	\$ (60,355)	\$ (150,501)	↑ 59.90%	\$90,146
87	<b>Net Income</b>	7	8	↓ -10.99%	-\$1

# McAllen Housing Commission - Capital Funds

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	Budget 05/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	<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)	\$ (19,500)	↓ -489.55%	-\$95,463
128	<b>Total Other Funding</b>	\$ -	\$ (19,500)	↑ 100.00%	\$19,500
129	<b>Net Income</b>	\$ -	\$ (19,499)	↑ 100.00%	\$19,499



# McAllen Housing Commission - Capital Funds

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	YTD - Budget 05/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		\$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
132	Rent: Write-offs	\$ -	\$ -		\$0
133	<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	\$ 8	↓ -10.99%	-\$1
142	Other Revenue	\$ -	\$ -		\$0
143	<b>Total Revenue</b>	\$ 60,362	\$ 39,008	↑ 54.74%	\$21,354
144	Administrative Expenses	\$ -	\$ -		\$0
145	Tenant Services	\$ -	\$ -		\$0
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ -	\$ -		\$0
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	<b>Total Expenses</b>	\$ -	\$ -		\$0
153	<b>Operating Income (Loss)</b>	\$ 60,362	\$ 39,008	↑ 54.74%	\$21,354
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)	\$ (194,759)	↓ -16.09%	-\$31,327
169	<b>Total Other Funding</b>	\$ (60,355)	\$ (58,500)	↓ -3.17%	-\$1,855
170	<b>Net Income</b>	7	(19,492)	↑ 100.03%	\$19,499

## McAllen Housing Authority - Section 8

### Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 03/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,032,135	\$ 1,862,826	↑ 9.09%	↑ \$169,309
5	Restricted				
6	Family Self-Sufficiency	\$ 105,645	\$ 60,888	↑ 73.51%	↑ \$44,757
7	Hibiscus Leasehold	\$ -	\$ -		⇒ \$0
8	Section 8	\$ 57,505	\$ 64,458	↓ -10.79%	↓ -\$6,952
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	\$ 163,150	\$ 125,346	↑ 30.16%	↑ \$37,804
15	<b>Total Cash</b>	<b>\$ 2,195,285</b>	<b>\$ 1,988,171</b>	<b>↑ 10.42%</b>	<b>↑ \$207,113</b>
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		⇒ \$0
17	Accounts Receivable				
18	Port-In Receivables	\$ 11,210	\$ 17,921	↓ -37.45%	↓ -\$6,711
19	Tenant Formal Agreements	\$ 124,877	\$ 60,356	↑ 106.90%	↑ \$64,521
20	Allowance for Doubtful Acct	\$ (124,877)	\$ (60,356)	↑ 106.90%	↓ -\$64,521
21	Management Fee	\$ -	\$ -		⇒ \$0
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds	\$ -	\$ -		⇒ \$0
24	Miscellaneous	\$ 93	\$ -		↑ \$93
25	<b>Total Account Receivables</b>	<b>\$ 11,303</b>	<b>\$ 17,921</b>	<b>↓ -36.93%</b>	<b>↓ -\$6,618</b>
26	Due From Funds	\$ 253,283	\$ 144,856	↑ 74.85%	↑ \$108,427
	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>⇒ \$0</b>
32	Capital Assets				
33	Land	\$ -	\$ -		⇒ \$0
34	Leash hold Improvements	\$ -	\$ -		⇒ \$0
35	Buildings	\$ -	\$ -		⇒ \$0
36	Furniture and Fixtures	\$ 58,645	\$ 58,305	↑ 0.58%	↑ \$340
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>	<b>\$ 26,770</b>	<b>\$ 48,810</b>	<b>↓ -45.16%</b>	<b>↓ -\$22,040</b>
40	Prepays	\$ 2,422	\$ 4,318	↓ -43.90%	↓ -\$1,896
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets	\$ -	\$ -		⇒ \$0
45	<b>Total Long-Term Assets</b>	<b>\$ -</b>	<b>\$ 52</b>	<b>↓ -100.00%</b>	<b>↓ -\$52</b>
46	<b>Total Assets</b>	<b>\$ 2,489,063</b>	<b>\$ 2,204,129</b>	<b>↑ 12.93%</b>	<b>↑ \$284,934</b>
47					

## McAllen Housing Authority - Section 8

Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 03/31/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 19,869	\$ 35,800	↓ -44.50%	↓ -\$15,930
50	Family Self-Sufficiency	\$ 97,888	\$ 49,285	↑ 98.62%	↑ \$48,603
51	Payroll Withholdings	\$ -	\$ -		⇒ \$0
52	Payroll Taxes Payable	\$ -	\$ -		⇒ \$0
53	Accrued Wages	\$ -	\$ -		⇒ \$0
54	Due to Funds	\$ 261,898	\$ 102,024	↑ 156.70%	↑ \$159,873
55	Tenant Deposits	\$ -	\$ -		⇒ \$0
56	Other Current Liabilities	\$ 4,064	\$ 3,913	↑ 3.85%	↑ \$151
57	<b>Total Current Liabilities</b>	<b>\$ 383,718</b>	<b>\$ 191,021</b>	<b>↑ 100.88%</b>	<b>↑ \$192,697</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>		⇒ \$0
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>		⇒ \$0
69					⇒ \$0
70	<b>Net Position</b>	<b>\$ 2,105,345</b>	<b>\$ 2,013,108</b>	<b>↑ 4.58%</b>	<b>↑ \$92,237</b>
71					⇒ \$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 2,489,063</b>	<b>\$ 2,204,129</b>	<b>↑ 12.93%</b>	<b>↑ \$284,934</b>
73	<b>Variance</b>	<b>\$ -</b>	<b>\$ (0)</b>		⇒ \$0

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		\$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
6	Rent: Write-offs	\$ -	\$ -		\$0
7	<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	\$ 3,622	\$ 1,776	↑ 103.97%	\$1,846
13	Port-in Fee	\$ 24,762	\$ 11,265	↑ 119.81%	\$13,497
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ 6	\$ 183	↓ -96.88%	-\$177
16	Other Revenue	\$ (333)	\$ -		-\$333
17	<b>Total Revenue</b>	<b>\$ 116,424</b>	<b>\$ 95,400</b>	<b>↑ 22.04%</b>	<b>\$21,024</b>
18	Administrative Expenses	\$ 103,407	\$ 72,294	↑ 43.04%	\$31,113
19	Tenant Services	\$ 410	\$ 138	↑ 197.30%	\$272
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ 701	\$ 417	↑ 68.27%	\$284
22	Maintenance & Operations	\$ 864	\$ 1,990	↓ -56.59%	-\$1,126
23	Other General Expenses	\$ 23,087	\$ 11,493	↑ 100.88%	\$11,594
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	<b>Total Expenses</b>	<b>\$ 128,469</b>	<b>\$ 86,331</b>	<b>↑ 48.81%</b>	<b>\$42,138</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (12,045)</b>	<b>\$ 9,068</b>	<b>↓ -232.83%</b>	<b>-\$21,114</b>
28	HAP Grant Revenue	\$ 727,283	\$ 688,722	↑ 5.60%	\$38,561
29	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
30	Housing Assistance Payments	\$ (745,976)	\$ (661,144)	↓ -12.83%	-\$84,832
31	<b>Net Housing Assistance</b>	<b>\$ (18,693)</b>	<b>\$ 27,578</b>	<b>↓ -167.78%</b>	<b>-\$46,271</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>(30,739)</b>	<b>\$ 36,646</b>	<b>↓ -183.88%</b>	<b>-\$67,385</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	PYR-YTD 05/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
50	Grant Admin Revenue	\$ 1,092,517	\$ 965,126	↑ 13.20%	\$127,391
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ 3,500	\$ -		\$3,500
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 37,717	\$ 16,059	↑ 134.87%	\$21,659
55	Resident Service / Port-in Fee	\$ 179,070	\$ 141,685	↑ 26.39%	\$37,385
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 1,338	\$ 1,562	↓ -14.40%	-\$225
58	Other Revenue	\$ 2	\$ 9,955	↓ -99.98%	-\$9,953
59	<b>Total Revenue</b>	<b>\$ 1,314,143</b>	<b>\$ 1,134,387</b>	<b>↑ 15.85%</b>	<b>\$179,756</b>
60	Administrative Expenses	\$ 862,663	\$ 724,334	↑ 19.10%	\$138,330
61	Tenant Services	\$ 2,796	\$ 920	↑ 203.88%	\$1,876
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 5,354	\$ 5,113	↑ 4.72%	\$241
64	Maintenance & Operations	\$ 10,438	\$ 24,546	↓ -57.47%	-\$14,108
65	Other General Expenses	\$ 185,454	\$ 129,810	↑ 42.87%	\$55,644
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	<b>Total Expenses</b>	<b>\$ 1,066,706</b>	<b>\$ 884,723</b>	<b>↑ 20.57%</b>	<b>\$181,983</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 247,438</b>	<b>\$ 249,664</b>	<b>↓ -0.89%</b>	<b>-\$2,227</b>
70	HAP Grant Revenue	\$ 7,634,322	\$ 6,681,262	↑ 14.26%	\$953,060
71	HAP Grant EHV . STV Expendit	\$ (3,653)	\$ -		-\$3,653
72	Housing Assistance Payments	\$ (7,709,304)	\$ (6,771,617)	↓ -13.85%	\$937,687
73	<b>Net Housing Assistance</b>	<b>\$ (78,634)</b>	<b>\$ (90,355)</b>	<b>↑ 12.97%</b>	<b>\$11,720</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>168,803</b>	<b>\$ 159,310</b>	<b>↑ 5.96%</b>	<b>\$9,494</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	Budget 05/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		➡ \$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
91	Rent: Write-offs	\$ -	\$ -		➡ \$0
92	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>➡ \$0</b>
93	Grant Admin Revenue	\$ 88,367	\$ 89,876	↓ -1.68%	↓ -\$1,509
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
97	Fraud Recovery	\$ 3,622	\$ 1,323	↑ 173.75%	↑ \$2,299
98	Resident Service / Port-in Fee	\$ 24,762	\$ 13,355	↑ 85.42%	↑ \$11,408
99	Office / Ground Lease	\$ -	\$ -		➡ \$0
100	Interest Income	\$ 6	\$ 232	↓ -97.54%	↓ -\$227
101	Other Revenue	\$ (333)	\$ 678	↓ -149.10%	↓ -\$1,011
102	<b>Total Revenue</b>	<b>\$ 116,424</b>	<b>\$ 105,464</b>	<b>↑ 10.39%</b>	<b>↑ \$10,959</b>
103	Administrative Expenses	\$ 103,407	\$ 85,038	↑ 21.60%	↑ \$18,369
104	Tenant Services	\$ 410	\$ 155	↑ 165.24%	↑ \$256
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 701	\$ 528	↑ 32.71%	↑ \$173
107	Maintenance & Operations	\$ 864	\$ 2,364	↓ -63.46%	↓ -\$1,501
108	Other General Expenses	\$ 23,087	\$ 11,703	↑ 97.26%	↑ \$11,383
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	<b>Total Expenses</b>	<b>\$ 128,469</b>	<b>\$ 99,789</b>	<b>↑ 28.74%</b>	<b>↑ \$28,680</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (12,045)</b>	<b>\$ 5,675</b>	<b>↓ -312.24%</b>	<b>↓ -\$17,721</b>
113	HAP Grant Revenue	\$ 727,283	\$ 639,425	↑ 13.74%	↑ \$87,858
114	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
115	Housing Assistance Payments	\$ (745,976)	\$ (642,310)	↓ -16.14%	↑ -\$103,666
116	<b>Net Housing Assistance</b>	<b>\$ (18,693)</b>	<b>\$ (2,885)</b>	<b>↓ -548.01%</b>	<b>↓ -\$15,808</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>(30,739)</b>	<b>\$ 2,791</b>	<b>↓ -1201.47%</b>	<b>↓ -\$33,529</b>

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	YTD - Budget 05/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		➔ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		➔ \$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➔ \$0
132	Rent: Write-offs	\$ -	\$ -		➔ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>➔ \$0</b>
134	Grant Admin Revenue	\$ 1,092,517	\$ 952,886	↑ 14.65%	↑ \$139,631
135	Grant - Capital	\$ -	\$ 35,750	↓ -100.00%	↓ -\$35,750
136	Grant - Stability / Other	\$ 3,500	\$ -		↑ \$3,500
137	Grant - Emergency Housing	\$ -	\$ -		➔ \$0
138	Fraud Recovery	\$ 37,717	\$ 14,553	↑ 159.17%	↑ \$23,164
139	Resident Service / Port-in Fee	\$ 179,070	\$ 146,901	↑ 21.90%	↑ \$32,168
140	Office / Ground Lease	\$ -	\$ -		➔ \$0
141	Interest Income	\$ 1,338	\$ 2,557	↓ -47.70%	↓ -\$1,220
142	Other Revenue	\$ 2	\$ 7,460	↓ -99.98%	↓ -\$7,458
143	<b>Total Revenue</b>	<b>\$ 1,314,143</b>	<b>\$ 1,160,108</b>	<b>↑ 13.28%</b>	<b>↑ \$154,036</b>
144	Administrative Expenses	\$ 862,663	\$ 935,420	↓ -7.78%	↓ -\$72,756
145	Tenant Services	\$ 2,796	\$ 1,701	↑ 64.32%	↑ \$1,094
146	Fundraising Expend. (5K)	\$ -	\$ -		➔ \$0
147	Utilities Expense	\$ 5,354	\$ 5,812	↓ -7.88%	↓ -\$458
148	Maintenance & Operations	\$ 10,438	\$ 26,008	↓ -59.87%	↓ -\$15,570
149	Other General Expenses	\$ 185,454	\$ 128,738	↑ 44.06%	↑ \$56,716
150	Interest Expense	\$ -	\$ -		➔ \$0
151	Depreciation	\$ -	\$ -		➔ \$0
152	<b>Total Expenses</b>	<b>\$ 1,066,706</b>	<b>\$ 1,097,679</b>	<b>↓ -2.82%</b>	<b>↓ -\$30,973</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 247,438</b>	<b>\$ 62,429</b>	<b>↑ 296.35%</b>	<b>↑ \$185,009</b>
154	HAP Grant Revenue	\$ 7,634,322	\$ 7,033,680	↑ 8.54%	↑ \$600,642
155	HAP Grant EHV Expenditures	\$ (3,653)	\$ -		↓ -\$3,653
156	Housing Assistance Payments	\$ (7,709,304)	\$ (7,065,412)	↓ -9.11%	↑ -\$643,892
157	<b>Net Housing Assistance</b>	<b>\$ (78,634)</b>	<b>\$ (31,732)</b>	<b>↓ -147.81%</b>	<b>↓ -\$46,903</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>168,803</b>	<b>\$ 30,697</b>	<b>↑ 449.89%</b>	<b>↑ \$138,106</b>

## McAllen Housing Authority - EHV

### Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 113,739	\$ 98,789	↑ 15.13%	↑ \$14,950
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ 26,041	\$ 50,569	↓ -48.50%	↓ -\$24,528
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ -	\$ -	→	\$0
12	Reserve Accounts	\$ -	\$ -	→	\$0
13	Other Restricted Funds	\$ -	\$ -	→	\$0
14	Restricted	\$ 26,041	\$ 50,569	↓ -48.50%	↓ -\$24,528
15	<b>Total Cash</b>	<b>\$ 139,780</b>	<b>\$ 149,357</b>	<b>↓ -6.41%</b>	<b>↓ -\$9,578</b>
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ 591	↓ -100.00%	↓ -\$591
19	Tenant Formal Agreements	\$ 4,180	\$ 261	↑ 1501.53%	↑ \$3,919
20	Allowance for Doubtful Acct	\$ (4,180)	\$ (234)	↑ 1686.32%	↓ -\$3,946
21	Management Fee	\$ -	\$ -	→	\$0
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds	\$ -	\$ -	→	\$0
24	Miscellaneous	\$ -	\$ -	→	\$0
25	<b>Total Account Receivables</b>	<b>\$ -</b>	<b>\$ 618</b>	<b>↓ -100.00%</b>	<b>↓ -\$618</b>
26	Due From Funds	\$ 42	\$ 597	↓ -92.97%	↓ -\$555
	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	Leash 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 Asses				
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>\$ 139,822</b>	<b>\$ 150,573</b>	<b>↓ -7.14%</b>	<b>↓ -\$10,752</b>
47					



## McAllen Housing Authority - EHV

Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 4,539	\$ 1,073	↑ 323.06%	\$3,466
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages	\$ -	\$ -		\$0
54	Due to Funds	\$ 28,766	\$ 96,974	↓ -70.34%	-\$68,208
55	Tenant Deposits	\$ -	\$ -		\$0
56	Other Current Liabilities	\$ -	\$ 576	↓ -100.00%	-\$576
57	<b>Total Current Liabilities</b>	\$ 33,305	\$ 98,623	↓ -66.23%	-\$65,318
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	\$ 48,097	\$ 72,236	↓ -33.42%	-\$24,139
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	<b>Total Deferred Inflows</b>	\$ 48,097	\$ 72,236	↓ -33.42%	-\$24,139
69					\$0
70	<b>Net Position</b>	\$ 58,420	\$ (20,286)	↓ -387.98%	\$78,705
71		\$ -			\$0
72	<b>Total Liabilities and Net Position</b>	\$ 139,822	\$ 150,573	↓ -7.14%	-\$10,752
73	<b>Variance</b>	\$ -	\$ -		\$0

