



**THE HOUSING AUTHORITY OF THE CITY OF MCALLEN**

**NOTICE OF ANNUAL MEETING**

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

Wednesday, August 27, 2025

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

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/83390386520?pwd=JTXV6OhFH2I9BVHc1TzyWvWerc1gfy.1>

Meeting ID: 833 9038 6520

United State +1 346 248 7799

Passcode: 875626

For the following purpose:

**AGENDA**

1. Call Meeting to Order
2. Public Comment
3. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Annual Board Meeting of July 24, 2024. Pg. 1-2
  - b) Board of Commissioners Nomination and Appointment of Chair and Vice-Chair for the Housing Authority of the City of McAllen and its instrumentalities.
4. Non-Action Items:
  - a) Financial Summary - 6.30.25 Pg. 3-20
  - b) PILOT Report for 6.30.25 Pg. 21
5. 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, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Housing Commission is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Housing Commission on Thursday, August 21, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas 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.

**MINUTES OF THE MEETING**  
**OF THE HOUSING AUTHORITY OF THE CITY OF MCALLEN ANNUAL MEETING**

**Wednesday, July 24, 2024**

CALL TO ORDER AND ROLL CALL – The annual meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, July 24, 2024, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:00 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 Austin Stevenson

Absent:

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

Guest:

For the following purpose:

1. Call Meeting to Order – 11:00 a.m.
2. Public Comment - None
3. Action Items:
  - a) Consideration and Possible Action to Approve the Meeting Minutes of the Annual Meeting July 26, 2023. **Board identified correction to the minutes specific to board member’s name. Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Annual Meeting of July 26, 2023, with correction. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
  - b) Board of Commissioners Nomination and Appointment of Chair and Vice-Chair for the Housing Authority of the City of McAllen and its Instrumentalities. **Commissioner Marc David Garcia nominated Elva M. Cerda for Chair and Eliseo “Tito” Salinas for Vice-Chair. Chair Elva M. Cerda entertained a motion to approve nominations. Commissioner Marc David Garcia made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

4. Adjournment. Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Meeting Adjourned at 11:02 AM.

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Rodolfo “Rudy” Ramirez, Executive Director

## McAllen Housing Authority - Combined

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

June 30, 2025

Line	Description	Current Month 06/30/25		PY Month 06/30/24	% Change	\$ Change	
3	Cash						
4	Unrestricted	\$	6,109,954	\$	5,910,183	⬆ 3.38%	⬆ \$199,771
5	Restricted						
6	Family Self-Sufficiency	\$	172,244	\$	122,463	⬆ 40.65%	⬆ \$49,781
7	Hibiscus Leasehold	\$	985,000	\$	985,000	➡ 0.00%	➡ \$0
8	Section 8	\$	297,836	\$	10,017	⬆ 2873.31%	⬆ \$287,819
9	Emergency Housing Voucher	\$	29,250	\$	32,697	⬇ -10.54%	⬇ -\$3,447
10	Capital Funds	\$	22	\$	19	⬆ 16.16%	⬆ \$3
11	Tenant Security Deposits	\$	67,535	\$	68,898	⬇ -1.98%	⬇ -\$1,363
12	Reserve Accounts	\$	1,424,038	\$	1,344,540	⬆ 5.91%	⬆ \$79,498
13	Other Restricted Funds - Scholarship	\$	23,694	\$	21,594	⬆ 9.72%	⬆ \$2,100
14	Restricted	\$	2,999,619	\$	2,585,228	⬆ 16.03%	⬆ \$414,391
15	<b>Total Cash</b>	\$	<b>9,109,573</b>	\$	<b>8,495,411</b>	⬆ 7.23%	⬆ \$614,162
16	Certificate of Deposit - Unrestricted	\$	84,342	\$	80,659	⬆ 4.57%	⬆ \$3,683
17	Accounts Receivable						
18	Tenant / Port-In Receivables	\$	45,398	\$	10,442	⬆ 334.76%	⬆ \$34,956
19	Tenant Formal Agreements	\$	208,388	\$	130,683	⬆ 59.46%	⬆ \$77,705
20	Allowance for Doubtful Acct	\$	(208,388)	\$	(130,683)	⬆ 59.46%	⬆ -\$77,705
21	Management Fee	\$	198,660	\$	4	⬆ 4966400.00%	⬆ \$198,656
22	Developer Fees	\$	-	\$	-	➡	➡ \$0
23	CDBG / Capital Funds	\$	6,816	\$	16	⬆ 42500.00%	⬆ \$6,800
24	Miscellaneous	\$	29,348	\$	18,875	⬆ 55.49%	⬆ \$10,473
25	<b>Total Account Receivables</b>	\$	<b>280,222</b>	\$	<b>29,337</b>	⬆ 855.18%	⬆ \$250,885
26	Due From Funds	\$	-	\$	17,689	⬇ -100.00%	⬇ -\$17,689
	Inventory - Supplies	\$	35,099	\$	42,553	⬇ -17.52%	⬇ -\$7,454
27	Notes Receivables						
28	Villas at Beaumont	\$	269,037	\$	286,044	⬇ -5.95%	⬇ -\$17,007
29	Retama Village II	\$	200,000	\$	200,000	➡ 0.00%	➡ \$0
30	Orchid and Hibiscus	\$	-	\$	-	➡	➡ \$0
31	<b>Total Note Receivables</b>	\$	<b>469,037</b>	\$	<b>486,044</b>	⬇ -3.50%	⬇ -\$17,007
32	Capital Assets						
33	Land	\$	2,688,511	\$	2,480,386	⬆ 8.39%	⬆ \$208,125
34	Leash hold Improvements	\$	74,960	\$	17,108	⬆ 338.16%	⬆ \$57,852
35	Buildings	\$	16,393,505	\$	16,362,745	⬆ 0.19%	⬆ \$30,760
36	Furniture and Fixtures	\$	1,107,034	\$	1,039,904	⬆ 6.46%	⬆ \$67,130
37	Vehicle	\$	387,009	\$	387,009	➡ 0.00%	➡ \$0
38	Accumulated Depreciation	\$	(12,082,558)	\$	(11,666,854)	⬆ 3.56%	⬆ -\$415,704
39	<b>Total Capital Assets</b>	\$	<b>8,568,460</b>	\$	<b>8,620,297</b>	⬇ -0.60%	⬇ -\$51,837
40	Prepays	\$	72,159	\$	45,209	⬆ 59.61%	⬆ \$26,950
41	Other Long-Term Asses						
42	Accrued Interest - Retama	\$	249,572	\$	233,576	⬆ 6.85%	⬆ \$15,996
43	Accrued Interest	\$	-	\$	-	➡	➡ \$0
44	Other Assets - Tax Credit Fees	\$	22,701	\$	12,795	⬆ 77.42%	⬆ \$9,906
45	<b>Total Long-Term Assets</b>	\$	<b>272,273</b>	\$	<b>246,371</b>	⬆ 10.51%	⬆ \$25,902
46	Total Assets	\$	<b>18,891,165</b>	\$	<b>18,063,570</b>	⬆ 4.58%	⬆ \$827,595
47							

## McAllen Housing Authority - Combined

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

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 116,118	\$ 140,327	↓ -17.25%	↓ -\$24,209
50	Family Self-Sufficiency	\$ 156,691	\$ 114,696	↑ 36.61%	↑ \$41,995
51	Payroll Withholdings	\$ 65	\$ -		↑ \$65
52	Payroll Taxes Payable	\$ 22,672	\$ 23,065	↓ -1.70%	↓ -\$393
53	Accrued Wages	\$ 25,089	\$ 14,106	↑ 77.86%	↑ \$10,983
54	Due to Funds	\$ -	\$ 17,689	↓ -100.00%	↓ -\$17,689
55	Tenant Deposits	\$ 67,535	\$ 68,898	↓ -1.98%	↓ -\$1,363
56	Other Current Liabilities	\$ 119,538	\$ 84,838	↑ 40.90%	↑ \$34,700
57	<b>Total Current Liabilities</b>	<b>\$ 507,708</b>	<b>\$ 463,619</b>	<b>↑ 9.51%</b>	<b>↑ \$44,089</b>
58	<b>Non-Current Liabilities</b>				⇒ \$0
59	Frost	\$ 1,469,587	\$ 1,749,312	↓ -15.99%	↓ -\$279,725
60	Brownstone	\$ -	\$ -		⇒ \$0
61	MHFC	\$ 269,037	\$ 286,044	↓ -5.95%	↓ -\$17,007
62	<b>Total Non-Current Liabilities</b>	<b>\$ 1,738,624</b>	<b>\$ 2,035,356</b>	<b>↓ -14.58%</b>	<b>↓ -\$296,732</b>
63	<b>Deferred Inflow Resources</b>				⇒ \$0
64	Hibiscus Pre-Leasehold	\$ 911,308	\$ 924,441	↓ -1.42%	↓ -\$13,133
65	Emergency HCV Funds	\$ 47,250	\$ 47,250	⇒ 0.00%	⇒ \$0
66	Cares Act	\$ -	\$ -		⇒ \$0
67	Other Deferred Revenue	\$ -	\$ -		⇒ \$0
68	<b>Total Deferred Inflows</b>	<b>\$ 958,558</b>	<b>\$ 971,691</b>	<b>↓ -1.35%</b>	<b>↓ -\$13,133</b>
69					⇒ \$0
70	<b>Net Position</b>	<b>\$ 15,686,278</b>	<b>\$ 14,592,909</b>	<b>↑ 7.49%</b>	<b>↑ \$1,093,369</b>
71					⇒ \$0
72	<b>Total Liabilities and Net Position</b>	<b>\$ 18,891,168</b>	<b>\$ 18,063,575</b>	<b>↑ 4.58%</b>	<b>↑ \$827,593</b>
73	<b>Variance</b>	<b>\$ (3)</b>	<b>\$ (5)</b>		↑ \$2