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		\$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
6	Rent: Write-offs	\$ -	\$ -		\$0
7	<b>Net Tenant Revenue</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$0</b>
8	Grant Admin Revenue	\$ -	\$ -		\$0
9	Grant - Capital	\$ -	\$ -		\$0
10	Grant - Stability / Other	\$ -	\$ -		\$0
11	Grant - Emergency Housing	\$ 3,302	\$ 3,032	↑ 8.91%	\$270
12	Fraud Recovery	\$ 42	\$ -	↑	\$42
13	Port-in Fee	\$ 971	\$ 585	↑ 65.98%	\$386
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ -	\$ -		\$0
16	Other Revenue	\$ -	\$ -		\$0
17	<b>Total Revenue</b>	<b>\$ 4,315</b>	<b>\$ 3,617</b>	<b>↑ 19.30%</b>	<b>\$698</b>
18	Administrative Expenses	\$ 1,904	\$ 3,298	↓ -42.26%	-\$1,394
19	Tenant Services	\$ 2,711	\$ 1,750	↑ 54.93%	\$961
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ -	\$ -		\$0
22	Maintenance & Operations	\$ -	\$ -		\$0
23	Other General Expenses	\$ 101	\$ -	↑	\$101
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	<b>Total Expenses</b>	<b>\$ 4,715</b>	<b>\$ 5,047</b>	<b>↓ -6.58%</b>	<b>-\$332</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (400)</b>	<b>\$ (1,430)</b>	<b>↑ 72.02%</b>	<b>\$1,030</b>
28	HAP Grant Revenue	\$ 46,789	\$ 44,634	↑ 4.83%	\$2,155
29	HAP Grant EHV Expenditures	\$ -	\$ (2,540)	↑ 100.00%	\$2,540
30	Housing Assistance Payments	\$ (26,038)	\$ (22,441)	↓ -16.03%	-\$3,597
31	<b>Net Housing Assistance</b>	<b>\$ 20,751</b>	<b>\$ 19,653</b>	<b>↑ 5.59%</b>	<b>\$1,098</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>20,351</b>	<b>\$ 18,223</b>	<b>↑ 11.68%</b>	<b>\$2,128</b>

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending May 31, 2024

Line	Description	YTD 05/31/24	PYR-YTD 05/31/23	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		→ \$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		→ \$0
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<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	\$ 40,634	\$ 30,851	↑ 31.71%	↑ \$9,783
54	Fraud Recovery	\$ (466)	\$ -		↓ -\$466
55	Port-in Fee	\$ 573	\$ 1,189	↓ -51.80%	↓ -\$616
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ -	\$ -		→ \$0
58	Other Revenue	\$ -	\$ -		→ \$0
59	<b>Total Revenue</b>	<b>\$ 40,741</b>	<b>\$ 32,040</b>	<b>↑ 27.16%</b>	<b>↑ \$8,701</b>
60	Administrative Expenses	\$ 13,363	\$ 34,238	↓ -60.97%	↓ -\$20,875
61	Tenant Services	\$ 21,940	\$ 15,916	↑ 37.85%	↑ \$6,024
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ -	\$ -		→ \$0
64	Maintenance & Operations	\$ -	\$ -		→ \$0
65	Other General Expenses	\$ 1,201	\$ 3,307	↓ -63.70%	↓ -\$2,106
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	<b>Total Expenses</b>	<b>\$ 36,503</b>	<b>\$ 53,461</b>	<b>↓ -31.72%</b>	<b>↓ -\$16,958</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 4,238</b>	<b>\$ (21,421)</b>	<b>↑ 119.78%</b>	<b>↑ \$25,659</b>
70	HAP Grant Revenue	\$ 366,158	\$ 242,871	↑ 50.76%	↑ \$123,287
71	HAP Grant EHV Expenditures	\$ (13,448)	\$ (18,443)	↑ 27.08%	↑ \$4,995
72	Housing Assistance Payments	\$ (288,508)	\$ (250,745)	↓ -15.06%	↑ -\$37,763
73	<b>Net Housing Assistance</b>	<b>\$ 64,202</b>	<b>\$ (26,317)</b>	<b>↑ 343.96%</b>	<b>↑ \$90,519</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>68,440</b>	<b>\$ (47,738)</b>	<b>↑ 243.37%</b>	<b>↑ \$116,178</b>

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	Budget 05/31/24	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	<b>Net Tenant Revenue</b>	\$ -	\$ -		\$0
93	Grant Admin Revenue	\$ -	\$ -		\$0
94	Grant - Capital	\$ -	\$ -		\$0
95	Grant - Stability / Other	\$ -	\$ -		\$0
96	Grant - Emergency Housing	\$ 3,302	\$ 3,000	↑ 10.07%	\$302
97	Fraud Recovery	\$ 42	\$ -		\$42
98	Resident Service / Port-in Fee	\$ 971	\$ 111	↑ 777.15%	\$860
99	Office / Ground Lease	\$ -	\$ -		\$0
100	Interest Income	\$ -	\$ -		\$0
101	Other Revenue	\$ -	\$ -		\$0
102	<b>Total Revenue</b>	\$ 4,315	\$ 3,111	↑ 38.71%	\$1,204
103	Administrative Expenses	\$ 1,904	\$ 783	↑ 143.04%	\$1,121
104	Tenant Services	\$ 2,711	\$ 2,515	↑ 7.79%	\$196
105	Fundraising Expend. (5K)	\$ -	\$ -		\$0
106	Utilities Expense	\$ -	\$ -		\$0
107	Maintenance & Operations	\$ -	\$ -		\$0
108	Other General Expenses	\$ 101	\$ 451	↓ -77.69%	-\$350
109	Interest Expense	\$ -	\$ -		\$0
110	Depreciation	\$ -	\$ -		\$0
111	<b>Total Expenses</b>	\$ 4,715	\$ 3,749	↑ 25.78%	\$966
112	<b>Operating Income (Loss)</b>	\$ (400)	\$ (638)	↑ 37.27%	\$238
113	HAP Grant Revenue	\$ 46,789	\$ 20,750	↑ 125.49%	\$26,039
114	HAP Grant EHV Expenditures	\$ -	\$ (20,750)	↑ 100.00%	\$20,750
115	Housing Assistance Payments	\$ (26,038)	\$ -		-\$26,038
116	<b>Net Housing Assistance</b>	\$ 20,751	\$ 0	↑#####	\$20,751
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>	\$ -	\$ -		\$0
129	<b>Net Income</b>	20,351	\$ (638)	↑ 3289.96%	\$20,989

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending May 31, 2024

Line	Description	YTD 05/31/24	YTD - Budget 05/31/24	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		\$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
132	Rent: Write-offs	\$ -	\$ -		\$0
133	<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	\$ 40,634	\$ 33,000	↑ 23.13%	\$7,634
138	Fraud Recovery	\$ (466)	\$ -		-\$466
139	Resident Service / Port-in Fee	\$ 573	\$ 1,218	↓ -52.94%	-\$645
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ -	\$ -		\$0
142	Other Revenue	\$ -	\$ -		\$0
143	<b>Total Revenue</b>	<b>\$ 40,741</b>	<b>\$ 34,218</b>	<b>↑ 19.06%</b>	<b>\$6,523</b>
144	Administrative Expenses	\$ 13,363	\$ 8,618	↑ 55.06%	\$4,745
145	Tenant Services	\$ 21,940	\$ 27,661	↓ -20.68%	-\$5,721
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ 1,201	\$ 4,957	↓ -75.78%	-\$3,757
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	<b>Total Expenses</b>	<b>\$ 36,503</b>	<b>\$ 41,236</b>	<b>↓ -11.48%</b>	<b>-\$4,732</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 4,238</b>	<b>\$ (7,018)</b>	<b>↑ 160.38%</b>	<b>\$11,256</b>
154	HAP Grant Revenue	\$ 366,158	\$ 228,250	↑ 60.42%	\$137,908
155	HAP Grant EHV Expenditures	\$ (13,448)	\$ (8,250)	↓ -63.01%	-\$5,199
156	Housing Assistance Payments	\$ (288,508)	\$ (220,000)	↓ -31.14%	-\$68,508
157	<b>Net Housing Assistance</b>	<b>\$ 64,202</b>	<b>\$ 0</b>	<b>↑#####</b>	<b>\$64,202</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>68,440</b>	<b>\$ (7,018)</b>	<b>↑ 1075.23%</b>	<b>\$75,457</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, June 26, 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 May 22, 2024. Pg. 2-3
  - b) Consideration and Possible Action to Approve Operating Budget for the McAllen Housing Facility Corporation (MHFC) Orchid Place Apts., Sunset Gardens Apts., and Villas at Beaumont Apts. for FY 2024-2025. Pg. 4
  - c) Consideration and Possible Action to Approve Resolution MHFC 2024-03; A Resolution of the McAllen Housing Facility Corporation Approving the Accounts Receivable Write-Off for Orchid Place Apartments for year ending June 30, 2024. Pg. 5-8
3. Non-Action Items:
  - a) Financial Summary Pg. 9-14
  - b) La Vista Financial Summary Pg. 15-24
  - c) Retama Village I & II Financial Summary Pg. 25-45
4. Executive Session: Closed Session Under Government Code 551 Sections
  - Consultation with Legal Counsel Regarding Deliberations about Real Property (T.G.C. 551.072)
5. Reconvene to Open Session; Action, if any, on:
  - Consultation with Legal Counsel Regarding Deliberations about Real Property (T.G.C. 551.072)
6. Adjournment

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

I certify that this Notice of Regular Meeting was posted on **Friday, June 21, 2024, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Facility Corporation, Municipal Government Offices, 1300 Houston Ave., McAllen, TX 78501 in compliance with Chapter 551, Government Code.



The McAllen Housing Facility Corporation

  
Rodolfo "Rudy" Ramirez, Executive Director

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

## MINUTES OF THE MEETING

### OF THE MCALLEN HOUSING FACILITY CORPORATION REGULAR BOARD MEETING

Wednesday, May 22, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, May 22, 2024, at the Family Development Center. 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 Josephine Ramirez-Solis  
City of McAllen Legal Intern Tanja Visoiu

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 April 24, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Marc David Garcia made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion; Motion carried unanimously.**
  - 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. **Chair Elva M. Cerda entertained a motion to approve Resolution MHFC 2024-02. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion; Motion carried unanimously.**
  - c) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Sunset Garden Apartments. **Chair Elva M. Cerda**

**entertained a motion to approve the Disposition of Surplus Inventory/Fixed Assets from Sunset Garden Apartments. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Marc David Garcia second the motion; Motion carried unanimously.**

d) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Villas at Beaumont Apartments. **Chair Elva M. Cerda entertained a motion to approve the Disposition of Surplus Inventory/Fixed Assets from Villas at Beaumont Apartments. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Marc David Garcia second the motion; Motion carried unanimously.**

e) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Orchid Place Apartments. **Chair Elva M. Cerda entertained a motion to approve the Disposition of Surplus Inventory/Fixed Assets from Orchid Place Apartments. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Marc David Garcia second the motion; Motion carried unanimously.**

3. Non- Action Items:

a) Financial summary

- Finance Director Jose Garcia reported Financial update for April 2024 with no significant findings.

b) La Vista Financial Summary

- Finance Director Jose Garcia reported Financial update for April 2024 with no significant findings.

c) Retama Village I&II Financial Summary

- Finance Director Jose Garcia reported Financial update for April 2024 with no significant findings.

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 12:24 PM**

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Rodolfo “Rudy” Ramirez, Executive Director



# McAllen Housing Commission - Combined Budget

## FY 2024-2025

Excludes La Vista Apartments and Retama I, Retama II

Line	Description	YTD - Budget	YTD - 5/31/2024	% Change	\$ Change
		FY24-25	Annualized		
129	Tenant Revenue	\$ 2,593,595	\$ 2,255,300	↑ 15.00%	↑ \$338,295
130	Rent Gain / (Loss) on Lease	\$ (105,643)	\$ (96,039)	↓ -10.00%	↓ -\$9,604
131	Rent: Vacancy Loss, Adjust	\$ (86,970)	\$ (75,626)	↓ -15.00%	↓ -\$11,344
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ 2,400,981</b>	<b>\$ 2,083,635</b>	<b>↑ 15.23%</b>	<b>↑ \$317,346</b>
134	Grant Admin Revenue	\$ 1,153,749	\$ 1,191,837	↓ -3.20%	↓ -\$38,088
135	Grant - Capital	\$ 412,510	\$ 397,913	↑ 3.67%	↑ \$14,597
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ 39,624	\$ 48,146	↓ -17.70%	↓ -\$8,522
138	Fraud Recovery	\$ 52,390	\$ 40,638	↑ 28.92%	↑ \$11,752
139	Resident Service / Port-in Fee	\$ 280,722	\$ 218,992	↑ 28.19%	↑ \$61,730
140	Office / Ground Lease	\$ 71,568	\$ 71,497	↑ 0.10%	↑ \$71
141	Interest Income	\$ 56,124	\$ 29,533	↑ 90.04%	↑ \$26,591
142	Other Revenue	\$ 39,228	\$ 30,191	↑ 29.93%	↑ \$9,037
143	<b>Total Revenue</b>	<b>\$ 4,506,897</b>	<b>\$ 4,112,382</b>	<b>↑ 9.59%</b>	<b>↑ \$394,515</b>
144	Administrative Expenses	\$ 1,962,552	\$ 1,821,374	↑ 7.75%	↑ \$141,178
145	Tenant Services	\$ 197,433	\$ 153,510	↑ 28.61%	↑ \$43,923
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 145,383	\$ 132,497	↑ 9.73%	↑ \$12,886
148	Maintenance & Operations	\$ 993,085	\$ 842,132	↑ 17.93%	↑ \$150,953
149	Other General Expenses	\$ 693,324	\$ 512,648	↑ 35.24%	↑ \$180,676
150	Interest Expense	\$ 94,522	\$ 111,756	↓ -15.42%	↓ -\$17,234
151	Depreciation	\$ 405,414	\$ 421,971	↓ -3.92%	↓ -\$16,557
152	<b>Total Expenses</b>	<b>\$ 4,491,714</b>	<b>\$ 3,995,888</b>	<b>↑ 12.41%</b>	<b>↑ \$495,826</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 15,183</b>	<b>\$ 116,494</b>	<b>↓ -86.97%</b>	<b>↓ -\$101,311</b>
154	HAP Grant Revenue	\$ 9,529,760	\$ 8,727,796	↑ 9.19%	↑ \$801,964
155	HAP Grant EHV Expenditures	\$ (318,678)	\$ (353,151)	↑ 9.76%	↑ \$34,473
156	Housing Assistance Payments	\$ (9,233,916)	\$ (8,396,128)	↓ -9.98%	↑ -\$837,788
157	<b>Net Housing Assistance</b>	<b>\$ (22,834)</b>	<b>\$ (21,483)</b>	<b>↓ -6.29%</b>	<b>↓ -\$1,351</b>
158	Capital Funds - General	\$ 136,259	\$ 165,732	↓ -17.78%	↓ -\$29,473
159	Capital Funds - Expenditures	\$ -	\$ -		⇒ \$0
160	Replacement Reserves Expend	\$ (101,404)	\$ (111,270)	↑ 8.87%	↑ \$9,866
161	CDBG Grants / Donations	\$ 600	\$ 545	↑ 10.09%	↑ \$55
162	Grant/Donations Expenditure:	\$ (946)	\$ (860)	↓ -9.95%	↓ -\$86
163	Developer Fee - Las Palomas	\$ -	\$ 56,000	↓ -100.00%	↓ -\$56,000
164	Developer Fee - Green Jay	\$ -	\$ 91,508	↓ -100.00%	↓ -\$91,508
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		⇒ \$0
166	Scholarship Fundraising	\$ 20,000	\$ 32,000	↓ -37.50%	↓ -\$12,000
167	Scholarship Expenditures	\$ (26,075)	\$ (25,131)	↓ -3.76%	↓ -\$944
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	<b>Total Other Funding</b>	<b>\$ 28,434</b>	<b>\$ 208,524</b>	<b>↓ -86.36%</b>	<b>↓ -\$180,090</b>
170	<b>Net Income</b>	<b>\$ 20,783</b>	<b>\$ 303,535</b>	<b>↓ -93.15%</b>	<b>↓ -\$282,752</b>

# ORCHID PLACE APARTMENTS BAD DEBT JULY 1<sup>ST</sup>, 2023 TO JUNE 30<sup>TH</sup>, 2024 FISCAL YEAR

Orchid Place Apartments								
Name	Apt No.	Building Address	Move In Date	Move Out Date	Balance Due-Debt	Sub-Contract Labor	Material Cost	Notes-Comments
Miguel Renovato Jr.	5	4112 N. 25 <sup>th</sup> Lane	05-12-2021	07-03-2023	\$595.00			Abandoned Apt.
Anabel Palacios	4	4105 N. 25 <sup>th</sup> Lane	04-15-2021	07-09-2023	\$98.00			
Isaiah Solano	7	4117 N. 25 <sup>th</sup> Lane	07-01-2023	08-23-2023	\$234.00			Moved Out of Town
DeMario Velez	8	4112 N. 25 <sup>th</sup> Lane	03-18-2024	05-22-2024	\$347.00			Moved Out-Got Arrested
Kathryn Marriman	6	4105 N. 25 <sup>th</sup> Lane	01-15-2024	05-22-2024	\$2495.00			Eviction Notice
Diana Salinas	5	4109 N. 25 <sup>th</sup> Lane	02-01-2024	05-17-2024	\$380.00			Medical Hardship
				<b>Total</b>	<b>\$4,149.00</b>			

# Delinquency (Detail)

Property: MHFC-Orchid Place Apt.

Past tenants as of 06/20/24

Tenant Name	Acc	Unit	Unit Type	Charge	Date	Amount
<b>MHFC-Orchid Place Apt.</b>						
Palacios, Anabel	769	4105 4	2-bdrm	Miscellaneous Repair Fee	7/11/23	98.00
						98.00
Marriman, Kathryn	871	4105 6	2-bdrm	Rent Charge	1/15/24	88.00
				Rent Charge	2/1/24	800.00
				10% Late Charge	3/4/24	80.00
				Rent Charge	4/1/24	800.00
				10% Late Charge	4/4/24	80.00
				Rent Charge	5/1/24	567.00
				10% Late Charge	5/4/24	80.00
						2,495.00
Salinas, Diana Judith	828	4109 5	2-bdrm	Rent Charge	6/1/24	380.00
						380.00
Renovato Jr., Miguel	771	4112 5	2-bdrm	Rent Charge	6/1/23	350.00
				10% Late Charge	6/5/23	70.00
				Miscellaneous Repair Fee	6/15/23	25.00
				Miscellaneous Repair Fee	7/7/23	150.00
						595.00
Velez, DeMario	874	4112 8	2-bdrm	Rent Charge	5/1/24	217.00
				10% Late Charge	5/4/24	80.00
				Miscellaneous Repair Fee	5/22/24	50.00
						347.00
Solano, Isaiah	854	4117 7	1-bdrm	Rent Charge	8/1/23	234.00
						234.00
<b>Total Delinquent for Property:</b>	<b>4,149.00</b>					

## Report Summary

Detail	Value
Tenants:	6
Percent Delinquent:	1.31 %
Delinquent Amount:	4,149.00

# Aged Receivables

Property: MHFC-Orchid Place Apt.  
Accounts as of 06/20/24

Name	Property	Unit	Acc#	Type	Date	0-30	31-60	61-90	91+	Total
Palacios, Anabel	MHFC	4105 4	769							
	MHFC	4105 4		MISC	7/11/23	0.00	0.00	0.00	98.00	98.00
						0.00	0.00	0.00	98.00	98.00
Marriman, Kathryn	MHFC	4105 6	871							
	MHFC	4105 6		RC	1/15/24	0.00	0.00	0.00	88.00	88.00
	MHFC	4105 6		RC	2/1/24	0.00	0.00	0.00	800.00	800.00
	MHFC	4105 6		LC	3/4/24	0.00	0.00	0.00	80.00	80.00
	MHFC	4105 6		RC	4/1/24	0.00	0.00	800.00	0.00	800.00
	MHFC	4105 6		LC	4/4/24	0.00	0.00	80.00	0.00	80.00
	MHFC	4105 6		RC	5/1/24	0.00	567.00	0.00	0.00	567.00
	MHFC	4105 6		LC	5/4/24	0.00	80.00	0.00	0.00	80.00
						0.00	647.00	880.00	968.00	2,495.00
Salinas, Diana Judith	MHFC	4109 5	828							
	MHFC	4109 5		RC	6/1/24	380.00	0.00	0.00	0.00	380.00
						380.00	0.00	0.00	0.00	380.00
Renovato Jr., Miguel	MHFC	4112 5	771							
	MHFC	4112 5		RC	6/1/23	0.00	0.00	0.00	350.00	350.00
	MHFC	4112 5		LC	6/5/23	0.00	0.00	0.00	70.00	70.00
	MHFC	4112 5		MISC	6/15/23	0.00	0.00	0.00	25.00	25.00
	MHFC	4112 5		MISC	7/7/23	0.00	0.00	0.00	150.00	150.00
						0.00	0.00	0.00	595.00	595.00
Velez, DeMario	MHFC	4112 8	874							
	MHFC	4112 8		RC	5/1/24	0.00	217.00	0.00	0.00	217.00
	MHFC	4112 8		LC	5/4/24	0.00	80.00	0.00	0.00	80.00
	MHFC	4112 8		MISC	5/22/24	50.00	0.00	0.00	0.00	50.00
						50.00	297.00	0.00	0.00	347.00
Solano, Isaiah	MHFC	4117 7	854							
	MHFC	4117 7		RC	8/1/23	0.00	0.00	0.00	234.00	234.00
						0.00	0.00	0.00	234.00	234.00
						430.00	944.00	880.00	1,895.00	4,149.00

# Aged Receivables (Charge Summary)

Accounts as of 06/20/24

Type	Description	0-30	31-60	61-90	91+	Total
RC	Rent Charge	380.00	784.00	800.00	1,472.00	3,436.00
LC	10% Late Charge	0.00	160.00	80.00	150.00	390.00
MISC	Miscellaneous Repair Fee	50.00	0.00	0.00	273.00	323.00
		<b>430.00</b>	<b>944.00</b>	<b>880.00</b>	<b>1,895.00</b>	<b>4,149.00</b>

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

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,065,766	\$ 1,957,050	↑ 5.56%	↑ \$108,716
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	\$ 85,795	\$ 84,198	↑ 1.90%	↑ \$1,597
12	Reserve Accounts	\$ 423,544	\$ 552,429	↓ -23.33%	↓ -\$128,885
13	Other Restricted Funds - Scholarship	\$ 29,094	\$ 41,594	↓ -30.05%	↓ -\$12,500
14	Restricted	\$ 538,434	\$ 678,222	↓ -20.61%	↓ -\$139,788
15	<b>Total Cash</b>	\$ 2,604,200	\$ 2,635,272	↓ -1.18%	↓ -\$31,072
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 9,517	\$ 19,693	↓ -51.67%	↓ -\$10,176
19	Tenant Formal Agreements	\$ -	\$ -		→ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		→ \$0
21	Management Fee	\$ 225	\$ (317)	↓ -170.97%	↑ \$542
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds / Donations	\$ 32,083	\$ -		↑ \$32,083
24	Miscellaneous	\$ -	\$ -		→ \$0
25	<b>Total Account Receivables</b>	\$ 41,825	\$ 19,376	↑ 115.86%	↑ \$22,449
26	Due From Funds	\$ 19,435	\$ 5,694	↑ 5694.08%	↑ \$13,741
	Inventory - Supplies	\$ 5,154	\$ 20,746	↓ -75.16%	↓ -\$15,592
27	Notes Receivables				
28	Villas at Beaumont	\$ 287,434	\$ 308,282	↓ -6.76%	↓ -\$20,847
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ 487,434	\$ 508,282	↓ -4.10%	↓ -\$20,847
32	Capital Assets				
33	Land	\$ 712,545	\$ 702,544	↑ 1.42%	↑ \$10,001
34	Leash hold Improvements	\$ 8,150	\$ 8,150	→ 0.00%	→ \$0
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	\$ 5,795,410	↓ -5.36%	↓ -\$310,522
40	Prepays	\$ 32,979	\$ 23,940	↑ 37.76%	↑ \$9,039
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 232,243	\$ 216,247	↑ 7.40%	↑ \$15,996
43	Other Assets - Unclaimed Funds	\$ -	\$ -		→ \$0
44	Other Assets - Tax Credit Fees	\$ 24,883	\$ 16,971	↑ 46.62%	↑ \$7,912
45	<b>Total Long-Term Assets</b>	\$ 257,126	\$ 233,219	↑ 10.25%	↑ \$23,908
46	<b>Total Assets</b>	\$ 8,933,041	\$ 9,241,937	↓ -3.34%	↓ -\$308,896
47		\$ -	\$ -		

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

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 17,323	\$ 31,716	↓ -45.38%	↓ -\$14,393
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 48,634	\$ 38,077	↑ 27.73%	↑ \$10,558
55	Tenant Deposits	\$ 86,600	\$ 84,386	↑ 2.62%	↑ \$2,214
56	Other Current Liabilities	\$ 13,252	\$ 8,298	↑ 59.71%	↑ \$4,955
57	<b>Total Current Liabilities</b>	\$ <b>165,810</b>	\$ <b>162,477</b>	↑ <b>2.05%</b>	↑ <b>\$3,333</b>
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ 1,771,520	\$ 2,033,065	↓ -12.86%	↓ -\$261,545
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 287,434	\$ 308,282	↓ -6.76%	↓ -\$20,847
62	<b>Total Non-Current Liabilities</b>	\$ <b>2,058,954</b>	\$ <b>2,341,347</b>	↓ <b>-12.06%</b>	↓ <b>-\$282,393</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>	\$ -	\$ -		→ \$0
69					→ \$0
70	<b>Net Position</b>	\$ <b>6,708,275</b>	\$ <b>6,738,113</b>	↓ <b>-0.44%</b>	↓ <b>-\$29,838</b>
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ <b>8,933,040</b>	\$ <b>9,241,937</b>	↓ <b>-3.34%</b>	↓ <b>-\$308,897</b>
73	<b>Variance</b>	\$ <b>1</b>	\$ <b>0</b>		↑ <b>\$1</b>

# McAllen Housing Facility Corporation

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

25

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Tenant Revenue	\$ 137,313	\$ 119,568	↑ 14.84%	↑ \$17,745
4	Rent Gain / (Loss) on Lease	\$ (1,692)	\$ (585)	↓ -189.23%	↓ -\$1,107
5	Rent: Vacancy Loss	\$ (3,190)	\$ (3,346)	↑ 4.66%	↑ \$156
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ 132,431</b>	<b>\$ 115,637</b>	<b>↑ 14.52%</b>	<b>↑ \$16,794</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	\$ 225	\$ 3,488	↓ -93.55%	↓ -\$3,263
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ 2,203	\$ 3,534	↓ -37.68%	↓ -\$1,332
16	Other Revenue	\$ 1,492	\$ 701	↑ 112.78%	↑ \$791
17	<b>Total Revenue</b>	<b>\$ 136,351</b>	<b>\$ 123,360</b>	<b>↑ 10.53%</b>	<b>↑ \$12,991</b>
18	Administrative Expenses	\$ 64,430	\$ 30,713	↑ 109.78%	↑ \$33,717
19	Tenant Services	\$ 6,979	\$ 9,225	↓ -24.34%	↓ -\$2,246
20	Fundraising Expend	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 5,935	\$ 5,014	↑ 18.37%	↑ \$921
22	Maintenance & Operations	\$ 49,673	\$ 46,302	↑ 7.28%	↑ \$3,371
23	Other General Expenses	\$ 9,114	\$ 6,644	↑ 37.17%	↑ \$2,470
24	Interest Expense	\$ 8,624	\$ 10,794	↓ -20.10%	↓ -\$2,170
25	Depreciation	\$ -	\$ -		→ \$0
26	<b>Total Expenses</b>	<b>\$ 144,755</b>	<b>\$ 108,692</b>	<b>↑ 33.18%</b>	<b>↑ \$36,063</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (8,404)</b>	<b>\$ 14,668</b>	<b>↓ -157.30%</b>	<b>↓ -\$23,072</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	\$ (19,553)	\$ -		↓ -\$19,553
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	\$ 15,000			
41	Scholarship Expenditures	\$ (1,448)	\$ (4,342)	↑ 66.65%	↑ \$2,894
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	<b>Total Other Funding</b>	<b>\$ (6,001)</b>	<b>\$ (4,342)</b>	<b>↓ -38.22%</b>	<b>↓ -\$1,659</b>
44	<b>Net Income</b>	<b>(14,406)</b>	<b>10,326</b>	<b>↓ -239.51%</b>	<b>↓ -\$24,731</b>



# McAllen Housing Facility Corporation

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

26

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	PYR-YTD 05/31/23	% Change	\$ Change
45	Tenant Revenue	\$ 1,509,373	\$ 1,302,559	↑ 15.88%	↑ \$206,814
46	Rent Gain / (Loss) on Lease	\$ (78,872)	\$ (69,490)	↓ -13.50%	↓ -\$9,382
47	Rent: Vacancy Loss, Write-off	\$ (56,829)	\$ (56,599)	↓ -0.41%	↓ -\$230
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 1,373,672</b>	<b>\$ 1,176,470</b>	<b>↑ 16.76%</b>	<b>↑ \$197,202</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	\$ 21,100	\$ 38,363	↓ -45.00%	↓ -\$17,263
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ 25,410	\$ 35,102	↓ -27.61%	↓ -\$9,692
58	Other Revenue	\$ 21,538	\$ 24,812	↓ -13.20%	↓ -\$3,274
59	<b>Total Revenue</b>	<b>\$ 1,441,720</b>	<b>\$ 1,274,746</b>	<b>↑ 13.10%</b>	<b>↑ \$166,974</b>
60	Administrative Expenses	\$ 431,997	\$ 350,783	↑ 23.15%	↑ \$81,213
61	Tenant Services	\$ 64,397	\$ 91,230	↓ -29.41%	↓ -\$26,833
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 58,863	\$ 60,756	↓ -3.12%	↓ -\$1,893
64	Maintenance & Operations	\$ 471,586	\$ 320,962	↑ 46.93%	↑ \$150,624
65	Other General Expenses	\$ 93,764	\$ 75,798	↑ 23.70%	↑ \$17,966
66	Interest Expense	\$ 102,443	\$ 127,006	↓ -19.34%	↓ -\$24,563
67	Depreciation	\$ -	\$ (13,760)	↑ 100.00%	↑ \$13,760
68	<b>Total Expenses</b>	<b>\$ 1,223,051</b>	<b>\$ 1,012,776</b>	<b>↑ 20.76%</b>	<b>↑ \$210,276</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 218,669</b>	<b>\$ 261,971</b>	<b>↓ -16.53%</b>	<b>↓ -\$43,302</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	\$ (66,982)	\$ -		↓ -\$66,982
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	\$ 32,000	\$ 26,060	↑ 22.79%	↑ \$5,940
84	Scholarship Expenditures	\$ (24,328)	\$ (15,193)	↓ -60.13%	↓ -\$9,135
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	<b>Total Other Funding</b>	<b>\$ 87,910</b>	<b>\$ 59,925</b>	<b>↑ 46.70%</b>	<b>↑ \$27,985</b>
87	<b>Net Income</b>	<b>306,579</b>	<b>\$ 321,896</b>	<b>↓ -4.76%</b>	<b>↓ -\$15,317</b>

# McAllen Housing Facility Corporation

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

27

Month Ending May 31, 2024

Line	Description	Current Month 05/31/24	Budget 05/31/24	% Change	\$ Change
88	Tenant Revenue	\$ 137,313	\$ 137,306	↑ 0.01%	↑ \$7
89	Rent Gain / (Loss) on Lease	\$ (1,692)	\$ (557)	↓ -203.77%	↓ -\$1,135
90	Rent: Vacancy Loss, Write-off	\$ (3,190)	\$ (6,224)	↑ 48.74%	↑ \$3,034
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	<b>Net Tenant Revenue</b>	<b>\$ 132,431</b>	<b>\$ 130,525</b>	<b>↑ 1.46%</b>	<b>↑ \$1,906</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	\$ 225	\$ 2,015	↓ -88.83%	↓ -\$1,790
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ 2,203	\$ 3,243	↓ -32.09%	↓ -\$1,041
101	Other Revenue	\$ 1,492	\$ 2,630	↓ -43.28%	↓ -\$1,138
102	<b>Total Revenue</b>	<b>\$ 136,351</b>	<b>\$ 138,414</b>	<b>↓ -1.49%</b>	<b>↓ -\$2,063</b>
103	Administrative Expenses	\$ 64,430	\$ 35,132	↑ 83.39%	↑ \$29,298
104	Tenant Services	\$ 6,979	\$ 8,042	↓ -13.21%	↓ -\$1,063
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 5,935	\$ 6,112	↓ -2.90%	↓ -\$177
107	Maintenance & Operations	\$ 49,673	\$ 38,501	↑ 29.02%	↑ \$11,172
108	Other General Expenses	\$ 9,114	\$ 7,907	↑ 15.26%	↑ \$1,207
109	Interest Expense	\$ 8,624	\$ 9,688	↓ -10.98%	↓ -\$1,064
110	Depreciation	\$ -	\$ -		→ \$0
111	<b>Total Expenses</b>	<b>\$ 144,755</b>	<b>\$ 105,382</b>	<b>↑ 37.36%</b>	<b>↑ \$39,373</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (8,404)</b>	<b>\$ 33,032</b>	<b>↓ -125.44%</b>	<b>↓ -\$41,436</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	\$ (19,553)	\$ (9,000)	↓ -117.26%	↓ -\$10,553
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	\$ 15,000	\$ -		↑ \$15,000
126	Scholarship Expenditures	\$ (1,448)	\$ (583)	↓ -148.27%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	<b>Total Other Funding</b>	<b>\$ (6,001)</b>	<b>\$ (12,583)</b>	<b>↑ 52.31%</b>	<b>↑ \$6,582</b>
129	<b>Net Income</b>	<b>(14,406)</b>	<b>\$ 20,449</b>	<b>↓ -170.45%</b>	<b>↓ -\$34,854</b>