# McAllen Housing Commission - Combined

## Month Ending June 30, 2025

Excludes La Vista Apartments and  
Retama I, Retama II

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% Change	\$ Change
45	Tenant Revenue	\$ 2,600,737	\$ 2,250,530	↑ 15.56%	↑ \$350,207
46	Rent Gain / (Loss) on Lease	\$ (258,050)	\$ (86,424)	↓ -198.59%	↓ -\$171,626
47	Rent: Vacancy Loss, Adjust	\$ (185,008)	\$ (77,974)	↓ -137.27%	↓ -\$107,034
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 2,157,679</b>	<b>\$ 2,086,132</b>	<b>↑ 3.43%</b>	<b>↑ \$71,547</b>
50	Grant Admin Revenue	\$ 1,511,556	\$ 1,533,720	↓ -1.45%	↓ -\$22,164
51	Grant - Capital	\$ 151,114	\$ 60,355	↑ 150.38%	↑ \$90,759
52	Grant - Stability / Other	\$ -	\$ 3,500	↓ -100.00%	↓ -\$3,500
53	Grant - Emergency Housing	\$ 33,271	\$ 43,936	↓ -24.27%	↓ -\$10,665
54	Fraud Recovery	\$ 85,286	\$ 39,196	↑ 117.59%	↑ \$46,090
55	Resident Service / Port-in Fee	\$ 372,676	\$ 227,019	↑ 64.16%	↑ \$145,657
56	Office / Ground Lease	\$ 270,293	\$ 71,633	↑ 277.33%	↑ \$198,660
57	Interest Income	\$ 31,724	\$ 33,930	↓ -6.50%	↓ -\$2,206
58	Other, FSS, Equip. Sale, Reimb	\$ 251,549	\$ 69,918	↑ 259.78%	↑ \$181,631
59	<b>Total Revenue</b>	<b>\$ 4,865,148</b>	<b>\$ 4,169,339</b>	<b>↑ 16.69%</b>	<b>↑ \$695,809</b>
60	Administrative Expenses	\$ 1,886,450	\$ 1,815,192	↑ 3.93%	↑ \$71,258
61	Tenant Services	\$ 157,776	\$ 152,772	↑ 3.28%	↑ \$5,004
62	Fundraising Expend. (5K)	\$ 13,399	\$ -		↑ \$13,399
63	Utilities Expense	\$ 139,981	\$ 133,361	↑ 4.96%	↑ \$6,620
64	Maintenance & Operations	\$ 826,461	\$ 760,555	↑ 8.67%	↑ \$65,906
65	Other General Expenses	\$ 723,177	\$ 536,658	↑ 34.76%	↑ \$186,519
66	Interest Expense	\$ 95,901	\$ 113,477	↓ -15.49%	↓ -\$17,576
67	Depreciation	\$ 415,705	\$ 439,557	↓ -5.43%	↓ -\$23,852
68	<b>Total Expenses</b>	<b>\$ 4,258,850</b>	<b>\$ 3,951,572</b>	<b>↑ 7.78%</b>	<b>↑ \$307,278</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 606,298</b>	<b>\$ 217,767</b>	<b>↑ 178.42%</b>	<b>↑ \$388,531</b>
70	HAP Grant Revenue	\$ 9,385,617	\$ 8,694,851	↑ 7.94%	↑ \$690,766
71	HAP Grant EHV Expenditures	\$ (7,287)	\$ (13,505)	↑ 46.04%	↑ \$6,218
72	Housing Assistance Payments	\$ (9,126,416)	\$ (8,763,703)	↓ -4.14%	↑ -\$362,713
73	<b>Net Housing Assistance</b>	<b>\$ 251,914</b>	<b>\$ (82,357)</b>	<b>↑ 405.88%</b>	<b>↑ \$334,271</b>
74	Capital Funds - General	\$ 62,881	\$ 193,042	↓ -67.43%	↓ -\$130,161
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (96,247)	\$ (97,984)	↑ 1.77%	↑ \$1,737
78	CDBG Grants / Donations	\$ 23,391	\$ 500	↑ 4578.20%	↑ \$22,891
79	Grant/Donations Expenditures	\$ (22,571)	\$ (788)	↓ -2764.34%	↓ -\$21,783
80	Developer Fee - Las Palomas	\$ 56,000	\$ 56,000	→ 0.00%	→ \$0
81	Developer Fee - Green Jay	\$ 91,023	\$ 91,508	↓ -0.53%	↓ -\$485
82	Developer Fee - Hibiscus Village	\$ 66,242	\$ -		↑ \$66,242
83	Scholarship Fundraising	\$ 21,100	\$ 32,000	↓ -34.06%	↓ -\$10,900
84	Scholarship Expenditures	\$ (27,812)	\$ (35,048)	↑ 20.65%	↑ \$7,236
85	Transfer In (Out)	\$ -	\$ (100)	↑ 100.00%	↑ \$100
86	<b>Total Other Funding</b>	<b>\$ 174,007</b>	<b>\$ 239,130</b>	<b>↓ -27.23%</b>	<b>↓ -\$65,123</b>
87	<b>Net Income</b>	<b>\$ 1,032,219</b>	<b>\$ 374,540</b>	<b>↑ 175.60%</b>	<b>↑ \$657,679</b>

# McAllen Housing Authority - MHA

## Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 482,690	\$ 500,907	↓ -3.64%	↓ -\$18,217
5	Restricted				
6	Family Self-Sufficiency	\$ 10,934	\$ 8,845	↑ 23.62%	↑ \$2,089
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	\$ 995,934	\$ 993,845	↑ 0.21%	↑ \$2,089
15	<b>Total Cash</b>	\$ 1,478,624	\$ 1,494,752	↓ -1.08%	↓ -\$16,128
16	Certificate of Deposit - Unrestricted	\$ 84,342	\$ 80,659	↑ 4.57%	↑ \$3,683
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		→ \$0
19	Tenant Formal Agreements	\$ 464	\$ -		↑ \$464
20	Allowance for Doubtful Acct	\$ (464)	\$ -		↓ -\$464
21	Management Fee	\$ 1,500	\$ -		↑ \$1,500
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds / Donations	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ 28,458	\$ 18,782	↑ 51.52%	↑ \$9,676
25	<b>Total Account Receivables</b>	\$ 29,958	\$ 18,782	↑ 59.50%	↑ \$11,176
26	Due From Funds	\$ -	\$ -	→ 0.00%	→ \$0
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ 1,457,467	\$ 1,249,342	↑ 16.66%	↑ \$208,125
34	Leash hold Improvements	\$ 37,120	\$ -		↑ \$37,120
35	Buildings	\$ 1,929,782	\$ 1,899,022	↑ 1.62%	↑ \$30,760
36	Furniture and Fixtures	\$ 413,600	\$ 346,470	↑ 19.38%	↑ \$67,130
37	Vehicle	\$ 251,969	\$ 251,969	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (1,487,261)	\$ (1,430,076)	↑ 4.00%	↓ -\$57,185
39	<b>Total Capital Assets</b>	\$ 2,602,677	\$ 2,316,727	↑ 12.34%	↑ \$285,950
40	Prepays	\$ 13,951	\$ 7,882	↑ 77.00%	↑ \$6,069
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets (Payroll in Transit)	\$ 11,994	\$ -		↑ \$11,994
45	<b>Total Long-Term Assets</b>	\$ 11,994	\$ -		↑ \$11,994
46	<b>Total Assets</b>	\$ 4,221,546	\$ 3,918,802	↑ 7.73%	↑ \$302,744
47					