# McAllen Housing Facility Corporation

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

28

Month Ending May 31, 2024

Line	Description	YTD 05/31/24	YTD - Budget 05/31/24	% Change	\$ Change
129	Tenant Revenue	\$ 1,509,373	\$ 1,510,366	↓ -0.07%	↓ -\$993
130	Rent Gain / (Loss) on Lease	\$ (78,872)	\$ (77,893)	↓ -1.26%	↓ -\$979
131	Rent: Vacancy Loss, Write-off	\$ (56,829)	\$ (68,461)	↑ 16.99%	↑ \$11,632
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	<b>Total Revenue</b>	<b>\$ 1,373,672</b>	<b>\$ 1,364,012</b>	<b>↑ 0.71%</b>	<b>↑ \$9,660</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	\$ 21,100	\$ 22,165	↓ -4.80%	↓ -\$1,065
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 25,410	\$ 35,678	↓ -28.78%	↓ -\$10,268
142	Other Revenue	\$ 21,538	\$ 28,933	↓ -25.56%	↓ -\$7,395
143	<b>Total Revenue</b>	<b>\$ 1,441,720</b>	<b>\$ 1,450,788</b>	<b>↓ -0.63%</b>	<b>↓ -\$9,068</b>
144	Administrative Expenses	\$ 431,997	\$ 386,451	↑ 11.79%	↑ \$45,546
145	Tenant Services	\$ 64,397	\$ 88,464	↓ -27.20%	↓ -\$24,066
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 58,863	\$ 67,233	↓ -12.45%	↓ -\$8,369
148	Maintenance & Operations	\$ 471,586	\$ 423,507	↑ 11.35%	↑ \$48,079
149	Other General Expenses	\$ 93,764	\$ 86,981	↑ 7.80%	↑ \$6,783
150	Interest Expense	\$ 102,443	\$ 106,566	↓ -3.87%	↓ -\$4,123
151	Depreciation	\$ -	\$ -		→ \$0
152	<b>Total Expenses</b>	<b>\$ 1,223,051</b>	<b>\$ 1,159,201</b>	<b>↑ 5.51%</b>	<b>↑ \$63,850</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 218,669</b>	<b>\$ 291,587</b>	<b>↓ -25.01%</b>	<b>↓ -\$72,918</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	\$ (66,982)	\$ (99,000)	↑ 32.34%	↑ \$32,018
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (788)	\$ (93,000)	↑ 99.15%	↑ \$92,212
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	\$ 32,000	\$ 36,000	↓ -11.11%	↓ -\$4,000
167	Scholarship Expenditures	\$ (24,328)	\$ (16,917)	↓ -43.81%	↓ -\$7,412
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	<b>Total Other Funding</b>	<b>\$ 87,910</b>	<b>\$ (112,917)</b>	<b>↑ 177.85%</b>	<b>↑ \$200,827</b>
170	<b>Net Income</b>	<b>306,579</b>	<b>\$ 178,670</b>	<b>↑ 71.59%</b>	<b>↑ \$127,909</b>

**Via Electronic Mail**

June 13, 2024

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

Re: *La Vista Apartments*  
McAllen, Texas

Dear Mr. Delgado:

Enclosed is the May 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 **95.83%** leased.

The May operating expenses were **34.50% below** budget and the year-to-date operating expenses were **28.84% below** budget. Significant variances are explained in the **Budget Comparison Report-Notes**. *La Vista Apartments* spent \$3,081 from replacement reserve expenses in Driveways / Parking Lots, Appliances, and HVAC.

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 = May 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	213,329.84
11700000	Cash - Security Deposits	15,050.24
11910000	Cash - Partnership Money Market	116,631.86
<b>11999999</b>	<b>TOTAL CASH</b>	<b>345,011.94</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	9,663.83
12300000	HAP Accounts Receivable	1,056.00
12500000	HAP Suspense Receivable	513.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>11,232.83</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	13,074.19
13400000	Prepaid Other	302,268.74
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>315,342.93</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	179,495.15
14400000	Insurance Escrow	51,551.01
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>231,046.16</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>902,633.86</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 = May 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>1,952,069.01</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	7,161.14
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>7,161.14</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	1,555.00
22400000	Interest Payable -Mortgage	6,306.73
22920000	Other Accrued Expenses	713.50
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>8,575.23</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	11,959.13
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>12,075.15</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 = May 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>239,583.55</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	971,814.27
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>971,814.27</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>971,814.27</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,211,397.82</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	41,061.11
32200000	Retained Earnings Prior Years	-496,153.92
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>-455,092.81</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>740,671.19</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,952,069.01</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysj\_is

Notes: lavista: 96% Occupied 2 vacant units; lavista: Physical Occupancy 100% Vacant Units 0 Economic Occupancy 98%;

		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	187,280.00	187,640.00	-360.00	-0.19	454,276.44	
42140000	Loss/Gain to Lease	-1,066.00	0.00	-1,066.00	N/A	-1,066.00	0.00	-1,066.00	N/A	0.00	lavista: Loss due to 4 units under potential rent
<b>42199999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>36,390.00</b>	<b>37,528.00</b>	<b>-1,138.00</b>	<b>-3.03</b>	<b>186,214.00</b>	<b>187,640.00</b>	<b>-1,426.00</b>	<b>-0.76</b>	<b>454,276.44</b>	
42292000	Utility Reimbursements Recovery	207.00	0.00	207.00	N/A	390.00	0.00	390.00	N/A	0.00	lavista: Utility recovery
42910000	Less: Vacancy Loss	0.00	-750.56	750.56	100.00	-1,357.00	-3,752.80	2,395.80	63.84	-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	-5,629.20	-3,561.70	-63.27	-13,628.31	
<b>42999998</b>	<b>TOTAL RESIDENTIAL RENT COLLECTED</b>	<b>36,597.00</b>	<b>35,651.60</b>	<b>945.40</b>	<b>2.65</b>	<b>172,694.10</b>	<b>178,258.00</b>	<b>-5,563.90</b>	<b>-3.12</b>	<b>431,562.59</b>	
<b>42999999</b>	<b>TOTAL RENTS</b>	<b>36,597.00</b>	<b>35,651.60</b>	<b>945.40</b>	<b>2.65</b>	<b>172,694.10</b>	<b>178,258.00</b>	<b>-5,563.90</b>	<b>-3.12</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	375.00	-375.00	-100.00	900.00	
43930000	Late Fee Income	0.00	170.83	-170.83	-100.00	232.00	854.15	-622.15	-72.84	2,049.96	
43940000	Laundry Income	0.00	54.17	-54.17	-100.00	78.30	270.85	-192.55	-71.09	650.04	
43960000	Lock / Key Income	0.00	6.25	-6.25	-100.00	0.00	31.25	-31.25	-100.00	75.00	
43992000	Pet Fee	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00	
43996000	Utility/Phone/CableCommissions	0.00	12.50	-12.50	-100.00	0.00	62.50	-62.50	-100.00	150.00	
43999000	InterestIncome	86.09	166.67	-80.58	-48.35	426.57	833.35	-406.78	-48.81	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	125.00	-125.00	-100.00	300.00	



### Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>43999999</b>	<b>TOTAL OTHER INCOME</b>	<b>86.09</b>	<b>535.42</b>	<b>-449.33</b>	<b>-83.92</b>	<b>813.87</b>	<b>2,677.10</b>	<b>-1,863.23</b>	<b>-69.60</b>	<b>6,425.04</b>	lavista: Under budget due to no additional income collected
<b>59999999</b>	<b>TOTAL REVENUE</b>	<b>36,683.09</b>	<b>36,187.02</b>	<b>496.07</b>	<b>1.37</b>	<b>173,507.97</b>	<b>180,935.10</b>	<b>-7,427.13</b>	<b>-4.10</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	300.00	275.00	-25.00	-9.09	660.00	
61120000	Bank Fees	155.06	122.50	-32.56	-26.58	722.02	612.50	-109.52	-17.88	1,470.00	
61130000	Computer Costs	348.00	348.00	0.00	0.00	1,740.00	1,740.00	0.00	0.00	4,176.00	
61140000	Credit Services	15.98	139.58	123.60	88.55	79.90	697.90	618.00	88.55	1,674.96	
61160000	Dues / Licenses / Permits	0.00	0.00	0.00	N/A	0.00	730.00	730.00	100.00	730.00	
61170000	State Compliance Fees	160.00	0.00	-160.00	N/A	800.00	0.00	-800.00	N/A	1,920.00	
61180000	Employee Training / Education	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00	
61191000	Furniture / Equipment Rental	274.86	135.00	-139.86	-103.60	686.72	675.00	-11.72	-1.74	1,620.00	lavista: Office printer service billing 4/20/24 - 5/19/24 and 5/20/24 - 6/19/24
61194000	Meals and Entertainment	0.00	30.00	30.00	100.00	0.00	150.00	150.00	100.00	450.00	
61195000	Travel	0.00	120.83	120.83	100.00	0.00	604.15	604.15	100.00	1,449.96	
61199000	Office Supplies	0.00	72.00	72.00	100.00	0.00	360.00	360.00	100.00	864.00	
61199300	Postage / Delivery	18.31	33.33	15.02	45.06	171.06	166.65	-4.41	-2.65	399.96	
61199700	Telephone / Internet	580.99	462.50	-118.49	-25.62	2,170.01	2,312.50	142.49	6.16	5,550.00	lavista: Office phone, internet, VOIP Telco and Payphone
61199800	Uniforms	0.00	83.33	83.33	100.00	167.65	416.65	249.00	59.76	999.96	
61199930	Recruiting	0.00	6.67	6.67	100.00	96.30	33.35	-62.95	-188.76	80.04	
61199990	Extraordinary COVID	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00	
<b>61199999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,613.20</b>	<b>1,758.74</b>	<b>145.54</b>	<b>8.28</b>	<b>6,933.66</b>	<b>9,523.70</b>	<b>2,590.04</b>	<b>27.20</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	132.00	132.00	0.00	0.00	316.80	
61270000	Advertising	158.10	170.00	11.90	7.00	710.50	850.00	139.50	16.41	2,040.00	
61290000	Programs and Promotions	0.00	33.33	33.33	100.00	0.00	166.65	166.65	100.00	399.96	

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61291000	Signage	466.23	0.00	-466.23	N/A	466.23	0.00	-466.23	N/A	0.00	lavista: Replaced 5 Accessible signs, 1 pet sign, 1 no smoking, 2 designated area and 1 reserved parking
<b>61299999</b>	<b>TOTAL MARKETING AND LEASING</b>	<b>650.73</b>	<b>229.73</b>	<b>-421.00</b>	<b>-183.26</b>	<b>1,308.73</b>	<b>1,148.65</b>	<b>-160.08</b>	<b>-13.94</b>	<b>2,756.76</b>	
<b>61300000</b>	<b>MANAGEMENT FEES</b>										
61310000	Management Fees	1,969.66	1,990.29	20.63	1.04	10,092.82	9,951.45	-141.37	-1.42	24,089.35	
<b>61399999</b>	<b>TOTAL MANAGEMENT FEES</b>	<b>1,969.66</b>	<b>1,990.29</b>	<b>20.63</b>	<b>1.04</b>	<b>10,092.82</b>	<b>9,951.45</b>	<b>-141.37</b>	<b>-1.42</b>	<b>24,089.35</b>	
<b>61400000</b>	<b>PAYROLL EXPENSES</b>										
61410000	Management Salaries	1,453.84	5,088.46	3,634.62	71.43	7,996.12	18,657.70	10,661.58	57.14	44,100.02	
61420000	Maintenance Wages	3,572.50	5,027.40	1,454.90	28.94	15,721.85	18,433.80	2,711.95	14.71	43,570.80	
61450000	Bonuses	0.00	404.63	404.63	100.00	0.00	1,483.67	1,483.67	100.00	3,506.86	
61460000	Payroll Service Fees	267.92	444.06	176.14	39.67	1,313.85	1,628.22	314.37	19.31	3,848.52	
61470000	Employee Insurance	0.00	726.92	726.92	100.00	0.00	2,665.40	2,665.40	100.00	6,300.04	
61480000	Payroll Taxes	391.08	910.43	519.35	57.04	2,400.45	3,338.23	937.78	28.09	7,890.36	
61490000	Workers Comp Insurance	245.26	367.34	122.08	33.23	1,126.45	1,346.90	220.45	16.37	3,183.58	
61491000	401k Company Match	49.23	0.00	-49.23	N/A	97.34	0.00	-97.34	N/A	0.00	
<b>61499999</b>	<b>TOTAL PAYROLL EXPENSES</b>	<b>5,979.83</b>	<b>12,969.24</b>	<b>6,989.41</b>	<b>53.89</b>	<b>28,656.06</b>	<b>47,553.92</b>	<b>18,897.86</b>	<b>39.74</b>	<b>112,400.18</b>	
<b>61590000</b>	<b>REPAIRS AND MAINTENANCE</b>										
61592500	Small Tools	0.00	29.17	29.17	100.00	29.00	145.85	116.85	80.12	350.04	
61592600	Janitorial Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61592800	Appliance Supplies	0.00	162.50	162.50	100.00	0.00	812.50	812.50	100.00	1,950.00	
61594000	Window Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00	
61596000	Electrical Repairs	0.00	250.00	250.00	100.00	128.91	1,250.00	1,121.09	89.69	3,000.00	
61597000	Exterior Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00	
61598000	HVAC Repairs	0.00	316.67	316.67	100.00	325.04	1,583.35	1,258.31	79.47	3,800.04	
61599000	Fire Extinguishers	0.00	58.75	58.75	100.00	0.00	293.75	293.75	100.00	705.00	
61599200	Interior Repairs	300.94	125.00	-175.94	-140.75	415.32	625.00	209.68	33.55	1,500.00	lavista: 2 Ceiling fans
61599300	Light Bulbs	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61599500	Parking Lot Repairs	0.00	20.83	20.83	100.00	0.00	104.15	104.15	100.00	249.96	
61599600	Gate / Fence Repairs	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00	

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61599700	Plumbing Repairs / Supplies	0.00	291.67	291.67	100.00	1,058.70	1,458.35	399.65	27.40	3,500.04	
61599950	Common Area/Playground Equipment	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00	
<b>61599999</b>	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>300.94</b>	<b>1,579.59</b>	<b>1,278.65</b>	<b>80.95</b>	<b>1,956.97</b>	<b>7,897.95</b>	<b>5,940.98</b>	<b>75.22</b>	<b>18,955.08</b>	
<b>61600000</b>	<b>UNIT PREPARATION</b>										
61620000	Unit Prep: Carpet Cleaning / Repairs	0.00	50.00	50.00	100.00	389.70	250.00	-139.70	-55.88	600.00	
61630000	Unit Prep: Cleaning Supplies	0.00	25.00	25.00	100.00	260.05	125.00	-135.05	-108.04	300.00	
61640000	Unit Prep: Cleaning Contractors	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00	
61670000	Unit Prep: Doors / Locks / Keys	247.46	64.58	-182.88	-283.18	297.96	322.90	24.94	7.72	774.96	lavista: 50 Key blanks, 4 passage knobs, 4 deadbolts and 1 mailbox lock
61691000	Unit Prep: Paint / Wallpaper	17.73	300.00	282.27	94.09	17.73	1,500.00	1,482.27	98.82	3,600.00	
61692000	Unit Prep: Painting Contractors	0.00	237.50	237.50	100.00	0.00	1,187.50	1,187.50	100.00	2,850.00	
61693000	Unit Prep: Window Treatments	0.00	95.83	95.83	100.00	0.00	479.15	479.15	100.00	1,149.96	
<b>61699999</b>	<b>TOTAL UNIT PREPARATION</b>	<b>265.19</b>	<b>872.91</b>	<b>607.72</b>	<b>69.62</b>	<b>965.44</b>	<b>4,364.55</b>	<b>3,399.11</b>	<b>77.88</b>	<b>10,474.92</b>	
<b>61700000</b>	<b>CONTRACT SERVICES</b>										
61740000	Landscape Maintenance	850.00	950.00	100.00	10.53	4,250.00	4,750.00	500.00	10.53	11,400.00	
61750000	Resident Services Contract	0.00	650.00	650.00	100.00	0.00	3,250.00	3,250.00	100.00	7,800.00	
61770000	Other Contract Services	0.00	225.00	225.00	100.00	2,050.00	1,125.00	-925.00	-82.22	2,700.00	
61780000	Pest Control	216.50	220.00	3.50	1.59	1,055.43	1,100.00	44.57	4.05	2,640.00	
61793000	Compliance Monitoring	280.80	280.00	-0.80	-0.29	1,404.00	1,400.00	-4.00	-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>8,759.43</b>	<b>11,625.00</b>	<b>2,865.57</b>	<b>24.65</b>	<b>27,900.00</b>	
<b>61800000</b>	<b>UTILITIES</b>										
61810000	Electricity - CommonArea	604.70	385.30	-219.40	-56.94	1,615.74	1,926.50	310.76	16.13	4,623.60	lavista: Service billing 4/22/24 - 5/20/24 Buildings 1-6 and laundry
61820000	Electricity - Office	108.80	288.32	179.52	62.26	1,086.69	1,441.60	354.91	24.62	3,459.84	
61830000	Electricity - Vacant	51.18	50.00	-1.18	-2.36	188.34	250.00	61.66	24.66	600.00	
61850000	Gas - CommonArea	816.34	551.47	-264.87	-48.03	3,543.41	2,757.35	-786.06	-28.51	6,617.64	lavista: May service billing buildings 1-6
61880000	Water and Sewer	738.23	863.89	125.66	14.55	3,422.37	4,319.45	897.08	20.77	10,366.68	
61890000	Trash Removal	797.04	786.30	-10.74	-1.37	4,013.77	3,931.50	-82.27	-2.09	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	