# McAllen Housing Authority - MHA

## Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 47,583	\$ 94,375	↓ -49.58%	↓ -\$46,792
50	Family Self-Sufficiency	\$ 10,934	\$ 8,840	↑ 23.69%	↑ \$2,094
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 22,672	\$ 23,065	↓ -1.70%	↓ -\$393
53	Accrued Wages	\$ -	\$ 1,167	↓ -100.00%	↓ -\$1,167
54	Due to Funds	\$ -	\$ -		→ \$0
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 42,459	\$ 30,368	↑ 39.81%	↑ \$12,091
57	<b>Total Current Liabilities</b>	\$ 123,648	\$ 157,815	↓ -21.65%	↓ -\$34,167
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	\$ 911,308	\$ 924,441	↓ -1.42%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	\$ 911,308	\$ 924,441	↓ -1.42%	↓ -\$13,133
69					→ \$0
70	<b>Net Position</b>	\$ 3,186,590	\$ 2,836,547	↑ 12.34%	↑ \$350,043
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ 4,221,546	\$ 3,918,803	↑ 7.73%	↑ \$302,743
73	<b>Variance</b>	\$ (0)	\$ (1)		↑ \$1



# McAllen Housing Commission - McAllen Housing Authority

Month Ending June 30, 2025

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% 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	\$ 407,944	\$ 350,848	↑ 16.27%	\$57,096
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 2,575	\$ -		\$2,575
55	Other Rev - Dove Cove pymnt.	\$ 16,091	\$ -		\$16,091
56	Office / Ground Lease	\$ 73,133	\$ 71,633	↑ 2.09%	\$1,500
57	Interest Income	\$ 3,900	\$ 4,527	↓ -13.85%	-\$627
58	Other Revenue - Land Contrib	\$ 208,125	\$ 2,162	↑ 9526.50%	\$205,963
59	<b>Total Revenue</b>	\$ 711,768	\$ 429,170	↑ 65.85%	\$282,598
60	Administrative Expenses	\$ 216,492	\$ 228,456	↓ -5.24%	-\$11,964
61	Tenant Services	\$ 71,444	\$ 49,769	↑ 43.55%	\$21,675
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 43,930	\$ 39,359	↑ 11.61%	\$4,571
64	Maintenance & Operations	\$ 53,644	\$ 67,475	↓ -20.50%	-\$13,831
65	Other General Expenses	\$ 143,251	\$ 113,075	↑ 26.69%	\$30,176
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ 57,185	\$ 53,246	↑ 7.40%	\$3,939
68	<b>Total Expenses</b>	\$ 585,946	\$ 551,380	↑ 6.27%	\$34,566
69	<b>Operating Income (Loss)</b>	\$ 125,822	\$ (122,210)	↑ 202.96%	\$248,032
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (4,157)	\$ (5,908)	↑ 29.64%	\$1,751
73	<b>Net Housing Assistance</b>	\$ (4,157)	\$ (5,908)	↑ 29.64%	\$1,751
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 Villa	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ 213,995	\$ 253,297	↓ -15.52%	-\$39,302
86	<b>Total Other Funding</b>	\$ 213,995	\$ 253,297	↓ -15.52%	-\$39,302
87	<b>Net Income</b>	335,660	\$ 125,179	↑ 168.14%	\$210,481

# McAllen Housing Commission - McAllen Housing Authority

## Month Ending June 30, 2025

Line	Description	YTD 06/30/25	YTD - Budget 06/30/25	% 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	\$ 407,944	\$ 353,678	⬆ 15.34%	⬆ \$54,266
135	Grant - Capital	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
138	Fraud Recovery	\$ 2,575	\$ -		⬆ \$2,575
139	Other Rev. - Dove Cove pymt	\$ 16,091	\$ -		⬆ \$16,091
140	Office / Ground Lease	\$ 73,133	\$ 73,133	➡ 0.00%	➡ \$0
141	Interest Income	\$ 3,900	\$ 423	⬆ 821.99%	⬆ \$3,477
142	Other Revenue	\$ 208,125	\$ 20,219	⬆ 929.35%	⬆ \$187,906
143	<b>Total Revenue</b>	\$ <b>711,768</b>	\$ <b>447,453</b>	⬆ 59.07%	⬆ \$264,315
144	Administrative Expenses	\$ 216,492	\$ 264,031	⬆ -18.01%	⬆ -\$47,539
145	Tenant Services	\$ 71,444	\$ 64,127	⬆ 11.41%	⬆ \$7,317
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 43,930	\$ 43,196	⬆ 1.70%	⬆ \$734
148	Maintenance & Operations	\$ 53,644	\$ 106,434	⬆ -49.60%	⬆ -\$52,790
149	Other General Expenses	\$ 143,251	\$ 167,833	⬆ -14.65%	⬆ -\$24,582
150	Interest Expense		\$ -		➡ \$0
151	Depreciation	\$ 57,185	\$ 49,110	⬆ 16.44%	⬆ \$8,075
152	<b>Total Expenses</b>	\$ <b>585,946</b>	\$ <b>694,731</b>	⬆ -15.66%	⬆ -\$108,785
153	<b>Operating Income (Loss)</b>	\$ <b>125,822</b>	\$ <b>(247,278)</b>	⬆ 150.88%	⬆ \$373,100
154	HAP Grant Revenue	\$ -	\$ -		➡ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
156	Housing Assistance Payments	\$ (4,157)	\$ (6,525)	⬆ 36.29%	⬆ \$2,368
157	<b>Net Housing Assistance</b>	\$ <b>(4,157)</b>	\$ <b>(6,525)</b>	⬆ 36.29%	⬆ \$2,368
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)	\$ 213,995	\$ 137,040	⬆ 56.16%	⬆ \$76,955
169	<b>Total Other Funding</b>	\$ <b>213,995</b>	\$ <b>137,040</b>	⬆ 56.16%	⬆ \$76,955
170	<b>Net Income</b>	<b>335,660</b>	<b>(116,763)</b>	⬆ 387.47%	⬆ \$452,423

## McAllen Housing Authority - Capital Funds

### Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% 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	\$ 22	\$ 19	↑ 15.79%	\$3
11	Tenant Security Deposits	\$ -	\$ -		\$0
12	Reserve Accounts	\$ -	\$ -		\$0
13	Other Restricted Assets	\$ -	\$ -		\$0
14	Restricted	\$ 22	\$ 19	↑ 15.79%	\$3
15	<b>Total Cash</b>	\$ 22	\$ 19	↑ 15.79%	\$3
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		\$0
19	Tenant Formal Agreements	\$ -	\$ -		\$0
20	Allowance for Doubtful Acct	\$ -	\$ -		\$0
21	Management Fee	\$ -	\$ -		\$0
22	Developer Fees	\$ -	\$ -		\$0
23	CDBG / Capital Funds	\$ -	\$ -		\$0
24	Miscellaneous	\$ -	\$ -		\$0
25	<b>Total Account Receivables</b>	\$ -	\$ -		\$0
26	Due From Funds	\$ -	\$ -		\$0
	Inventory - Supplies	\$ -	\$ -		\$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		\$0
29	Retama Village II	\$ -	\$ -		\$0
30	Orchid and Hibiscus	\$ -	\$ -		\$0
31	<b>Total Note Receivables</b>	\$ -	\$ -		\$0
32	Capital Assets				
33	Land	\$ -	\$ -		\$0
34	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>	\$ -	\$ -		\$0
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>	\$ -	\$ -		\$0
46	<b>Total Assets</b>	\$ 22	\$ 19	↑ 15.79%	\$3
47					

## McAllen Housing Authority - Capital Funds

### Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25		PY Month 06/30/24	% 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>					⇒ \$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	\$	-	\$ -		⇒ \$0
66	Cares Act	\$	-	\$ -		⇒ \$0
67	Other Deferred Revenue	\$	-	\$ -		⇒ \$0
68	<b>Total Deferred Inflows</b>	\$	-	\$ -		⇒ \$0
69						⇒ \$0
70	<b>Net Position</b>		22	\$ 19	↑ 15.79%	↑ \$3
71						⇒ \$0
72	<b>Total Liabilities and Net Position</b>	\$	22	\$ 19	↑ 15.79%	↑ \$3
73	<b>Variance</b>	\$	-	\$ -		⇒ \$0