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<b>61899999</b>	<b>TOTAL UTILITIES</b>										
	3,116.29	2,925.28	-191.01	-6.53	13,870.32	15,626.40	1,756.08	11.24	36,103.36		
<b>61900000</b>	<b>TAXES AND INSURANCE</b>										
61910000	Property and Liability Insurance	2,614.83	2,614.83	0.00	0.00	13,074.15	13,074.15	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>										
	2,614.83	2,614.83	0.00	0.00	13,393.35	13,074.15	-319.20	-2.44	33,604.61		
<b>61999997</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>										
	17,857.97	27,265.61	9,407.64	34.50	85,936.78	120,765.77	34,828.99	28.84	290,129.14		
<b>61999998</b>	<b>TOTAL OPERATING EXPENSES</b>										
	17,857.97	27,265.61	9,407.64	34.50	85,936.78	120,765.77	34,828.99	28.84	290,129.14		
<b>61999999</b>	<b>NET OPERATING INCOME</b>										
	18,825.12	8,921.41	9,903.71	111.01	87,571.19	60,169.33	27,401.86	45.54	147,858.49		
<b>62000000</b>	<b>NON-CONTROLLABLE EXPENSE</b>										
<b>62100000</b>	<b>INTEREST EXPENSE</b>										
62110000	Mortgage Interest	6,030.60	6,019.77	-10.83	-0.18	30,742.20	30,687.98	-54.22	-0.18	73,094.76	
62125000	Ground Lease	311.00	311.00	0.00	0.00	1,555.00	1,555.00	0.00	0.00	3,732.00	
<b>62199999</b>	<b>TOTAL INTEREST EXPENSE</b>										
	6,341.60	6,330.77	-10.83	-0.17	32,297.20	32,242.98	-54.22	-0.17	76,826.76		
<b>65100000</b>	<b>PARTNERSHIP EXPENSES</b>										
65170000	Audit Fees	0.00	0.00	0.00	N/A	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>										
	0.00	0.00	0.00	N/A	5,200.00	5,650.00	450.00	7.96	5,650.00		
<b>65999999</b>	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>										
	6,341.60	6,330.77	-10.83	-0.17	37,497.20	37,892.98	395.78	1.04	82,476.76		
<b>66100000</b>	<b>REPLACEMENT RESERVE EXPENDITURES</b>										
66130000	Driveways/ParkingLots	953.63	0.00	-953.63	N/A	953.63	3,500.00	2,546.37	72.75	3,500.00	lavista: 18 Gallons High traffic paint
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	0.00	0.00	0.00	N/A	500.00	1,500.00	1,000.00	66.67	2,500.00	

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		<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>
66191000	Sidewalks	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	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	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00	
66197000	Plumbing	0.00	0.00	0.00	N/A	2,025.00	3,500.00	1,475.00	42.14	3,500.00	
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	680.90	0.00	-680.90	N/A	1,511.23	3,000.00	1,488.77	49.63	7,500.00	lavista: Unit 2 range replaced
66199600	Flooring	0.00	2,500.00	2,500.00	100.00	0.00	5,000.00	5,000.00	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	1,445.99	0.00	-1,445.99	N/A	1,445.99	4,600.00	3,154.01	68.57	6,900.00	lavista: Unit 46 condenser replaced
<b>66199998</b>	<b>TOTAL REPLACEMENT RESERVE EXPENDITURES</b>	<b>3,080.52</b>	<b>6,000.00</b>	<b>2,919.48</b>	<b>48.66</b>	<b>9,012.88</b>	<b>33,600.00</b>	<b>24,587.12</b>	<b>73.18</b>	<b>69,450.00</b>	
<b>66199999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>9,422.12</b>	<b>12,330.77</b>	<b>2,908.65</b>	<b>23.59</b>	<b>46,510.08</b>	<b>71,492.98</b>	<b>24,982.90</b>	<b>34.94</b>	<b>151,926.76</b>	
<b>99900000</b>	<b>NET INCOME</b>	<b>9,403.00</b>	<b>-3,409.36</b>	<b>12,812.36</b>	<b>375.80</b>	<b>41,061.11</b>	<b>-11,323.65</b>	<b>52,384.76</b>	<b>462.61</b>	<b>-4,068.27</b>	

**Via Electronic Mail**

June 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 May 2024 financial report for ***Retama Village I***. The property closed the month at **91%** occupancy with eleven (11) vacant units and an economic occupancy of **85%**. As of the date of this letter, the property is **96.87%** leased.

The May operating expenses were **15.14% below** budget and the year-to-date operating expenses were **8.46% below** budget. Significant variances are explained in the Budget Comparison Report-Notes. *Retama Village I* spent \$8,874 from replacement reserve expenses in Fence / Access Gate, Electrical Replacement, Plumbing, Appliances, and Water Heaters

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 = May 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	55,101.69
11700000	Cash - Security Deposits	35,795.00
<b>11999999</b>	<b>TOTAL CASH</b>	<b>90,896.69</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	1,147.63
12200000	Subsidy Accounts Receivable	654.00
12350000	PHA SUBSIDY	6,656.01
12400000	Subsidy Suspense Receivable	-156.00
12700000	Receivable - Other	1,500.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>9,801.64</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	38,135.16
13300000	Prepaid Payroll	6,500.67
13400000	Prepaid Other	5,013.28
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>49,649.11</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	400,385.75
14200000	Operating Reserve	42,545.46
14400000	Insurance Escrow	44,140.28
14910000	Other Reserves	246,257.69
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>733,329.18</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>883,676.62</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 = May 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>1,215,122.76</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	7,180.98
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>7,180.98</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	159.96
22400000	Interest Payable -Mortgage	8,710.43
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>8,870.39</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	162.45
23750000	Unclaimed Security Deposit Refunds	467.10
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>629.55</b>
<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	28,700.00
24300000	Additional Deposits	5,447.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>34,147.00</b>



**Balance Sheet**

Period = May 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>56,259.16</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	1,378,699.54
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>1,378,699.54</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,378,699.54</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,434,958.70</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	45,404.87
32200000	Retained Earnings Prior Years	-593.81
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>44,811.06</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>-219,835.94</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,215,122.76</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11

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	116,421.00	113,916.00	2,505.00	2.20	570,773.00	569,580.00	1,193.00	0.21	1,378,953.18	
42140000	Loss/Gain to Lease	-50,080.00	-50,457.00	377.00	0.75	-253,875.00	-257,635.00	3,760.00	1.46	-608,395.18	
42160000	Operating Subsidy	6,655.71	3,583.33	3,072.38	85.74	27,890.09	17,916.65	9,973.44	55.67	42,999.96	
<b>42199999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>72,996.71</b>	<b>67,042.33</b>	<b>5,954.38</b>	<b>8.88</b>	<b>344,788.09</b>	<b>329,861.65</b>	<b>14,926.44</b>	<b>4.53</b>	<b>813,557.96</b>	
42910000	Less: Vacancy Loss	-10,842.90	-3,417.48	-7,425.42	-217.28	-38,658.90	-17,087.40	-21,571.50	-126.24	-41,368.58	rtmv: 11 Vacant units - 8.59 %
42940000	Less: Write Offs	0.00	-335.21	335.21	100.00	0.00	-1,649.30	1,649.30	100.00	-4,067.77	
<b>42999998</b>	<b>TOTAL RESIDENTIAL RENT COLLECTED</b>	<b>62,153.81</b>	<b>63,289.64</b>	<b>-1,135.83</b>	<b>-1.79</b>	<b>306,129.19</b>	<b>311,124.95</b>	<b>-4,995.76</b>	<b>-1.61</b>	<b>768,121.61</b>	
<b>42999999</b>	<b>TOTAL RENTS</b>	<b>62,153.81</b>	<b>63,289.64</b>	<b>-1,135.83</b>	<b>-1.79</b>	<b>306,129.19</b>	<b>311,124.95</b>	<b>-4,995.76</b>	<b>-1.61</b>	<b>768,121.61</b>	
<b>43000000</b>	<b>OTHER INCOME</b>										
43100000	Application Fee Income	1.00	116.00	-115.00	-99.14	167.00	580.00	-413.00	-71.21	1,392.00	
43600000	Cleaning / Damage Income	1,072.50	208.33	864.17	414.81	2,861.25	1,041.65	1,819.60	174.68	2,499.96	
43930000	Late Fee Income	368.88	416.67	-47.79	-11.47	2,101.08	2,083.35	17.73	0.85	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	30.00	0.00	30.00	N/A	55.00	0.00	55.00	N/A	0.00	
43999000	InterestIncome	100.72	29.17	71.55	245.29	100.72	145.85	-45.13	-30.94	350.04	
43999945	Eviction Fees	0.00	300.00	-300.00	-100.00	0.00	300.00	-300.00	-100.00	300.00	
<b>43999999</b>	<b>TOTAL OTHER INCOME</b>	<b>1,573.10</b>	<b>1,070.17</b>	<b>502.93</b>	<b>47.00</b>	<b>5,295.05</b>	<b>4,675.85</b>	<b>619.20</b>	<b>13.24</b>	<b>11,092.04</b>	
<b>59999999</b>	<b>TOTAL REVENUE</b>	<b>63,726.91</b>	<b>64,359.81</b>	<b>-632.90</b>	<b>-0.98</b>	<b>311,424.24</b>	<b>315,800.80</b>	<b>-4,376.56</b>	<b>-1.39</b>	<b>779,213.65</b>	

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11 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>										
61110000	Answering Service	60.00	55.00	-5.00	-9.09	300.00	275.00	-25.00	-9.09	660.00	
61120000	Bank Fees	172.69	242.50	69.81	28.79	1,604.13	1,212.50	-391.63	-32.30	2,910.00	
61130000	Computer Costs	928.00	928.00	0.00	0.00	4,640.00	4,640.00	0.00	0.00	11,136.00	
61140000	Credit Services	213.21	116.00	-97.21	-83.80	372.83	580.00	207.17	35.72	1,392.00	rtmv: 4 Background screening and Equifax annual setup fee
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	0.00	50.00	50.00	100.00	175.00	250.00	75.00	30.00	600.00	
61191000	Furniture / Equipment Rental	204.97	165.00	-39.97	-24.22	1,114.01	825.00	-289.01	-35.03	1,980.00	rtmv: Office printer base rental contract and overage fees
61194000	Meals and Entertainment	0.00	45.00	45.00	100.00	96.24	225.00	128.76	57.23	675.00	
61195000	Travel	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00	
61198000	Legal Fees and Evictions	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61199000	Office Supplies	146.32	192.00	45.68	23.79	523.02	960.00	436.98	45.52	2,304.00	
61199300	Postage / Delivery	36.62	25.00	-11.62	-46.48	53.82	125.00	71.18	56.94	300.00	rtmv: Utility payments and corporate mail
61199600	Security Alarm Monitoring	0.00	47.50	47.50	100.00	307.63	237.50	-70.13	-29.53	570.00	
61199700	Telephone / Internet	794.47	816.67	22.20	2.72	4,056.94	4,083.35	26.41	0.65	9,800.04	
61199800	Uniforms	169.65	0.00	-169.65	N/A	169.65	500.00	330.35	66.07	1,500.00	rtmv: Maintenance uniforms
61199930	Recruiting	48.15	25.00	-23.15	-92.60	113.30	125.00	11.70	9.36	300.00	rtmv: New Hire assessment fee
61199970	Fire Alarm Monitoring	0.00	48.00	48.00	100.00	247.83	240.00	-7.83	-3.26	576.00	
61199990	Extraordinary COVID	0.00	20.83	20.83	100.00	0.00	104.15	104.15	100.00	249.96	
<b>61199999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,774.08</b>	<b>2,851.50</b>	<b>77.42</b>	<b>2.72</b>	<b>13,774.40</b>	<b>14,887.50</b>	<b>1,113.10</b>	<b>7.48</b>	<b>42,303.00</b>	
<b>61200000</b>	<b>MARKETING AND LEASING</b>										
61210000	Marketing and Leasing	528.26	0.00	-528.26	N/A	528.26	0.00	-528.26	N/A	0.00	rtmv: Now Leasing banners and curb appeal balloon kit

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11 Economic Occupancy 85%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61260000	Market Analysis	70.40	70.40	0.00	0.00	352.00	352.00	0.00	0.00	844.80	
61270000	Advertising	211.20	317.33	106.13	33.44	1,291.60	1,586.65	295.05	18.60	3,807.96	
61290000	Programs and Promotions	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61291000	Signage	135.96	25.00	-110.96	-443.84	135.96	125.00	-10.96	-8.77	300.00	rtmv: 100ct towing enforcement decals
<b>61299999</b>	<b>TOTAL MARKETING AND LEASING</b>	<b>945.82</b>	<b>462.73</b>	<b>-483.09</b>	<b>-104.40</b>	<b>2,307.82</b>	<b>2,313.65</b>	<b>5.83</b>	<b>0.25</b>	<b>5,552.76</b>	
<b>61300000</b>	<b>MANAGEMENT FEES</b>										
61310000	Management Fees	2,340.00	2,483.20	143.20	5.77	11,980.00	12,416.00	436.00	3.51	29,798.40	
<b>61399999</b>	<b>TOTAL MANAGEMENT FEES</b>	<b>2,340.00</b>	<b>2,483.20</b>	<b>143.20</b>	<b>5.77</b>	<b>11,980.00</b>	<b>12,416.00</b>	<b>436.00</b>	<b>3.51</b>	<b>29,798.40</b>	
<b>61400000</b>	<b>PAYROLL EXPENSES</b>										
61410000	Management Salaries	4,255.40	8,436.31	4,180.91	49.56	22,669.97	30,933.15	8,263.18	26.71	73,114.72	
61420000	Maintenance Wages	6,367.89	9,126.94	2,759.05	30.23	29,269.86	33,465.42	4,195.56	12.54	79,100.08	
61450000	Bonuses	0.00	702.53	702.53	100.00	0.00	2,575.93	2,575.93	100.00	6,088.56	
61460000	Payroll Service Fees	602.87	749.71	146.84	19.59	2,995.41	2,748.95	-246.46	-8.97	6,497.52	
61470000	Employee Insurance	0.00	726.92	726.92	100.00	0.00	2,665.40	2,665.40	100.00	6,300.04	
61480000	Payroll Taxes	847.75	1,580.69	732.94	46.37	5,102.47	5,795.89	693.42	11.96	13,699.38	
61490000	Workers Comp Insurance	438.71	662.47	223.76	33.78	2,117.34	2,429.07	311.73	12.83	5,741.44	
61491000	401k Company Match	75.42	50.88	-24.54	-48.23	387.54	186.56	-200.98	-107.73	440.96	
<b>61499999</b>	<b>TOTAL PAYROLL EXPENSES</b>	<b>12,588.04</b>	<b>22,036.45</b>	<b>9,448.41</b>	<b>42.88</b>	<b>62,542.59</b>	<b>80,800.37</b>	<b>18,257.78</b>	<b>22.60</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	250.00	204.51	81.80	600.00	
61592600	Janitorial Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61592800	Appliance Supplies	653.00	291.67	-361.33	-123.88	1,845.69	1,458.35	-387.34	-26.56	3,500.04	rtmv: 6 infinite switches, 2 fridge capacitors, 4 terminal fuses, 11 burners, 6 dryer switches, 12 elements and 6-12pk drip pans
61593000	Fire Alarm Inspections	0.00	275.00	275.00	100.00	0.00	1,375.00	1,375.00	100.00	3,300.00	
61594000	Window Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00	
61595000	Generator Repairs	68.00	20.83	-47.17	-226.45	168.00	104.15	-63.85	-61.31	249.96	rtmv: Fuel for UTV
61596000	Electrical Repairs	0.00	150.00	150.00	100.00	566.61	750.00	183.39	24.45	1,800.00	

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11

Economic Occupancy 85%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61597000	Exterior Repairs	214.12	66.67	-147.45	-221.16	256.97	333.35	76.38	22.91	800.04	rtmv: 3 Concrete bulks and 7 Asphalt repairs
61598000	HVAC Repairs	258.25	333.33	75.08	22.52	1,930.17	1,666.65	-263.52	-15.81	3,999.96	
61599000	Fire Extinguishers	0.00	150.00	150.00	100.00	801.05	750.00	-51.05	-6.81	1,800.00	
61599100	Repairs and Maintenance Fire Protection Systems	0.00	66.67	66.67	100.00	711.74	333.35	-378.39	-113.51	800.04	
61599200	Interior Repairs	400.78	66.67	-334.11	-501.14	1,751.40	333.35	-1,418.05	-425.39	800.04	rtmv: 1-14ft handrail, 2 shower grab bars, 5 cabinet backplates, 5-5pk cabinet door handles, and 4-5pk wall protectors
61599300	Light Bulbs	0.00	100.00	100.00	100.00	393.64	500.00	106.36	21.27	1,200.00	
61599600	Gate / Fence Repairs	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	500.00	
61599700	Plumbing Repairs / Supplies	385.89	283.33	-102.56	-36.20	2,480.41	1,416.65	-1,063.76	-75.09	3,399.96	rtmv: 8 toilet seats, 1 turn valve, 7 faucets, 1 supply hose, and 16 shower heads
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>1,980.04</b>	<b>2,129.17</b>	<b>149.13</b>	<b>7.00</b>	<b>10,951.17</b>	<b>10,945.85</b>	<b>-5.32</b>	<b>-0.05</b>	<b>24,550.04</b>	
<b>61600000</b>	<b>UNIT PREPARATION</b>										
61620000	Unit Prep: Carpet Cleaning / Repairs	619.61	0.00	-619.61	N/A	619.61	0.00	-619.61	N/A	0.00	rtmv: Unit 116 water extraction service fee, 1ozone air purifier, 2 air mover and carpet cleaned unit 1203
61630000	Unit Prep: Cleaning Supplies	81.15	10.42	-70.73	-678.79	225.86	52.10	-173.76	-333.51	125.04	rtmv: 6 Liquid bleach, 2-1gallons Fabuloso
61640000	Unit Prep: Cleaning Contractors	0.00	50.00	50.00	100.00	1,020.98	250.00	-770.98	-308.39	600.00	
61670000	Unit Prep: Doors / Locks / Keys	234.99	66.67	-168.32	-252.47	234.99	333.35	98.36	29.51	800.04	rtmv: 5 Deadbolts and 6 privacy knobs