# McAllen Housing Commission - Capital Funds

Month Ending June 30, 2025

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% 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	\$ 151,114	\$ 60,355	↑ 150.38%	\$90,759
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	\$ 3	\$ 7	↓ -57.14%	-\$4
58	Other Revenue	\$ -	\$ -		\$0
59	<b>Total Revenue</b>	\$ 151,117	\$ 60,362	↑ 150.35%	\$90,755
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>	\$ 151,117	\$ 60,362	↑ 150.35%	\$90,755
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	\$ 62,881	\$ 193,042	↓ -67.43%	-\$130,161
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 Villa	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ (213,995)	\$ (253,397)	↑ 15.55%	\$39,402
86	<b>Total Other Funding</b>	\$ (151,114)	\$ (60,355)	↓ -150.38%	-\$90,759
87	<b>Net Income</b>	\$ 3	\$ 7	↓ -57.14%	-\$4

## McAllen Housing Authority - Section 8

### Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,201,483	\$ 2,001,058	↑ 10.02%	↑ \$200,425
5	Restricted				
6	Family Self-Sufficiency	\$ 161,310	\$ 113,619	↑ 41.97%	↑ \$47,691
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ 297,836	\$ 10,017	↑ 2873.31%	↑ \$287,819
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	\$ 459,146	\$ 123,636	↑ 271.37%	↑ \$335,510
15	<b>Total Cash</b>	\$ 2,660,629	\$ 2,124,694	↑ 25.22%	↑ \$535,935
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Port-In Receivables	\$ -	\$ 5,846	↓ -100.00%	↓ -\$5,846
19	Tenant Formal Agreements	\$ 201,513	\$ 126,546	↑ 59.24%	↑ \$74,967
20	Allowance for Doubtful Acct	\$ (201,513)	\$ (126,546)	↑ 59.24%	↓ -\$74,967
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ 93	↓ -100.00%	↓ -\$93
25	<b>Total Account Receivables</b>	\$ -	\$ 5,939	↓ -100.00%	↓ -\$5,939
26	Due From Funds	\$ -	\$ 17,689	↓ -100.00%	↓ -\$17,689
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ -	\$ -		→ \$0
34	Leash hold Improvements	\$ -	\$ -		→ \$0
35	Buildings	\$ -	\$ -		→ \$0
36	Furniture and Fixtures	\$ 58,645	\$ 58,645	→ 0.00%	→ \$0
37	Vehicle	\$ 100,500	\$ 100,500	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (151,708)	\$ (149,579)	↑ 1.42%	↓ -\$2,129
39	<b>Total Capital Assets</b>	\$ 7,437	\$ 9,566	↓ -22.26%	↓ -\$2,129
40	Prepays	\$ 3,291	\$ 2,051	↑ 60.46%	↑ \$1,240
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>	\$ -	\$ -		→ \$0
46	<b>Total Assets</b>	\$ 2,671,357	\$ 2,159,939	↑ 23.68%	↑ \$511,418
47					

## McAllen Housing Authority - Section 8

### Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 27,251	\$ 9,273	↑ 193.87%	↑ \$17,978
50	Family Self-Sufficiency	\$ 145,757	\$ 105,856	↑ 37.69%	↑ \$39,901
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 10,967	\$ 5,127	↑ 113.91%	↑ \$5,840
54	Due to Funds	\$ -	\$ 16,486	↓ -100.00%	↓ -\$16,486
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 14,248	\$ -		↑ \$14,248
57	<b>Total Current Liabilities</b>	\$ 198,223	\$ 136,742	↑ 44.96%	↑ \$61,481
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	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	\$ -	\$ -		→ \$0
69					→ \$0
70	<b>Net Position</b>	\$ 2,472,604	\$ 2,023,199	↑ 22.21%	↑ \$449,405
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ 2,670,827	\$ 2,159,941	↑ 23.65%	↑ \$510,886
73	<b>Variance</b>	\$ 530	\$ (2)		↑ \$532

# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending June 30, 2025

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% 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	\$ 1,103,612	\$ 1,182,872	↓ -6.70%	↓ -\$79,260
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ 3,500	↓ -100.00%	↓ -\$3,500
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 75,697	\$ 39,619	↑ 91.06%	↑ \$36,078
55	Resident Service / Port-in Fee	\$ 353,885	\$ 205,121	↑ 72.52%	↑ \$148,764
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 1,127	\$ 1,601	↓ -29.61%	↓ -\$474
58	Other Revenue-FSS Forfeiture	\$ 8,814	\$ 333	↑ 2546.85%	↑ \$8,481
59	<b>Total Revenue</b>	\$ 1,543,135	\$ 1,433,046	↑ 7.68%	↑ \$110,089
60	Administrative Expenses	\$ 1,016,526	\$ 945,301	↑ 7.53%	↑ \$71,225
61	Tenant Services	\$ 2,726	\$ 3,057	↓ -10.83%	↓ -\$331
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 2,588	\$ 6,255	↓ -58.63%	↓ -\$3,667
64	Maintenance & Operations	\$ 22,639	\$ 10,672	↑ 112.13%	↑ \$11,967
65	Other General Expenses	\$ 331,763	\$ 209,769	↑ 58.16%	↑ \$121,994
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ 2,129	\$ 17,204	↓ -87.62%	↓ -\$15,075
68	<b>Total Expenses</b>	\$ 1,378,371	\$ 1,192,258	↑ 15.61%	↑ \$186,113
69	<b>Operating Income (Loss)</b>	\$ 164,764	\$ 240,788	↓ -31.57%	↓ -\$76,024
70	HAP Grant Revenue	\$ 9,097,902	\$ 8,291,131	↑ 9.73%	↑ \$806,771
71	HAP Grant EHV . STV Expendi	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (8,852,091)	\$ (8,445,262)	↓ -4.82%	↑ -\$406,829
73	<b>Net Housing Assistance</b>	\$ 245,811	\$ (154,131)	↑ 259.48%	↑ \$399,942
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expen	\$ -	\$ -		\$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>	\$ -	\$ -		\$0
87	<b>Net Income</b>	410,575	\$ 86,657	↑ 373.79%	↑ \$323,918



# McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending June 30, 2025

Line	Description	YTD 06/30/25	YTD - Budget 06/30/25	% 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	\$ 1,103,612	\$ 1,156,595	↓ -4.58%	↓ -\$52,983
135	Grant - Capital	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
138	Fraud Recovery	\$ 75,697	\$ 52,365	↑ 44.56%	↑ \$23,332
139	Resident Service / Port-in Fee	\$ 353,885	\$ 245,644	↑ 44.06%	↑ \$108,241
140	Office / Ground Lease	\$ -	\$ -		➡ \$0
141	Interest Income	\$ 1,127	\$ 2,018	↓ -44.15%	↓ -\$891
142	Other Revenue	\$ 8,814	\$ 505	↑ 1645.35%	↑ \$8,309
143	<b>Total Revenue</b>	\$ 1,543,135	\$ 1,457,127	↑ 5.90%	↑ \$86,008
144	Administrative Expenses	\$ 1,016,526	\$ 1,031,547	↓ -1.46%	↓ -\$15,021
145	Tenant Services	\$ 2,726	\$ 3,786	↓ -28.00%	↓ -\$1,060
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 2,588	\$ 6,198	↓ -58.24%	↓ -\$3,610
148	Maintenance & Operations	\$ 22,639	\$ 12,216	↑ 85.32%	↑ \$10,423
149	Other General Expenses	\$ 331,763	\$ 285,091	↑ 16.37%	↑ \$46,672
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ 2,129	\$ 15,868	↓ -86.58%	↓ -\$13,739
152	<b>Total Expenses</b>	\$ 1,378,371	\$ 1,354,706	↑ 1.75%	↑ \$23,665
153	<b>Operating Income (Loss)</b>	\$ 164,764	\$ 102,421	↑ 60.87%	↑ \$62,343
154	HAP Grant Revenue	\$ 9,097,902	\$ 9,233,916	↓ -1.47%	↓ -\$136,014
155	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
156	Housing Assistance Payments	\$ (8,852,091)	\$ (9,253,821)	↑ 4.34%	↑ \$401,730
157	<b>Net Housing Assistance</b>	\$ 245,811	\$ (19,905)	↑ 1334.92%	↑ \$265,716
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>	\$ -	\$ -		➡ \$0
170	<b>Net Income</b>	410,575	\$ 82,516	↑ 397.57%	↑ \$328,059

# McAllen Housing Authority - EHV

## Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 95,197	\$ 89,632	↑ 6.21%	↑ \$5,565
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ 29,250	\$ 32,697	↓ -10.54%	↓ -\$3,447
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ -	\$ -	→	\$0
12	Reserve Accounts	\$ -	\$ -	→	\$0
13	Other Restricted Funds	\$ -	\$ -	→	\$0
14	Restricted	\$ 29,250	\$ 32,697	↓ -10.54%	↓ -\$3,447
15	<b>Total Cash</b>	<b>\$ 124,447</b>	<b>\$ 122,329</b>	<b>↑ 1.73%</b>	<b>↑ \$2,118</b>
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -	→	\$0
19	Tenant Formal Agreements	\$ 6,411	\$ 4,137	↑ 54.97%	↑ \$2,274
20	Allowance for Doubtful Acct	\$ (6,411)	\$ (4,137)	↑ 54.97%	↓ -\$2,274
21	Management Fee	\$ -	\$ -	→	\$0
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds	\$ -	\$ -	→	\$0
24	Miscellaneous	\$ 890	\$ -	↑	\$890
25	<b>Total Account Receivables</b>	<b>\$ 890</b>	<b>\$ -</b>		<b>↑ \$890</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>\$ 125,337</b>	<b>\$ 122,329</b>	<b>↑ 2.46%</b>	<b>↑ \$3,008</b>
47					

# McAllen Housing Authority - EHV

## Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 4,581	\$ 1,718	↑ 166.65%	↑ \$2,863
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 1,001	\$ 469	↑ 113.43%	↑ \$532
54	Due to Funds	\$ -	\$ 1,203	↓ -100.00%	↓ -\$1,203
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 190	\$ -		↑ \$190
57	<b>Total Current Liabilities</b>	\$ 5,772	\$ 3,390	↑ 70.27%	↑ \$2,382
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	\$ 47,250	\$ 47,250	→ 0.00%	→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	\$ 47,250	\$ 47,250	→ 0.00%	→ \$0
69					→ \$0
70	<b>Net Position</b>	\$ 72,847	\$ 71,689	↑ 1.62%	↑ \$1,158
71		\$ -			→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ 125,869	\$ 122,329	↑ 2.89%	↑ \$3,540
73	<b>Variance</b>	\$ (532)	\$ -		↓ -\$532

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending June 30, 2025

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% 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	\$ 33,271	\$ 43,936	↓ -24.27%	↓ -\$10,665
54	Fraud Recovery	\$ 1,314	\$ (423)	↑ 410.64%	↑ \$1,737
55	Port-in Fee	\$ -	\$ 573	↓ -100.00%	↓ -\$573
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ -	\$ -		\$0
58	Other Revenue	\$ -	\$ -		\$0
59	<b>Total Revenue</b>	<b>\$ 34,585</b>	<b>\$ 44,086</b>	↓ -21.55%	↓ -\$9,501
60	Administrative Expenses	\$ 7,582	\$ 15,042	↓ -49.59%	↓ -\$7,460
61	Tenant Services	\$ 18,216	\$ 23,816	↓ -23.51%	↓ -\$5,600
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ -	\$ -		\$0
64	Maintenance & Operations	\$ -	\$ -		\$0
65	Other General Expenses	\$ 17,889	\$ 1,201	↑ 1389.51%	↑ \$16,688
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	<b>Total Expenses</b>	<b>\$ 43,687</b>	<b>\$ 40,059</b>	↑ 9.06%	↑ \$3,628
69	<b>Operating Income (Loss)</b>	<b>\$ (9,102)</b>	<b>\$ 4,027</b>	↓ -326.02%	↓ -\$13,129
70	HAP Grant Revenue	\$ 287,715	\$ 403,720	↓ -28.73%	↓ -\$116,005
71	HAP Grant EHV Expenditures	\$ (7,287)	\$ (13,505)	↑ 46.04%	↑ \$6,218
72	Housing Assistance Payments	\$ (270,168)	\$ (312,533)	↑ 13.56%	↑ \$42,365
73	<b>Net Housing Assistance</b>	<b>\$ 10,260</b>	<b>\$ 77,682</b>	↓ -86.79%	↓ -\$67,422
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expend	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditures	\$ -	\$ -		\$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>1,158</b>	<b>\$ 81,709</b>	↓ -98.58%	↓ -\$80,551

# McAllen Housing Commission - Emergency Housing Voucher

## Month Ending June 30, 2025

Line	Description	YTD 06/30/25	YTD - Budget 06/30/25	% 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	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ 33,271	\$ 36,778	↓ -9.54%	↓ -\$3,507
138	Fraud Recovery	\$ 1,314	\$ 25		↑ \$1,289
139	Resident Service / Port-in Fee	\$ -	\$ 937	↓ -100.00%	↓ -\$937
140	Office / Ground Lease	\$ -	\$ -		➡ \$0
141	Interest Income	\$ -	\$ -		➡ \$0
142	Other Revenue	\$ -	\$ -		➡ \$0
143	<b>Total Revenue</b>	\$ 34,585	\$ 37,740	↓ -8.36%	↓ -\$3,155
144	Administrative Expenses	\$ 7,582	\$ 15,568	↓ -51.30%	↓ -\$7,986
145	Tenant Services	\$ 18,216	\$ 30,521	↓ -40.32%	↓ -\$12,305
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ -	\$ -		➡ \$0
148	Maintenance & Operations	\$ -	\$ -		➡ \$0
149	Other General Expenses	\$ 17,889	\$ 1,947	↑ 818.80%	↑ \$15,942
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	<b>Total Expenses</b>	\$ 43,687	\$ 48,036	↓ -9.05%	↓ -\$4,349
153	<b>Operating Income (Loss)</b>	\$ (9,102)	\$ (10,296)	↑ 11.60%	↑ \$1,194
154	HAP Grant Revenue	\$ 287,715	\$ 295,845	↓ -2.75%	↓ -\$8,130
155	HAP Grant EHV Expenditures	\$ (7,287)	\$ (25,307)	↑ 71.21%	↑ \$18,020
156	Housing Assistance Payments	\$ (270,168)	\$ (266,939)	↓ -1.21%	↑ -\$3,229
157	<b>Net Housing Assistance</b>	\$ 10,260	\$ 3,599	↑ 185.08%	↑ \$6,661
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>	\$ -	\$ -		➡ \$0
170	<b>Net Income</b>	1,158	\$ (6,697)	↑ 117.29%	↑ \$7,855

2024-2025

**COMPUTATION OF PAYMENT IN LIEU OF TAXES**

Property	Retama Village I	Retama Village 2	Vine Terrace	Totals
	2024 to 2025	2024 to 2025	2024 to 2025	
Dwelling Rental Rate	130,658.00	123,989.99	425,777.72	680,425.71
Nondwelling Rental Rate	12,359.55	11,481.10	3,889.00	27,729.65
Total Rental Charged	143,017.55	135,471.09	429,666.72	708,155.36
Less Utilities Expense	52,174.16	33,040.74	14,881.08	100,095.98
Shelter Rent Charged	90,843.39	102,430.35	414,785.64	608,059.38
10% of Shelter Rent	9,084.34	10,243.04	41,478.56	60,805.94
Total PILOT (= 10% Shelter Rent)	9,084.34	10,243.04	41,478.56	<b>\$60,805.94</b>
McAllen ISD Share- 60% of PILOT	5,450.60	6,145.82	24,887.14	<b>\$36,483.56</b>
City of McAllen Share- 40% of PILOT	3,633.74	4,097.21	16,591.43	<b>\$24,322.38</b>



**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, August 27, 2025

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

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/83390386520?pwd=JTXV6OhFH2I9BVHc1TzyWvWerc1gfy.1>

Meeting ID: 833 9038 6520

United State +1 346 248 7799

Passcode: 875626

For the following purpose:

**AGENDA**

1. Call Meeting to Order
2. Invocation Pg. 1
3. Pledge of Allegiance
4. Public Comment
5. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of June 25, 2025, and Special Meeting Minutes of July 2, 2025. Pg. 2-5
  - b) Consideration and Possible Action to Approve Resolution McHC 2025-04; A Resolution of the Housing Authority of the City of McAllen Approving the Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year ending June 30, 2025. Pg. 6-11
  - c) Consideration and Possible Action to Award Request for Proposal (RFP) 2025-01, RAD Legal Services. Pg.12-13
  - d) Consideration and Possible Action to Award Request for Proposal (RFP) 2025-02, RAD Consulting Services. Pg. 14-16
6. Non-Action Items:
  - a) Executive Director's Report
  - b) Financial Summary Pg. 17-21
7. Executive Session: Closed Session Under Government Code 551 Sections
8. Reconvene to Open Session; Action, if any, on:
9. Board Agenda Requests for September 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, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Housing Commission is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Housing Commission on **Thursday, August 21, 2025** on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas 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 are thankful for this day that you have given us, for its blessings, its opportunities, its challenges. May we appreciate and use each day that comes to us. We pray for strength and guidance for each day as it comes, for each day's duties, for each day's problems. May we be challenged to give our best always and may we be assured of your presence with us. Amen.