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11

Economic Occupancy 85%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61691000	Unit Prep: Paint / Wallpaper	2,157.93	304.17	-1,853.76	-609.45	4,455.53	1,520.85	-2,934.68	-192.96	3,650.04	rtmv: 16-5gallons make ready paint, 1 gallon wood paint, 4-9oz wall texture, 10 rollers, and 4 paint grids
61692000	Unit Prep: Painting Contractors	0.00	243.75	243.75	100.00	1,931.41	1,218.75	-712.66	-58.47	2,925.00	
61693000	Unit Prep: Window Treatments	246.70	100.00	-146.70	-146.70	725.70	500.00	-225.70	-45.14	1,200.00	rtmv: 8 Cordless blinds
<b>61699999</b>	<b>TOTAL UNIT PREPARATION</b>	<b>3,340.38</b>	<b>775.01</b>	<b>-2,565.37</b>	<b>-331.01</b>	<b>9,214.08</b>	<b>3,875.05</b>	<b>-5,339.03</b>	<b>-137.78</b>	<b>9,300.12</b>	
<b>61700000</b>	<b>CONTRACT SERVICES</b>										
61720000	Courtesy Patrol	1,100.00	750.00	-350.00	-46.67	4,300.00	3,750.00	-550.00	-14.67	9,000.00	rtmv: Courtesy patrol 4/26/24 to 5/26/24
61740000	Landscape Maintenance	1,842.00	1,900.00	58.00	3.05	9,210.00	9,500.00	290.00	3.05	22,800.00	
61750000	Resident Services Contract	0.00	800.00	800.00	100.00	3,200.00	4,000.00	800.00	20.00	9,600.00	
61780000	Pest Control	259.80	260.00	0.20	0.08	1,298.70	1,300.00	1.30	0.10	3,120.00	
61793000	Compliance Monitoring	748.80	746.67	-2.13	-0.29	3,744.00	3,733.35	-10.65	-0.29	8,960.04	
<b>61799999</b>	<b>TOTAL CONTRACT SERVICES</b>	<b>3,950.60</b>	<b>4,456.67</b>	<b>506.07</b>	<b>11.36</b>	<b>21,752.70</b>	<b>22,283.35</b>	<b>530.65</b>	<b>2.38</b>	<b>53,480.04</b>	
<b>61800000</b>	<b>UTILITIES</b>										
61810000	Electricity - CommonArea	288.09	251.60	-36.49	-14.50	1,575.38	1,258.00	-317.38	-25.23	3,019.20	
61820000	Electricity - Office	633.30	669.48	36.18	5.40	2,480.89	3,347.40	866.51	25.89	8,033.76	
61830000	Electricity - Vacant	69.52	66.67	-2.85	-4.27	240.22	333.35	93.13	27.94	800.04	
61880000	Water and Sewer	2,791.67	2,844.42	52.75	1.85	12,197.91	14,222.10	2,024.19	14.23	34,133.04	
61890000	Trash Removal	1,944.52	1,911.80	-32.72	-1.71	9,572.02	9,559.00	-13.02	-0.14	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>5,727.10</b>	<b>5,743.97</b>	<b>16.87</b>	<b>0.29</b>	<b>26,066.42</b>	<b>29,719.85</b>	<b>3,653.43</b>	<b>12.29</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	38,046.20	38,487.10	440.90	1.15	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>38,897.40</b>	<b>38,487.10</b>	<b>-410.30</b>	<b>-1.07</b>	<b>98,068.94</b>	
<b>61999997</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>41,273.10</b>	<b>48,636.12</b>	<b>7,363.02</b>	<b>15.14</b>	<b>197,486.58</b>	<b>215,728.72</b>	<b>18,242.14</b>	<b>8.46</b>	<b>523,963.64</b>	

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_js

Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11

Economic Occupancy 85%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>61999998</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>41,273.10</b>	<b>48,636.12</b>	<b>7,363.02</b>	<b>15.14</b>	<b>197,486.58</b>	<b>215,728.72</b>	<b>18,242.14</b>	<b>8.46</b>	<b>523,963.64</b>	
<b>61999999</b>	<b>NET OPERATING INCOME</b>	<b>22,453.81</b>	<b>15,723.69</b>	<b>6,730.12</b>	<b>42.80</b>	<b>113,937.66</b>	<b>100,072.08</b>	<b>13,865.58</b>	<b>13.86</b>	<b>255,250.01</b>	
<b>62000000</b>	<b>NON-CONTROLLABLE EXPENSE</b>										
<b>62100000</b>	<b>INTEREST EXPENSE</b>										
62110000	Mortgage Interest	8,022.37	8,022.37	0.00	0.00	40,254.49	40,254.49	0.00	0.00	96,002.40	
62125000	Ground Lease	1.00	1.00	0.00	0.00	5.00	5.00	0.00	0.00	12.00	
<b>62199999</b>	<b>TOTAL INTEREST EXPENSE</b>	<b>8,023.37</b>	<b>8,023.37</b>	<b>0.00</b>	<b>0.00</b>	<b>40,259.49</b>	<b>40,259.49</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	5,750.00	5,750.00	0.00	0.00	13,800.00	
65180000	TaxPreparation Fees	0.00	0.00	0.00	N/A	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	
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>1,150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,750.00</b>	<b>7,750.00</b>	<b>1,000.00</b>	<b>12.90</b>	<b>23,748.18</b>	
<b>65999999</b>	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>	<b>9,173.37</b>	<b>9,173.37</b>	<b>0.00</b>	<b>0.00</b>	<b>47,009.49</b>	<b>48,009.49</b>	<b>1,000.00</b>	<b>2.08</b>	<b>119,762.58</b>	
<b>66100000</b>	<b>REPLACEMENT RESERVE EXPENDITURES</b>										
66130000	Driveways/ParkingLots	0.00	0.00	0.00	N/A	0.00	4,000.00	4,000.00	100.00	4,000.00	
66140000	Fence/AccessGate	2,750.00	0.00	-2,750.00	N/A	2,750.00	1,500.00	-1,250.00	-83.33	6,000.00	rtmv: West Gate replaced 4 panels and bottom rail, North Gate replaced 20ft railing, photo eye and pressure sensor
66150000	Landscape Upgrade	0.00	0.00	0.00	N/A	1,852.11	4,000.00	2,147.89	53.70	4,000.00	
66194000	Electrical Replacement	4,081.03	500.00	-3,581.03	-716.21	6,713.03	1,500.00	-5,213.03	-347.54	2,500.00	rtmv: Buildings 1, 6, 8 & 9 fire alarm panels replaced
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	60,000.00	60,000.00	100.00	0.00	60,000.00	60,000.00	100.00	120,000.00	

### Budget Comparison

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Notes: rtmv: 90% Occupied, 97% Preleased, 13 Vacant units, 9 units preleased; rtmv: Physical Occupancy 91% Vacant Units 11

Economic Occupancy 85%;

		<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>
66197000	Plumbing	346.40	0.00	-346.40	N/A	1,066.26	0.00	-1,066.26	N/A	1,350.00	rtmv: Unit 818 shower tub resurfaced
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	3,000.00	3,000.00	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	1,003.49	0.00	-1,003.49	N/A	4,643.79	2,400.00	-2,243.79	-93.49	7,200.00	rtmv: 3 Microwaves replaced units 413, 923, 818
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	693.04	0.00	-693.04	N/A	3,385.82	1,300.00	-2,085.82	-160.45	3,900.00	rtmv: Unit 522 - 30gallon water heater replaced
66199920	HVAC	0.00	2,350.00	2,350.00	100.00	0.00	7,050.00	7,050.00	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>8,873.96</b>	<b>63,850.00</b>	<b>54,976.04</b>	<b>86.10</b>	<b>21,523.30</b>	<b>91,250.00</b>	<b>69,726.70</b>	<b>76.41</b>	<b>181,150.00</b>	
<b>66199999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>18,047.33</b>	<b>73,023.37</b>	<b>54,976.04</b>	<b>75.29</b>	<b>68,532.79</b>	<b>139,259.49</b>	<b>70,726.70</b>	<b>50.79</b>	<b>300,912.58</b>	
<b>99900000</b>	<b>NET INCOME</b>	<b>4,406.48</b>	<b>-57,299.68</b>	<b>61,706.16</b>	<b>107.69</b>	<b>45,404.87</b>	<b>-39,187.41</b>	<b>84,592.28</b>	<b>215.87</b>	<b>-45,662.57</b>	



**Via Electronic Mail**

June 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 May 2024 financial report for ***Retama Village II***. The property closed the month at **92%** occupancy with six (6) vacant units and an economic occupancy of **88%**. As of the date of this letter, the property is **100%** leased.

The May operating expenses were **14.74% below** budget and the year-to-date operating expenses were **3.42% below** budget. Significant variances are explained in the Budget Comparison Report-Notes. ***Retama Village II*** spent \$1,864 from replacement reserve expenses in Fence / Access Gate and Windows / Screens / Blinds.

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 = May 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	5,297.01
11700000	Cash - Security Deposits	22,495.00
11930000	Cash - Operating Other	54,153.62
<b>11999999</b>	<b>TOTAL CASH</b>	<b>81,945.63</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	1,066.30
12350000	PHA SUBSIDY	2,879.20
12400000	Subsidy Suspense Receivable	-331.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>3,614.50</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	20,903.90
13300000	Prepaid Payroll	3,923.56
13400000	Prepaid Other	2,787.63
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>27,615.09</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	244,549.91
14200000	Operating Reserve	26,079.97
14400000	Insurance Escrow	25,970.08
14910000	Other Reserves	39,105.87
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>335,705.83</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>450,081.05</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
<b>16299999</b>	<b>TOTAL LAND IMPROVEMENTS</b>	<b>1,198,294.00</b>

**Balance Sheet**

Period = May 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<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>4,859,218.40</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	22,322.72
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>22,322.72</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	1,441.29
22400000	Interest Payable -Mortgage	6,786.09
22500000	Interest Payable -Second Mortgage	232,243.40
22920000	Other Accrued Expenses	634.85
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>241,105.63</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	158.30
23750000	Unclaimed Security Deposit Refunds	1,279.00
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>1,437.30</b>

**Balance Sheet**

Period = May 2024

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	17,200.00
24300000	Additional Deposits	4,200.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>21,400.00</b>
<b>25000000</b>	<b>OTHER CURRENT LIABILITIES</b>	
25500000	Partnership Management Fee	344,079.91
25600000	Investor Management Fee	7,800.61
<b>25999998</b>	<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>351,880.52</b>
<b>25999999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>638,146.17</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	983,812.45
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>1,206,077.90</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,206,077.90</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,844,224.07</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	9,162.96
32200000	Retained Earnings Prior Years	-3,782,797.63
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>-3,773,634.67</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>3,014,994.33</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>4,859,218.40</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysj\_is

Notes: rtmv2: Physical Occupancy 92% Vacant Units 6 Economic Occupancy 88%

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
<b>4000000</b>	<b>INCOME</b>									
<b>4001000</b>	<b>OPERATING INCOME</b>									
<b>4002000</b>	<b>REVENUE</b>									
<b>4003000</b>	<b>RENTS</b>									
<b>4200000</b>	<b>RESIDENTIAL RENT COLLECTED</b>									
<b>4210000</b>	<b>GROSS POTENTIAL RENT</b>									
42110000	Gross Potential Rent	63,009.00	60,515.00	2,494.00	4.12	304,299.00	302,575.00	1,724.00	0.57	732,534.11
42140000	Loss/Gain to Lease	-20,501.99	-20,372.99	-129.00	-0.63	-94,688.98	-103,514.95	8,825.97	8.53	-241,829.99
42160000	Operating Subsidy	2,879.20	0.00	2,879.20	N/A	13,971.19	0.00	13,971.19	N/A	0.00
<b>42199999</b>	<b>TOTAL GROSS POTENTIAL RENT</b>	<b>45,386.21</b>	<b>40,142.01</b>	<b>5,244.20</b>	<b>13.06</b>	<b>223,581.21</b>	<b>199,060.05</b>	<b>24,521.16</b>	<b>12.32</b>	<b>490,704.12</b>
42910000	Less: Vacancy Loss	-5,402.01	-1,815.45	-3,586.56	-197.56	-30,829.01	-9,077.25	-21,751.76	-239.63	-21,976.01
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	-140.50	140.50	100.00	-37.00	-696.71	659.71	94.69	-1,717.46
42980000	Less: Employee Units	-698.00	-875.00	177.00	20.23	-3,490.00	-4,375.00	885.00	20.23	-10,500.00
<b>42999998</b>	<b>TOTAL RESIDENTIAL RENT COLLECTED</b>	<b>39,286.20</b>	<b>37,311.06</b>	<b>1,975.14</b>	<b>5.29</b>	<b>189,225.19</b>	<b>184,911.09</b>	<b>4,314.10</b>	<b>2.33</b>	<b>456,510.65</b>
<b>42999999</b>	<b>TOTAL RENTS</b>	<b>39,286.20</b>	<b>37,311.06</b>	<b>1,975.14</b>	<b>5.29</b>	<b>189,225.19</b>	<b>184,911.09</b>	<b>4,314.10</b>	<b>2.33</b>	<b>456,510.65</b>
<b>4300000</b>	<b>OTHER INCOME</b>									
43100000	Application Fee Income	-12.00	116.00	-128.00	-110.34	257.00	580.00	-323.00	-55.69	1,392.00
43600000	Cleaning / Damage Income	0.00	166.67	-166.67	-100.00	3,111.25	833.35	2,277.90	273.34	2,000.04
43930000	Late Fee Income	219.70	208.33	11.37	5.46	1,601.70	1,041.65	560.05	53.77	2,499.96
43960000	Lock / Key Income	5.00	14.58	-9.58	-65.71	15.00	72.90	-57.90	-79.42	174.96
43990000	NSFFeeIncome	0.00	2.08	-2.08	-100.00	25.00	10.40	14.60	140.38	24.96
43999000	InterestIncome	278.34	195.83	82.51	42.13	1,119.38	979.15	140.23	14.32	2,349.96
43999945	Eviction Fees	0.00	25.00	-25.00	-100.00	0.00	125.00	-125.00	-100.00	300.00
<b>43999999</b>	<b>TOTAL OTHER INCOME</b>	<b>491.04</b>	<b>728.49</b>	<b>-237.45</b>	<b>-32.59</b>	<b>6,129.33</b>	<b>3,642.45</b>	<b>2,486.88</b>	<b>68.27</b>	<b>8,741.88</b>
<b>59999999</b>	<b>TOTAL REVENUE</b>	<b>39,777.24</b>	<b>38,039.55</b>	<b>1,737.69</b>	<b>4.57</b>	<b>195,354.52</b>	<b>188,553.54</b>	<b>6,800.98</b>	<b>3.61</b>	<b>465,252.53</b>

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysj\_is

Notes: rtmv2: Physical Occupancy 92% Vacant Units 6 Economic Occupancy 88%

	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	209.54	106.25	-103.29	-97.21	592.48	531.25	-61.23	-11.53	1,275.00	
61130000	536.50	536.50	0.00	0.00	2,682.50	2,682.50	0.00	0.00	6,438.00	
61140000	72.00	58.00	-14.00	-24.14	252.46	290.00	37.54	12.94	696.00	
61160000	75.00	0.00	-75.00	N/A	75.00	130.00	55.00	42.31	750.00	
61170000	0.00	0.00	0.00	N/A	246.67	0.00	-246.67	N/A	2,960.00	
61180000	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61194000	48.53	30.00	-18.53	-61.77	126.58	150.00	23.42	15.61	450.00	
61195000	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00	
61198000	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
61199000	0.00	111.00	111.00	100.00	389.37	555.00	165.63	29.84	1,332.00	
61199300	0.00	0.00	0.00	N/A	19.08	0.00	-19.08	N/A	0.00	
61199600	0.00	43.75	43.75	100.00	286.05	218.75	-67.30	-30.77	525.00	
61199700	713.40	522.92	-190.48	-36.43	3,557.84	2,614.60	-943.24	-36.08	6,275.04	
61199800	277.00	83.33	-193.67	-232.41	277.00	416.65	139.65	33.52	999.96	
61199930	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00	
<b>61199999</b>	<b>1,931.97</b>	<b>1,601.75</b>	<b>-330.22</b>	<b>-20.62</b>	<b>8,505.03</b>	<b>8,588.75</b>	<b>83.72</b>	<b>0.97</b>	<b>23,471.00</b>	
<b>61200000</b>	<b>MARKETING AND LEASING</b>									
61260000	40.70	40.70	0.00	0.00	203.50	203.50	0.00	0.00	488.40	
61270000	122.10	204.17	82.07	40.20	846.10	1,020.85	174.75	17.12	2,450.04	
61290000	0.00	25.00	25.00	100.00	66.00	125.00	59.00	47.20	300.00	
61291000	229.44	6.25	-223.19	-3,571.04	229.44	31.25	-198.19	-634.21	75.00	
<b>61299999</b>	<b>392.24</b>	<b>276.12</b>	<b>-116.12</b>	<b>-42.05</b>	<b>1,345.04</b>	<b>1,380.60</b>	<b>35.56</b>	<b>2.58</b>	<b>3,313.44</b>	
<b>61300000</b>	<b>MANAGEMENT FEES</b>									
61310000	1,360.00	1,435.60	75.60	5.27	6,700.00	7,178.00	478.00	6.66	17,227.20	
<b>61399999</b>	<b>1,360.00</b>	<b>1,435.60</b>	<b>75.60</b>	<b>5.27</b>	<b>6,700.00</b>	<b>7,178.00</b>	<b>478.00</b>	<b>6.66</b>	<b>17,227.20</b>	
<b>61400000</b>	<b>PAYROLL EXPENSES</b>									
61410000	3,074.33	4,542.63	1,468.30	32.32	16,511.98	16,656.31	144.33	0.87	39,369.46	