**MINUTES OF THE MEETING**  
**OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING**  
**Wednesday, June 25, 2025**

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, June 25, 2025, at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:33 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 Francisco Meza  
Resident Commissioner Kristel Garcia  
Assistant City Attorney Martin Canales

Absent: Commissioner Marc David Garcia  
Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
FSS Coordinator Maria Loreda

Guest: UTRGV Professor Dr. Marco Garza

1. Call the meeting to order – 11:33 a.m.
2. Public Comment – N/A
3. Pledge of Allegiance – Commissioner Francisco Meza
4. Invocation – Vice-Chair Eliseo “Tito” Salinas
5. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of May 28, 2025. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular Board Meeting of May 28, 2025. Resident Commissioner Kristel Garcia made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
  - b) Consideration and Possible Action to Approve the McAllen Housing Commission Employee Organizational Chart for FY 2025-2026. **McHC Staff recommended approval of organizational chart. Updates to the chart incorporate proposed title changes for Deputy Director, Resident Services Specialist and Maintenance staff members. Chair Elva M. Cerda entertained a motion to approve McAllen Housing Commission Employee Organizational Chart for FY 2025-2026. Commissioner Francisco Meza made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**

- c) Consideration and Possible Action to Approve the McAllen Housing Commission Holiday Schedule. **McHC Staff recommended approval of the Holiday Schedule. Update to schedule includes replacement of Good Friday Holiday to Good Monday Holiday. Chair Elva M. Cerda entertained a motion to approve McAllen Housing Commission Holiday Schedule. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
- d) Consideration and Possible Action to Approve Resolution McHC 2025-03; A Resolution of the Housing Authority of the City of McAllen Approving the FY 2025-2026 Operating Budgets for Public Housing and Housing Choice Voucher Programs. **McHC Staff recommended approval of Resolution McHC 2025-03. Draft Budget was reviewed with adjustments due to health and property insurance increases and developer fees. Chair Elva M. Cerda entertained a motion to approve Resolution McHC 2025-03. Commissioner Francisco Meza made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

6. Non-Action Items:

- a) Presentation by UTRGV Professor Dr. Marco Garza – Employee Evaluation Survey
  - Dr. Marco Garza presented Employee Evaluation for FY 24-25 reporting strong satisfaction with wellbeing initiatives, career growth opportunities, autonomy, and a sense of accomplishment. Overall, they view the company culture and work environment positively. Key recommendations include improving compensation and benefits, strengthening communication, enhancing leadership and onboarding training, standardizing policies, and implementing job shadowing for development.
- b) Update on Bylaws
  - Board of Commissioners were provided with updated Bylaws that included document enhancements to improve readability. Bylaws were previously approved on May 28th Board Meeting.
- c) Executive Directors Report
  - Board Meeting for Executive Director Evaluation to be held on July 2<sup>nd</sup> at 11:30 a.m.
  - 4<sup>th</sup> of July BBQ for McHC staff and board members to be held July 1<sup>st</sup> at 12 p.m. at Family Development Center.
  - On boarding tour date with Commissioner Francisco Meza to be determined.
  - Request for Proposal (RFP) going out for RAD Legal and Consulting. Due date scheduled for July 22<sup>nd</sup> - received RFP's will be brought onto August meeting for approval.

- Submission for HUD operating resolution budget – Daniel to submit on this date before deadline of July 1<sup>st</sup>.
- Annual Employee evaluations to be completed by June 30<sup>th</sup>.
- Back to School Annual event for McHC residents to be held on August 7<sup>th</sup> from 4 p.m. to 6 p.m., UTRGV Social Work Interns to coordinate event.
- FSS Coordinator, Maria Loreda to be out on maternity leave effective July 7<sup>th</sup>.
- Current presidential administration proposes reduction in force by 50% - will know for certain by May 2026.
- American Association of Retired Persons (AARP) Program currently paused.

d) Financial Summary

- Deputy Director, Daniel Delgado reported financial update for May 2025 with no significant findings.

7. Executive Session: Closed Session Under Government Code 551 Sections

-N/A

8. Reconvene to Open Session; Action, If any, on:

9. Board Agenda Requests for August Board Meeting

- McHC Employee Fund Day for development and training. To be held in September potentially.
- McHC website access for Board Members – update from staff to be provided In August Meeting.

10. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Francisco Meza second the motion. Meeting adjourned at 12:28 p.m.**

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Rodolfo “Rudy” Ramirez, Executive Director

**MINUTES OF THE MEETING**  
**OF THE MCALLEN HOUSING COMMISSION SPECIAL BOARD MEETING**  
**Wednesday, July 2, 2025**

CALL TO ORDER AND ROLL CALL – The special meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, July 2, 2025, at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:33 a.m. Present and attendance for roll call were:

Present:       Chair Elva M. Cerda  
                  Vice Chair Eliseo “Tito” Salinas  
                  Commissioner Marc David Garcia  
                  Commissioner Francisco Meza via Zoom  
                  Resident Commissioner Kristel Garcia  
                  Assistant City Attorney Martin Canales

Absent:

Staff:           Executive Director Rodolfo “Rudy” Ramirez  
                  Administrative Assistant Adriana Rosas

1. Call the meeting to order – 11:33 a.m.
2. Executive Session: Closed Session Under Government Code 551 Sections 551.074
  - **Commissioners enter Executive Session at 11:33 a.m.**
    - Discuss and Review the Executive Directors Evaluation FY 24-25
  - **Chair Elva M. Cerda reconvened the meeting at 12:21 p.m.**
3. Reconvene to Open Session; Action, If any, on:
  - Discuss and Review the Executive Directors Evaluation FY 24-25

**Motion to instruct Executive Director Rodolfo Ramirez as discussed in Executive Session. Chair Elva M. Cerda entertained a motion to approve as discussed in Executive Session. Commissioner Marc David made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

4. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Meeting adjourned at 12:22 p.m.**

**MCALLEN HOUSING COMMISSION  
RESOLUTION NO. 2025 – 04**

**SECTION 8 MANAGEMENT ASSESSMENT PROGRAM  
(SEMAP)**

**STATE OF TEXAS**

**COUNTY OF HIDALGO**

**WHEREAS**, the McAllen Housing Commission has complied with the Section 8 Management Assessment Program (SEMAP) Certification as directed by the Department of Housing and Urban Development (HUD) for fiscal year end June 30, 2025; and

**WHEREAS**, the McAllen Housing Commission has to submit the required documents to the Department of Housing and Urban Development (HUD) for compliance with the requirements of the Section 8 Management Assessment Program (SEMAP) Certification.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE MCALLEN HOUSING COMMISSION THAT:**

1. The Section 8 Management Assessment Program (SEMAP) Certification is hereby adopted to be submitted to the Department of Housing and Urban Development (HUD) on or before August 29, 2025.
2. The Executive Director is hereby authorized and directed to execute any action in reference to this Certification to the Department of Housing and Urban Development (HUD) and transmit the Certification via the reporting system on HUD website.

**READ, CONSIDERED, PASSED AND APPROVED** this 27th day of August, 2025 at a regular meeting of the Board of Commissioners of the McAllen Housing Commission at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

**SIGNED** this 27th day of August, 2025.

**MCALLEN HOUSING COMMISSION**

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

Elva M. Cerda, Chairman  
McAllen Housing Commission Board of Commissioners

**ATTEST:**

\_\_\_\_\_  
Rodolfo “Rudy” Ramirez, Executive Director

# Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0215  
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours 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 conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

**Instructions** Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
MCALLEN HOUSING COMMISSION	06/30/2025	08/27/2025

**Check here if the PHA expends less than \$300,000 a year in Federal awards** ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

## Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

**PHA Response** Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

**PHA Response** Yes ☒ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

**PHA Response** Yes ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

**PHA Response** ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

**PHA Response** ☒ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

**PHA Response** Yes ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

**PHA Response** Yes ☒ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

**PHA Response** ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

**Applies only to PHAs with jurisdiction in metropolitan FMR areas.**

**Check here if not applicable** ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

**PHA Response** Yes ☒ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

**PHA Response** Yes ☒ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

**PHA Response** Yes ☒ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

**PHA Response** Yes ☒ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

**PHA Response** Yes ☒ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

**PHA Response** Yes ☒ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

**PHA Response** Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR <u>793</u>	1-BR FMR <u>798</u>	2-BR FMR <u>992</u>	3-BR FMR <u>1,290</u>	4-BR FMR <u>1,430</u>
PS <u>832</u>	PS <u>837</u>	PS <u>1,041</u>	PS <u>1,354</u>	PS <u>1,501</u>

**If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.**

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

**PHA Response** Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

**PHA Response** Yes ☒ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

**PHA Response** Yes ☒ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

**PHA Response** Yes ☒ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

**PHA Response** Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

**Applies only to PHAs required to administer an FSS program.**

**Check here if not applicable** ☒

**PHA Response**

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

  

or, Number of mandatory FSS slots under HUD-approved exception



b. Number of FSS families currently enrolled

71

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

**Applies only to PHAs required to administer an FSS program .**

**Check here if not applicable** ☐

**PHA Response**

**Yes** ☐

**No** ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

**Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

**or**

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

**PHA Response**

**Yes** ☐

**No** ☒

**If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

**Warning:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) \_\_\_\_\_

Date (mm/dd/yyyy) \_\_\_\_\_

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

# SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) \_\_\_\_\_

PHA Name \_\_\_\_\_

Principal Operating Area of PHA \_\_\_\_\_  
(The geographic entity for which the Census tabulates data)

**Special Instructions for State or regional PHAs** Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area \_\_\_\_\_

## Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) \_\_\_\_\_ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- \_\_\_\_\_ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- \_\_\_\_\_ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- \_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- \_\_\_\_\_ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- \_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- \_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- \_\_\_\_\_ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- \_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

**If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.**

**See instructions above concerning bonus points for State and regional PHAs.**

TX028 – McAllen Housing Authority SEMAP Section 8 – Payment Standards  
(continued)

<b>78501 by bedroom Size</b>	<b>0 Br</b>	<b>1 Br</b>	<b>2 Br</b>	<b>3 Br</b>	<b>4 Br</b>
<b>HUD SAFMR 2025</b>	<b>850</b>	<b>850</b>	<b>1,060</b>	<b>1,380</b>	<b>1,530</b>
Percent of HUD FMR	105	105	105	105	105
<b>PHA Payment Standard</b>	<b>892</b>	<b>892</b>	<b>1,113</b>	<b>1,449</b>	<b>1,606</b>
<b>78503 by bedroom Size</b>	<b>0 Br</b>	<b>1 Br</b>	<b>2 Br</b>	<b>3 Br</b>	<b>4 Br</b>
<b>HUD SAFMR 2025</b>	<b>950</b>	<b>960</b>	<b>1,190</b>	<b>1,550</b>	<b>1,720</b>
Percent of HUD FMR	105	105	105	105	105
<b>PHA Payment Standard</b>	<b>997</b>	<b>1,008</b>	<b>1,249</b>	<b>1,627</b>	<b>1,806</b>

<b>78504 by bedroom Size</b>	<b>0 Br</b>	<b>1 Br</b>	<b>2 Br</b>	<b>3 Br</b>	<b>4 Br</b>
<b>HUD SAFMR 2025</b>	<b>970</b>	<b>970</b>	<b>1,210</b>	<b>1,570</b>	<b>1,740</b>
Percent of HUD FMR	105	105	105	105	105
<b>PHA Payment Standard</b>	<b>1,018</b>	<b>1,018</b>	<b>1,270</b>	<b>1,648</b>	<b>1,827</b>

## Executive Summary

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**Item:** Recommendation to Award – RFP 2025-01 RAD Legal Services.

**Discussion:** The McAllen Housing Commission (McHC) solicited proposals for Rental Assistance Demonstration (RAD) Legal Services on June 21 & 28, 2025. The objective of RFP 2025-01 was to obtain proposals from qualified firms that can provide McHC with legal assistance on converting the remaining Public Housing units to HUD's Rental Assistance Demonstration (RAD) program. The solicitation closed on July 22, 2025 and one (1) proposal was received. The responsive firm was as follows:

Company Name	City / State
Marissa Carranza Hernandez, Atty at Law, PLLC	McAllen, TX

The proposal was reviewed by an evaluation team to determine whether or not they met all the requirements of the RFP.

Note: As per the McHC Procurement Policy, a competitive proposal RFP is not a sole source (non-competitive) type procurement and may be awarded to a single bidder/proposal.

**Recommendation:** After review, the evaluation team determined that the proposal submitted by Marissa Carranza Hernandez, Atty at Law, PLLC meets all the requirements of the RFP and recommends to award RFP 2025-01 RAD Legal Services to Marissa Carranza Hernandez, Atty at Law, PLLC for a period of one year with the option to extend for up to four (4) years, in 1-year increments.

NO.	MAX POINT VALUE	FACTOR TYPE	FACTOR DESCRIPTION	MACH Attorney At Law, PLLC
1	25 points	Objective	The <b>PROPOSED COSTS</b> the proposer proposes to charge the HA to provide the required work.	25
2	20 points	Subjective (Technical)	The proposer's <b>DEMONSTRATED UNDERSTANDING of the REQUIREMENT</b> ;	20
3	15 points	Subjective (Technical)	The <b>APPROPRIATENESS of the TECHNICAL APPROACH</b> (including labor categories, estimated hours and skill mix) and the <b>QUALITY of the WORK PLAN</b> .	15
4	35 points	Subjective (Technical)	The proposer's <b>DEMONSTRATED EXPERIENCE</b> in performing similar work and the proposer's <b>DEMONSTRATED SUCCESSFUL PAST PERFORMANCE</b> (including meeting costs, schedules and performance requirements) of contract work substantially similar to that required by this solicitation as verified by reference checks or other means.	35
5	5 points	Subjective (Technical)	The <b>OVERALL QUALITY AND PROFESSIONAL APPEARANCE OF THE PROPOSAL SUBMITTED</b> , based upon the opinion of the evaluators.	5
	100 points	100 points	<b>Total Points (other than preference points)</b>	100

## Executive Summary

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**Item:** Recommendation to Award – RFP 2025-02 RAD Consulting Services.

**Discussion:** The McAllen Housing Commission (McHC) solicited proposals for Rental Assistance Demonstration (RAD) Consulting Services on June 21 & 28, 2025. The objective of RFP 2025-02 was to obtain proposals from qualified firms that can provide McHC with recommendations on converting the remaining Public Housing units to HUD's Rental Assistance Demonstration (RAD) program. The solicitation closed on July 22, 2025 and a total of two (2) proposals were received, both were responsive. The responsive firms were as follows:

Company Name	City / State
Baker Tilly Advisory Group, LP	Madison, Wisconsin
EJP Consulting Group, LP	Washington, DC

Both proposals were reviewed by an evaluation team to determine whether or not they met all the requirements of the RFP. A point and weight system was then used to evaluate the proposals. Please refer to the attached evaluation form sheet detailing the score for each proposal.

**Recommendation:** After review, the evaluation team determined that the Best Value proposal was the higher ranked submission and recommends to award RFP 2025-02 RAD Consulting Services to EJP Consulting Group, LP for a period of one year with the option to extend for up to four (4) years, in 1-year increments.

RFP 2025-02 RAD Consulting Services  
Respondent Log

Date Pkt. Forwarded	Name of Firm	Contact Person	Location	Method of Pkt. Delivery
6/27/2025	Baker Tily Advisory Group, LP	Don Bernards	Madison, WI	Email
6/27/2025	EJP Consulting Group, LP	Naomi Byrne	Washington, DC	Email

RFP 2025-02 RAD Consulting Services  
Score Sheet

NO.	FACTOR DESCRIPTION	MAX POINT VALUE	Baker Tilly Advisory Group, LP	EJP Consulting Group, LLC
1	Experience/Qualifications	30 points	30	30
2	Similar Work or Related Projects	25 points	25	25
3	Approach	25 points	25	25
4	Fee Proposal/Cost	20 points	10	20
	Total Points (other than preference points)	100	90	100
Bonus	Section 3 Business Preference	5 points	0	0
	Total Points	105	90	100