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysj\_is

Notes: rtmv2: Physical Occupancy 92% Vacant Units 6 Economic Occupancy 88%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61420000	Maintenance Wages	3,994.20	4,914.50	920.30	18.73	17,295.20	18,019.86	724.66	4.02	42,592.40	
61450000	Bonuses	0.00	378.29	378.29	100.00	0.00	1,387.05	1,387.05	100.00	3,278.48	
61460000	Payroll Service Fees	476.35	421.00	-55.35	-13.15	2,328.55	1,543.68	-784.87	-50.84	3,648.70	
61470000	Employee Insurance	0.00	726.92	726.92	100.00	0.00	2,665.40	2,665.40	100.00	6,300.04	
61480000	Payroll Taxes	576.18	851.14	274.96	32.30	3,102.19	3,120.86	18.67	0.60	7,376.58	
61490000	Workers Comp Insurance	275.05	356.71	81.66	22.89	1,241.96	1,307.95	65.99	5.05	3,091.52	
<b>61499999</b>	<b>TOTAL PAYROLL EXPENSES</b>	<b>8,396.11</b>	<b>12,191.19</b>	<b>3,795.08</b>	<b>31.13</b>	<b>40,479.88</b>	<b>44,701.11</b>	<b>4,221.23</b>	<b>9.44</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	125.00	125.00	100.00	300.00	
61592600	Janitorial Supplies	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00	
61592800	Appliance Supplies	0.00	333.33	333.33	100.00	1,313.05	1,666.65	353.60	21.22	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	31.25	-1.84	-5.89	75.00	
61596000	Electrical Repairs	0.00	104.17	104.17	100.00	273.66	520.85	247.19	47.46	1,250.04	
61597000	Exterior Repairs	0.00	50.00	50.00	100.00	22.13	250.00	227.87	91.15	600.00	
61598000	HVAC Repairs	701.32	416.67	-284.65	-68.32	1,329.95	2,083.35	753.40	36.16	5,000.04	
61599000	Fire Extinguishers	0.00	62.50	62.50	100.00	492.54	312.50	-180.04	-57.61	750.00	
61599100	Repairs and Maintenance Fire Protection Systems	215.42	0.00	-215.42	N/A	1,103.07	0.00	-1,103.07	N/A	0.00	
61599200	Interior Repairs	0.00	95.83	95.83	100.00	729.20	479.15	-250.05	-52.19	1,149.96	
61599300	Light Bulbs	163.04	104.17	-58.87	-56.51	523.14	520.85	-2.29	-0.44	1,250.04	
61599600	Gate / Fence Repairs	0.00	70.83	70.83	100.00	0.00	354.15	354.15	100.00	849.96	
61599700	Plumbing Repairs / Supplies	12.98	300.00	287.02	95.67	752.07	1,500.00	747.93	49.86	3,600.00	
61599900	Pool Repairs / Supplies	0.00	208.33	208.33	100.00	383.43	1,041.65	658.22	63.19	2,499.96	
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	104.15	104.15	100.00	249.96	
61599930	Vehicle Repairs	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00	
<b>61599999</b>	<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>1,092.76</b>	<b>1,872.91</b>	<b>780.15</b>	<b>41.65</b>	<b>7,345.33</b>	<b>9,364.55</b>	<b>2,019.22</b>	<b>21.56</b>	<b>26,674.92</b>	
<b>61600000</b>	<b>UNIT PREPARATION</b>										
61620000	Unit Prep: Carpet Cleaning / Repairs	119.08	54.17	-64.91	-119.83	411.36	270.85	-140.51	-51.88	650.04	
61630000	Unit Prep: Cleaning Supplies	0.00	25.00	25.00	100.00	139.35	125.00	-14.35	-11.48	300.00	
61640000	Unit Prep: Cleaning Contractors	0.00	200.00	200.00	100.00	577.57	600.00	22.43	3.74	800.00	
61670000	Unit Prep: Doors / Locks / Keys	0.00	70.83	70.83	100.00	345.95	354.15	8.20	2.32	849.96	
61691000	Unit Prep: Paint / Wallpaper	0.00	125.00	125.00	100.00	2,382.82	625.00	-1,757.82	-281.25	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	

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 92% Vacant Units 6 Economic Occupancy 88%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61693000	Unit Prep: Window Treatments	0.00	104.17	104.17	100.00	715.04	520.85	-194.19	-37.28	1,250.04	
<b>61699999</b>	<b>TOTAL UNIT PREPARATION</b>	<b>119.08</b>	<b>579.17</b>	<b>460.09</b>	<b>79.44</b>	<b>6,062.09</b>	<b>2,495.85</b>	<b>-3,566.24</b>	<b>-142.89</b>	<b>7,250.04</b>	
<b>61700000</b>	<b>CONTRACT SERVICES</b>										
61720000	Courtesy Patrol	400.00	425.00	25.00	5.88	2,000.00	2,125.00	125.00	5.88	5,100.00	
61740000	Landscape Maintenance	1,733.00	1,833.33	100.33	5.47	8,665.00	9,166.65	501.65	5.47	21,999.96	
61750000	Resident Services Contract	0.00	463.00	463.00	100.00	1,850.00	2,315.00	465.00	20.09	5,556.00	rtmv2: No services provided for current month, service billing will start 6.2024
61780000	Pest Control	140.72	142.00	1.28	0.90	703.60	710.00	6.40	0.90	1,704.00	
61793000	Compliance Monitoring	432.90	431.67	-1.23	-0.28	2,164.50	2,158.35	-6.15	-0.28	5,180.04	
<b>61799999</b>	<b>TOTAL CONTRACT SERVICES</b>	<b>2,706.62</b>	<b>3,295.00</b>	<b>588.38</b>	<b>17.86</b>	<b>15,383.10</b>	<b>16,475.00</b>	<b>1,091.90</b>	<b>6.63</b>	<b>39,540.00</b>	
<b>61800000</b>	<b>UTILITIES</b>										
61810000	Electricity - CommonArea	325.29	302.15	-23.14	-7.66	1,516.39	1,510.75	-5.64	-0.37	3,625.80	
61820000	Electricity - Office	315.93	338.59	22.66	6.69	1,452.89	1,692.95	240.06	14.18	4,063.08	
61830000	Electricity - Vacant	455.52	79.17	-376.35	-475.37	1,027.53	395.85	-631.68	-159.58	950.04	
61880000	Water and Sewer	2,440.88	1,936.57	-504.31	-26.04	9,425.25	9,682.85	257.60	2.66	23,238.84	
61890000	Trash Removal	1,201.29	1,175.75	-25.54	-2.17	6,081.45	5,878.75	-202.70	-3.45	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	
<b>61899999</b>	<b>TOTAL UTILITIES</b>	<b>4,738.91</b>	<b>3,832.23</b>	<b>-906.68</b>	<b>-23.66</b>	<b>19,503.51</b>	<b>20,161.15</b>	<b>657.64</b>	<b>3.26</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	22,046.90	22,046.90	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>22,539.00</b>	<b>22,046.90</b>	<b>-492.10</b>	<b>-2.23</b>	<b>55,036.54</b>	
<b>61999997</b>	<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>25,147.07</b>	<b>29,493.35</b>	<b>4,346.28</b>	<b>14.74</b>	<b>127,862.98</b>	<b>132,391.91</b>	<b>4,528.93</b>	<b>3.42</b>	<b>325,157.08</b>	
<b>61999998</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>25,147.07</b>	<b>29,493.35</b>	<b>4,346.28</b>	<b>14.74</b>	<b>127,862.98</b>	<b>132,391.91</b>	<b>4,528.93</b>	<b>3.42</b>	<b>325,157.08</b>	
<b>61999999</b>	<b>NET OPERATING INCOME</b>	<b>14,630.17</b>	<b>8,546.20</b>	<b>6,083.97</b>	<b>71.19</b>	<b>67,491.54</b>	<b>56,161.63</b>	<b>11,329.91</b>	<b>20.17</b>	<b>140,095.45</b>	



### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 92% Vacant Units 6 Economic Occupancy 88%

	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	6,041.60	6,041.60	0.00	0.00	30,363.52	30,363.52	0.00	0.00	72,208.40
62120000	Mortgage Interest(2)	1,333.00	1,333.00	0.00	0.00	6,665.00	6,665.00	0.00	0.00	15,996.00
62125000	Ground Lease	8.33	8.33	0.00	0.00	41.65	41.65	0.00	0.00	99.96
<b>62199999</b>	<b>TOTAL INTEREST EXPENSE</b>	<b>7,382.93</b>	<b>7,382.93</b>	<b>0.00</b>	<b>0.00</b>	<b>37,070.17</b>	<b>37,070.17</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	5,750.00	6,210.00	460.00	7.41	14,904.00
65192000	Inspections	0.00	62.50	62.50	100.00	0.00	312.50	312.50	100.00	750.00
65199200	Investor Services Fee	757.04	334.64	-422.40	-126.23	3,785.20	1,673.20	-2,112.00	-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>9,535.20</b>	<b>8,195.70</b>	<b>-1,339.50</b>	<b>-16.34</b>	<b>19,669.68</b>
<b>65999999</b>	<b>TOTAL NON-CONTROLLABLE EXPENSES</b>	<b>9,289.97</b>	<b>9,022.07</b>	<b>-267.90</b>	<b>-2.97</b>	<b>46,605.37</b>	<b>45,265.87</b>	<b>-1,339.50</b>	<b>-2.96</b>	<b>107,974.04</b>
<b>66100000</b>	<b>REPLACEMENT RESERVE EXPENDITURES</b>									
66130000	Driveways/ParkingLots	0.00	0.00	0.00	N/A	0.00	3,600.00	3,600.00	100.00	3,600.00
66140000	Fence/AccessGate	1,263.50	0.00	-1,263.50	N/A	2,396.00	50,000.00	47,604.00	95.21	50,000.00
66150000	Landscape Upgrade	0.00	0.00	0.00	N/A	953.63	3,500.00	2,546.37	72.75	7,000.00
66160000	Pool Areas	0.00	0.00	0.00	N/A	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	0.00	0.00	0.00	N/A	3,990.00	0.00	-3,990.00	N/A	0.00
66196000	Painting	0.00	60,000.00	60,000.00	100.00	0.00	60,000.00	60,000.00	100.00	120,000.00
66197000	Plumbing	0.00	0.00	0.00	N/A	473.13	3,500.00	3,026.87	86.48	3,500.00
66199000	Windows/Screens/Blinds	600.58	0.00	-600.58	N/A	600.58	0.00	-600.58	N/A	1,500.00
66199100	Patio/Balcony/Landings	0.00	1,200.00	1,200.00	100.00	0.00	2,400.00	2,400.00	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	0.00	0.00	N/A	0.00	350.00	350.00	100.00	1,050.00
66199500	Appliances	0.00	950.00	950.00	100.00	709.60	1,900.00	1,190.40	62.65	4,750.00
66199600	Flooring	0.00	0.00	0.00	N/A	908.84	700.00	-208.84	-29.83	1,050.00
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	3,000.00	2,339.02	77.97	4,500.00
66199920	HVAC	0.00	0.00	0.00	N/A	0.00	4,600.00	4,600.00	100.00	13,800.00

### Budget Comparison

Period = May 2024

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 92% Vacant Units 6 Economic Occupancy 88%

		<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>
<b>66199998</b>	<b>TOTAL REPLACEMENT RESERVE EXPENDITURES</b>	<b>1,864.08</b>	<b>62,900.00</b>	<b>61,035.92</b>	<b>97.04</b>	<b>11,723.21</b>	<b>164,550.00</b>	<b>152,826.79</b>	<b>92.88</b>	<b>251,550.00</b>	
<b>66199999</b>	<b>TOTAL NON-OPERATING EXPENSES</b>	<b>11,154.05</b>	<b>71,922.07</b>	<b>60,768.02</b>	<b>84.49</b>	<b>58,328.58</b>	<b>209,815.87</b>	<b>151,487.29</b>	<b>72.20</b>	<b>359,524.04</b>	
<b>99900000</b>	<b>NET INCOME</b>	<b>3,476.12</b>	<b>-63,375.87</b>	<b>66,851.99</b>	<b>105.48</b>	<b>9,162.96</b>	<b>-153,654.24</b>	<b>162,817.20</b>	<b>105.96</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, June 26, 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 May 22, 2024. Pg. 2-3
  - b) Consideration and Possible Action to Approve Operating Budget for the McAllen Housing Development Corporation (MHDC) Hibiscus Apts., and Vine Terrance Apts. Pg. 4
  - c) Consideration and Possible Action to Approve Resolution MHDC 2024-03; A Resolution of the McAllen Housing Development Corporation Approving the Accounts Receivable Write-Off for Vine Terrance Apts. for Year Ending June 30, 2024. Pg. 5-8
3. Non-Action Items:
  - a) TDHCA Villas Primerose LIHTC Application Update
  - b) Financial Summary Pg. 9-14
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, June 21, 2024, at or before 12:00 p.m.** at the McAllen Housing Development Corporation Municipal Government Offices., 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



MCALLEN HOUSING DEVELOPMENT CORPORATION

  
Rodolfo "Rudy" Ramirez, Executive Director

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

## MINUTES OF THE MEETING

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

Wednesday, May 22, 2024

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, May 22, 2024, at the Family Development Center. 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 Josephine Ramirez-Solis  
City of McAllen Legal Intern Tanja Visoiu

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 April 24, 2024. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Marc David Garcia made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
  - 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. **Chair Elva M. Cerda entertained a motion to approve Resolution MHDC 2024-02. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
  - c) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Hibiscus Apartments. **Chair Elva M. Cerda entertained a motion to approve the Disposition of Surplus Inventory/Fixed Assets from Hibiscus Apartments. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

- d) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets from Vine Apartments. **Chair Elva M. Cerda entertained a motion to approve the Disposition of Surplus Inventory/Fixed Assets from Vine Apartments. Resident Commissioner Kristel Garcia made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
3. Non- Action Items:
- a) Financial summary
- Finance Director Jose Garcia reported Financial update for April 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 12:30 PM**

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Rodolfo “Rudy” Ramirez, Executive Director

# McAllen Housing Commission - Combined Budget

## FY 2024-2025

Excludes La Vista Apartments and Retama I, Retama II

Line	Description	YTD - Budget	YTD - 5/31/2024	% Change	\$ Change
		FY24-25	Annualized		
129	Tenant Revenue	\$ 2,593,595	\$ 2,255,300	↑ 15.00%	↑ \$338,295
130	Rent Gain / (Loss) on Lease	\$ (105,643)	\$ (96,039)	↓ -10.00%	↓ -\$9,604
131	Rent: Vacancy Loss, Adjust	\$ (86,970)	\$ (75,626)	↓ -15.00%	↓ -\$11,344
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ 2,400,981</b>	<b>\$ 2,083,635</b>	<b>↑ 15.23%</b>	<b>↑ \$317,346</b>
134	Grant Admin Revenue	\$ 1,153,749	\$ 1,191,837	↓ -3.20%	↓ -\$38,088
135	Grant - Capital	\$ 412,510	\$ 397,913	↑ 3.67%	↑ \$14,597
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ 39,624	\$ 48,146	↓ -17.70%	↓ -\$8,522
138	Fraud Recovery	\$ 52,390	\$ 40,638	↑ 28.92%	↑ \$11,752
139	Resident Service / Port-in Fee	\$ 280,722	\$ 218,992	↑ 28.19%	↑ \$61,730
140	Office / Ground Lease	\$ 71,568	\$ 71,497	↑ 0.10%	↑ \$71
141	Interest Income	\$ 56,124	\$ 29,533	↑ 90.04%	↑ \$26,591
142	Other Revenue	\$ 39,228	\$ 30,191	↑ 29.93%	↑ \$9,037
143	<b>Total Revenue</b>	<b>\$ 4,506,897</b>	<b>\$ 4,112,382</b>	<b>↑ 9.59%</b>	<b>↑ \$394,515</b>
144	Administrative Expenses	\$ 1,962,552	\$ 1,821,374	↑ 7.75%	↑ \$141,178
145	Tenant Services	\$ 197,433	\$ 153,510	↑ 28.61%	↑ \$43,923
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 145,383	\$ 132,497	↑ 9.73%	↑ \$12,886
148	Maintenance & Operations	\$ 993,085	\$ 842,132	↑ 17.93%	↑ \$150,953
149	Other General Expenses	\$ 693,324	\$ 512,648	↑ 35.24%	↑ \$180,676
150	Interest Expense	\$ 94,522	\$ 111,756	↓ -15.42%	↓ -\$17,234
151	Depreciation	\$ 405,414	\$ 421,971	↓ -3.92%	↓ -\$16,557
152	<b>Total Expenses</b>	<b>\$ 4,491,714</b>	<b>\$ 3,995,888</b>	<b>↑ 12.41%</b>	<b>↑ \$495,826</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 15,183</b>	<b>\$ 116,494</b>	<b>↓ -86.97%</b>	<b>↓ -\$101,311</b>
154	HAP Grant Revenue	\$ 9,529,760	\$ 8,727,796	↑ 9.19%	↑ \$801,964
155	HAP Grant EHV Expenditures	\$ (318,678)	\$ (353,151)	↑ 9.76%	↑ \$34,473
156	Housing Assistance Payments	\$ (9,233,916)	\$ (8,396,128)	↓ -9.98%	↑ -\$837,788
157	<b>Net Housing Assistance</b>	<b>\$ (22,834)</b>	<b>\$ (21,483)</b>	<b>↓ -6.29%</b>	<b>↓ -\$1,351</b>
158	Capital Funds - General	\$ 136,259	\$ 165,732	↓ -17.78%	↓ -\$29,473
159	Capital Funds - Expenditures	\$ -	\$ -		⇒ \$0
160	Replacement Reserves Expend	\$ (101,404)	\$ (111,270)	↑ 8.87%	↑ \$9,866
161	CDBG Grants / Donations	\$ 600	\$ 545	↑ 10.09%	↑ \$55
162	Grant/Donations Expenditure:	\$ (946)	\$ (860)	↓ -9.95%	↓ -\$86
163	Developer Fee - Las Palomas	\$ -	\$ 56,000	↓ -100.00%	↓ -\$56,000
164	Developer Fee - Green Jay	\$ -	\$ 91,508	↓ -100.00%	↓ -\$91,508
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		⇒ \$0
166	Scholarship Fundraising	\$ 20,000	\$ 32,000	↓ -37.50%	↓ -\$12,000
167	Scholarship Expenditures	\$ (26,075)	\$ (25,131)	↓ -3.76%	↓ -\$944
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	<b>Total Other Funding</b>	<b>\$ 28,434</b>	<b>\$ 208,524</b>	<b>↓ -86.36%</b>	<b>↓ -\$180,090</b>
170	<b>Net Income</b>	<b>\$ 20,783</b>	<b>\$ 303,535</b>	<b>↓ -93.15%</b>	<b>↓ -\$282,752</b>

VINE TERRACE APARTMENT BAD DEBT JULY 1<sup>ST</sup>, 2023 TO JUNE 30<sup>TH</sup>, 2024 FISCAL YEAR

Name	Unit No.	Address	Move In Date	Move Out Date	Balance Due-Debt	Sub-Contract Labor	Material Cost	Notes-Comments
Elva Vega Salas	178	2612 Walnut Ave	03-06-2020	10-31-2023	77.00			Moved to Nursing HM
					<b>Total</b>			
					<b>\$ 77.00</b>			

# Delinquency (Detail)

Property: MHDC-Vine Terrace Apt.

Past tenants as of 05/31/24

Tenant Name	Acc	Unit	Unit Type	Charge	Date	Amount
MHDC-Vine Terrace Apt.						
Vega Salas, Elva	49	178	1 Bedroom	Rent Charge	10/1/23	77.00
<b>Total Delinquent for Property:</b>	<b>77.00</b>					<b>77.00</b>

## Report Summary

Detail	Value
Tenants:	1
Percent Delinquent:	4.00 %
Delinquent Amount:	77.00



# Aged Receivables

Property: MHDC-Vine Terrace Apt.  
Accounts as of 05/31/24

Name	Property	Unit	Acc#	Type	Date	0-30	31-60	61-90	91+	Total
Vega Salas, Elva	MHDC	178	49							
	MHDC	178		RC	10/1/23	0.00	0.00	0.00	77.00	77.00
						0.00	0.00	0.00	77.00	77.00
						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>77.00</b>	<b>77.00</b>

# Aged Receivables (Charge Summary)

Accounts as of 05/31/24

Type	Description	0-30	31-60	61-90	91+	Total
RC	Rent Charge	0.00	0.00	0.00	77.00	77.00
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>77.00</b>	<b>77.00</b>

### McAllen Housing Authority - MHDC

Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,114,822	\$ 1,095,473	↑ 1.77%	↑ \$19,350
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	\$ 20,443	\$ 13,464	↑ 51.83%	↑ \$6,979
12	Reserve Accounts	\$ 1,012,005	\$ 983,955	↑ 2.85%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -		→ \$0
14	Restricted	\$ 1,032,448	\$ 997,419	↑ 3.51%	↑ \$35,029
15	<b>Total Cash</b>	<b>\$ 2,147,270</b>	<b>\$ 2,092,892</b>	<b>↑ 2.60%</b>	<b>↑ \$54,379</b>
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ (873)	\$ 2,823	↓ -130.95%	↓ -\$3,696
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>\$ (873)</b>	<b>\$ 2,823</b>	<b>↓ -130.95%</b>	<b>↓ -\$3,696</b>
26	Due From Funds	\$ -	\$ 3,190	↓ -100.00%	↓ -\$3,190
	Inventory - Supplies	\$ (12,078)	\$ 1,100	↓ -1197.61%	↓ -\$13,178
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>→ \$0</b>
32	Capital Assets				
33	Land	\$ 528,500	\$ 528,500	→ 0.00%	→ \$0
34	Leash hold Improvements	\$ -	\$ -		→ \$0
35	Buildings	\$ 4,952,971	\$ 4,952,971	→ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 194,964	\$ 194,964	→ 0.00%	→ \$0
37	Vehicle	\$ -	\$ -		→ \$0
38	Accumulated Depreciation	\$ (4,497,168)	\$ (4,404,168)	↑ 2.11%	↓ -\$93,000
39	<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	\$ 13,808	\$ 10,092	↑ 36.82%	↑ \$3,716
41	Other Long-Term Asses				
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>→ \$0</b>
46	<b>Total Assets</b>	<b>\$ 3,327,395</b>	<b>\$ 3,382,365</b>	<b>↓ -1.63%</b>	<b>↓ -\$54,969</b>
47					

### McAllen Housing Authority - MHDC

Dashboard Financial Summary

May 31, 2024

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 2,637	\$ 13,069	↓ -79.82%	↓ -\$10,432
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 12,632	\$ 31,427	↓ -59.81%	↓ -\$18,795
55	Tenant Deposits	\$ 20,394	\$ 13,484	↑ 51.25%	↑ \$6,910
56	Other Current Liabilities	\$ 36,425	\$ 30,356	↑ 19.99%	↑ \$6,069
57	<b>Total Current Liabilities</b>	<b>\$ 72,088</b>	<b>\$ 88,336</b>	<b>↓ -18.39%</b>	<b>↓ -\$16,248</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>		→ \$0
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>		→ \$0
69					→ \$0
70	<b>Net Position</b>	<b>\$ 3,255,307</b>	<b>\$ 3,294,028</b>	<b>↓ -1.18%</b>	<b>↓ -\$38,721</b>
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 3,327,395</b>	<b>\$ 3,382,365</b>	<b>↓ -1.63%</b>	<b>↓ -\$54,969</b>
73	<b>Variance</b>	<b>\$ (0)</b>	<b>\$ (0)</b>		<b>↓ \$0</b>

# McAllen Housing Development Corporation

Month Ending May 31, 2024

Hibiscus

21

Vine Terrace

Line	Description	Current Month 05/31/24	PY Month 05/31/23	% Change	\$ Change
3	Tenant Revenue	\$ 50,726	\$ 47,648	↑ 6.46%	↑ \$3,078
4	Rent Gain / (Loss) on Lease	\$ 1,165	\$ 155	↑ 651.61%	↑ \$1,010
5	Rent: Vacancy Loss, Write-off	\$ (800)	\$ (3,318)	↑ 75.89%	↑ \$2,518
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	<b>Net Tenant Revenue</b>	<b>\$ 51,091</b>	<b>\$ 44,485</b>	<b>↑ 14.85%</b>	<b>↑ \$6,606</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	\$ 656	\$ 959	↓ -31.60%	↓ -\$303
17	<b>Total Revenue</b>	<b>\$ 51,747</b>	<b>\$ 45,444</b>	<b>↑ 13.87%</b>	<b>↑ \$6,303</b>
18	Administrative Expenses	\$ 22,036	\$ 18,732	↑ 17.63%	↑ \$3,303
19	Tenant Services	\$ 727	\$ 1,098	↓ -33.76%	↓ -\$371
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 1,819	\$ 2,180	↓ -16.57%	↓ -\$361
22	Maintenance & Operations	\$ 24,547	\$ 26,674	↓ -7.98%	↓ -\$2,127
23	Other General Expenses	\$ 7,235	\$ 5,345	↑ 35.35%	↑ \$1,889
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	<b>Total Expenses</b>	<b>\$ 56,363</b>	<b>\$ 54,030</b>	<b>↑ 4.32%</b>	<b>↑ \$2,333</b>
27	<b>Operating Income (Loss)</b>	<b>\$ (4,616)</b>	<b>\$ (8,586)</b>	<b>↑ 46.23%</b>	<b>↑ \$3,970</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	\$ (2,956)			↓ -\$2,956
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ 238,569	↓ -100.00%	
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	<b>Total Other Funding</b>	<b>\$ (2,956)</b>	<b>\$ 238,569</b>	<b>↓ -101.24%</b>	<b>↓ -\$241,525</b>
44	<b>Net Income</b>	<b>(7,573)</b>	<b>229,983</b>	<b>↓ -103.29%</b>	<b>↓ -\$237,555</b>

# McAllen Housing Development Corporation

Hibiscus

22

Month Ending May 31, 2024

Vine Terrace

Line	Description	YTD 05/31/24	PYR-YTD 05/31/23	% Change	\$ Change
45	Tenant Revenue	\$ 557,985	\$ 524,128	↑ 6.46%	↑ \$33,857
46	Rent Gain / (Loss) on Lease	\$ (9,164)	\$ (7,458)	↓ -22.87%	↓ -\$1,706
47	Rent: Vacancy Loss, Write-off	\$ (12,495)	\$ (19,013)		↑ \$6,518
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 536,326</b>	<b>\$ 497,657</b>	<b>↑ 7.77%</b>	<b>↑ \$38,669</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	\$ 3,893	\$ 4,465	↓ -12.81%	↓ -\$572
59	<b>Total Revenue</b>	<b>\$ 540,219</b>	<b>\$ 502,122</b>	<b>↑ 7.59%</b>	<b>↑ \$38,097</b>
60	Administrative Expenses	\$ 133,928	\$ 172,419	↓ -22.32%	↓ -\$38,491
61	Tenant Services	\$ 5,684	\$ 1,453	↑ 291.09%	↑ \$4,230
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 20,949	\$ 19,651	↑ 6.61%	↑ \$1,299
64	Maintenance & Operations	\$ 207,472	\$ 187,100	↑ 10.89%	↑ \$20,372
65	Other General Expenses	\$ 77,128	\$ 57,588	↑ 33.93%	↑ \$19,540
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	<b>Total Expenses</b>	<b>\$ 445,161</b>	<b>\$ 438,211</b>	<b>↑ 1.59%</b>	<b>↑ \$6,950</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 95,058</b>	<b>\$ 63,911</b>	<b>↑ 48.74%</b>	<b>↑ \$31,147</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	\$ (17,522)	\$ -		↓ -\$17,522
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	\$ -	\$ 487,993	↓ -100.00%	↓ -\$487,993
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	<b>Total Other Funding</b>	<b>\$ (17,522)</b>	<b>\$ 487,993</b>	<b>↓ -103.59%</b>	<b>↓ -\$505,514</b>
87	<b>Net Income</b>	<b>77,537</b>	<b>\$ 551,904</b>	<b>↓ -85.95%</b>	<b>↓ -\$474,367</b>

# McAllen Housing Development Corporation

Hibiscus

23

Month Ending May 31, 2024

Vine Terrace

Line	Description	Current Month 05/31/24	Budget 05/31/24	% Change	\$ Change
88	Tenant Revenue	\$ 50,726	\$ 50,726	⇒ 0.00%	⇒ \$0
89	Rent Gain / (Loss) on Lease	\$ 1,165	\$ -		↑ \$1,165
90	Rent: Vacancy Loss, Write-off	\$ (800)	\$ -		↓ -\$800
91	Rent: Write-offs	\$ -	\$ (1,103)	↑ 100.00%	↑ \$1,103
92	<b>Net Tenant Revenue</b>	<b>\$ 51,091</b>	<b>\$ 49,623</b>	<b>↑ 2.96%</b>	<b>↑ \$1,468</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	\$ 656	\$ 295	↑ 122.72%	↑ \$361
102	<b>Total Revenue</b>	<b>\$ 51,747</b>	<b>\$ 49,918</b>	<b>↑ 3.66%</b>	<b>↑ \$1,829</b>
103	Administrative Expenses	\$ 22,036	\$ 12,414	↑ 77.51%	↑ \$9,622
104	Tenant Services	\$ 727	\$ 794	↓ -8.41%	↓ -\$67
105	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
106	Utilities Expense	\$ 1,819	\$ 1,892	↓ -3.86%	↓ -\$73
107	Maintenance & Operations	\$ 24,547	\$ 19,570	↑ 25.43%	↑ \$4,977
108	Other General Expenses	\$ 7,235	\$ 7,063	↑ 2.43%	↑ \$172
109	Interest Expense	\$ -	\$ -		⇒ \$0
110	Depreciation	\$ -	\$ -		⇒ \$0
111	<b>Total Expenses</b>	<b>\$ 56,363</b>	<b>\$ 41,733</b>	<b>↑ 35.06%</b>	<b>↑ \$14,630</b>
112	<b>Operating Income (Loss)</b>	<b>\$ (4,616)</b>	<b>\$ 8,185</b>	<b>↓ -156.40%</b>	<b>↓ -\$12,801</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 Expenc	\$ (2,956)	\$ (3,500)	↑ 15.53%	↑ \$544
120	CDBG Grants / Donations	\$ -	\$ -		⇒ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		⇒ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		⇒ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		⇒ \$0
124	Developer Fee - Hibiscus Villag	\$ -	\$ -		⇒ \$0
125	Scholarship Fundraising	\$ -	\$ -		⇒ \$0
126	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
127	Transfer In (Out)	\$ -	\$ -		⇒ \$0
128	<b>Total Other Funding</b>	<b>\$ (2,956)</b>	<b>\$ (3,500)</b>	<b>↑ 15.53%</b>	<b>↑ \$544</b>
129	<b>Net Income</b>	<b>(7,573)</b>	<b>4,685</b>	<b>↓ -261.64%</b>	<b>↓ -\$12,258</b>

# McAllen Housing Development Corporation

Hibiscus

24

Month Ending May 31, 2024

Vine Terrace

Line	Description	YTD 05/31/24	YTD - Budget 05/31/24	% Change	\$ Change
129	Tenant Revenue	\$ 557,985	\$ 557,986	↓ 0.00%	↓ -\$1
130	Rent Gain / (Loss) on Lease	\$ (9,164)	\$ (5,700)	↓ -60.77%	↓ -\$3,464
131	Rent: Vacancy Loss, Write-off	\$ (12,495)	\$ (12,128)	↓ -3.02%	↓ -\$367
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ 536,326</b>	<b>\$ 540,158</b>	<b>↓ -0.71%</b>	<b>↓ -\$3,832</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	\$ 3,893	\$ 3,240	↑ 20.16%	↑ \$653
143	<b>Total Revenue</b>	<b>\$ 540,219</b>	<b>\$ 543,398</b>	<b>↓ -0.58%</b>	<b>↓ -\$3,179</b>
144	Administrative Expenses	\$ 133,928	\$ 136,552	↓ -1.92%	↓ -\$2,625
145	Tenant Services	\$ 5,684	\$ 8,734	↓ -34.93%	↓ -\$3,050
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 20,949	\$ 20,814	↑ 0.65%	↑ \$135
148	Maintenance & Operations	\$ 207,472	\$ 215,272	↓ -3.62%	↓ -\$7,799
149	Other General Expenses	\$ 77,128	\$ 77,692	↓ -0.73%	↓ -\$564
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ -	\$ -		→ \$0
152	<b>Total Expenses</b>	<b>\$ 445,161</b>	<b>\$ 459,064</b>	<b>↓ -3.03%</b>	<b>↓ -\$13,903</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 95,058</b>	<b>\$ 84,334</b>	<b>↑ 12.72%</b>	<b>↑ \$10,725</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 Expenc	\$ (17,522)	\$ (38,500)	↑ 54.49%	↑ \$20,978
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>\$ (17,522)</b>	<b>\$ (38,500)</b>	<b>↑ 54.49%</b>	<b>↑ \$20,978</b>
170	<b>Net Income</b>	<b>77,537</b>	<b>45,834</b>	<b>↑ 69.17%</b>	<b>↑ \$31,703</b>