## 7/31/2025

Unrestricted Cash - CY	\$	6,344,899	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Net HAP / Other	MTD Net Income (Loss)
Prior Year	\$	5,827,624	\$439,202	\$248,788	\$190,415	\$210,712	\$401,127
Variance	⬆️	\$ 517,275	YTD Revenues	YTD Operating Exp.	YTD Operating In. (Loss)	YTD Net HAP / Other	YTD Net Income (Loss)
			Actual	Actual	Actual	Actual	Actual
Restricted Cash - CY	\$	3,001,579	\$436,302	\$248,788	\$187,515	\$210,712	\$398,227
Prior Year	\$	2,583,602	Budget	Budget	Budget	Budget	Budget
Variance	⬆️	\$ 417,977	\$360,713	\$337,794	\$22,919	(\$5,833)	\$17,086
			Variance	Variance	Variance	Variance	Variance
Total Asset	\$	19,138,961	⬆️ 75,589 -	⬇️ (89,006)	⬆️ 164,596	⬆️ 216,545	⬆️ 381,141
Prior Year	\$	18,422,967					
Variance	⬆️	\$ 715,994					
Vacancy Rate ➡️	\$	-					

Metric	7/31/2025		% Change	7/31/2024		Budget		Budget Variance		CYR to Last YR
MTD - Tenant Revenue	\$	182,872	⬆️	5.8%	\$	172,856	\$	183,235	⬇️ \$ (363)	10,016
YTD - Tenant Revenue	\$	182,872	⬆️	5.8%	\$	172,856	\$	183,235	⬇️ \$ (363)	10,016
MTD - Grant Admin Funding	\$	89,430	⬆️	9.4%	\$	81,723	\$	88,481	⬆️ \$ 949	7,707
YTD - Grant Admin Funding	\$	89,430	⬆️	9.4%	\$	81,723	\$	88,481	⬇️ \$ 949	7,707
MTD - Administrative Expense	\$	131,201	➡️	-13.8%	\$	152,220	\$	166,889	⬆️ \$ (35,688)	(21,019)
YTD - Administrative Expense	\$	131,201	➡️	-13.8%	\$	152,220	\$	166,889	⬇️ \$ (35,688)	(21,019)
MTD - Replacement Costs	\$	5,399	⬇️	-33.4%	\$	8,106	\$	9,666	⬇️ \$ (4,267)	(2,707)
YTD - Replacement Costs	\$	5,399	➡️	-14.6%	\$	6,319	\$	7,583	⬇️ \$ (2,184)	(920)
MTD - Maintenance and Operations	\$	35,501	⬇️	-56.6%	\$	81,792	\$	61,959	⬆️ \$ (26,458)	(46,291)
YTD - Maintenance and Operations	\$	35,501	⬇️	-56.6%	\$	81,792	\$	61,959	⬇️ \$ (26,458)	(46,291)
MTD - Developer Fees	\$	214,728			\$	-	\$	-	⬆️ \$ 214,728	214,728
YTD - Developer Fees	\$	214,728			\$	-	\$	-	⬆️ \$ 214,728	214,728

McAllen HOUSING COMMISSION - PUBLIC HOUSING PROGRAM

Dashboard Financial Summary

7/31/2025

Budget Variance Highlights

1	Unrestricted Cash - CY	\$	506,828	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD HAP / CF / Trfer In	MTD Net Income (Loss)
2	Prior Year	\$	425,788	\$45,712	\$45,181	\$531	\$81,793	\$82,324
3	Variance	↑	\$ 81,040	YTD Operating Revenues	YTD Operating Exp,	YTD Operating Inc. (Loss)	MTD HAP / CF / Trfer In	YTD Net Income (Loss)
4				Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$	995,935	\$45,712	\$45,181	\$531	\$81,793	\$82,324
6	Prior Year	\$	994,256	Budget	Budget	Budget	Budget	Budget
7	Variance	↑	\$ 1,679	\$42,476	\$49,359	(\$6,883)	\$0	(\$6,883)
8				Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$	4,229,810	↑ 3,236 -	↓ (4,178)	↑ 7,414	↑ 81,793	↑ 89,207
10	Prior Year	\$	3,882,267					
11	Variance	↑	\$ 347,543					
12	Vacancy Rate	⇒	0%					
13								

Entity Snapshots

METRIC	7/31/2025	% Change	7/31/2024	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
MTD - Grant Admin Funding	\$ 38,944	↑ 24.7%	\$ 31,222	\$ 36,382	↑ \$ 2,562	7,722
YTD - Grant Admin Funding	\$ 38,944	↑ 24.7%	\$ 31,222	\$ 36,382	↓ \$ 2,562	7,722
MTD - Administrative Expense	\$ 16,503	⇒ 1.8%	\$ 16,213	\$ 16,502	↓ \$ 1	290
YTD - Administrative Expense	\$ 16,503	⇒ 1.8%	\$ 16,213	\$ 16,502	↑ \$ 1	290
MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
MTD - Maintenance and Operations	\$ 1,885	↓ -41.2%	\$ 3,204	\$ 3,975	↓ \$ (2,090)	(1,319)
YTD - Maintenance and Operations	\$ 1,885	↓ -41.2%	\$ 3,204	\$ 3,975	↓ \$ (2,090)	(1,319)
MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ -	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD CF / Transfer Out	MTD Net Income (Loss)
2	Prior Year	\$ -	\$81,793	\$0	\$81,793	(\$81,793)	\$0
3	Variance	⇒ \$ -	YTD Operating Revenues	YTD Operating Expenses	YTD Operating Inc(Loss)	YTD CF / Transfer Out	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$22	\$81,793	\$0	\$81,793	(\$81,793)	\$0
6	Prior Year	\$19	Budget	Budget	Budget	Budget	Budget
7	Variance	↑ \$3	\$0	\$0	\$0	\$0	\$0
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$22	↑ 81,793 -	⇒ -	↑ 81,793	↓ (81,793)	⇒ -
10	Prior Year	\$19					
11	Variance	↑ \$3					
12	Vacancy Rate	⇒ 0%					
13							

Entity Snapshots

36	METRIC	7/31/2025	% Change	7/31/2024	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38	YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39	MTD - Grant Admin Funding	\$ 81,793		\$ -	\$ -	↑ \$ 81,793	81,793
40	YTD - Grant Admin Funding	\$ 81,793		\$ -	\$ -	↓ \$ 81,793	81,793
41	MTD - Administrative Expense	\$ -		\$ -	\$ -	↓ \$ -	-
42	YTD - Administrative Expense	\$ -		\$ -	\$ -	⇒ \$ -	-
43	MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44	YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45	MTD - Maintenance and Operations	\$ -		\$ -	\$ -	↑ \$ -	-
46	YTD - Maintenance and Operations	\$ -		\$ -	\$ -	↓ \$ -	-
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Budget Variance Highlights													
Unrestricted Cash - CY	\$	2,236,654	MTD Revenues		MTD Operating Exp.		MTD Operating Inc. (Loss)		MTD NET HAP	MTD Net Income (Loss)			
Prior Year	\$	2,017,809	\$120,902		\$89,263		\$31,639		\$6,563	\$38,202			
Variance	↑	\$ 218,845	YTD Operating Revenues		YTD Operating Exp.		YTD Operating Inc (Loss)		YTD NET HAP	YTD Net Income (Loss)			
			Actual		Actual		Actual		Actual	Actual			
Restricted Cash - CY	\$	466,044	\$120,902		\$89,263		\$31,639		\$6,563	\$38,202			
Prior Year	\$	113,774	Budget		Budget		Budget		Budget	Budget			
Variance	↑	\$ 352,270	\$131,593		\$128,240		\$3,353		\$0	\$3,353			
			Variance		Variance		Variance		Variance	Variance			
Total Asset	\$	2,717,827	↓	(10,691)	-	↓	(38,977)	↑	28,286	↑	6,563	↑	34,849
Prior Year	\$	2,567,054											
Variance	↑	\$ 150,773											
Vacancy Rate	⇒	0%											
Entity Snapshots													
METRIC			7/31/2025		% Change		7/31/2024		Budget		Budget Variance		CYR to Last YR
MTD - Tenant Revenue			\$ -				\$ -		\$ -		⇒ \$ -		-
YTD - Tenant Revenue			\$ -				\$ -		\$ -		⇒ \$ -		-
MTD - Grant Admin Funding			\$ 89,430		↑ 9.4%		\$ 81,723		\$ 88,481		↑ \$ 949		7,707
YTD - Grant Admin Funding			\$ 89,430		↑ 9.4%		\$ 81,723		\$ 88,481		↓ \$ 949		7,707
MTD - Administrative Expense			\$ 67,580		↓ -11.1%		\$ 76,016		\$ 90,201		↓ \$ (22,621)		(8,436)
YTD - Administrative Expense			\$ 67,580		↓ -11.1%		\$ 76,016		\$ 90,201		↓ \$ (22,621)		(8,436)
MTD - Replacement Costs			\$ -				\$ -		\$ -		↑ \$ -		-
YTD - Replacement Costs			\$ -				\$ -		\$ -		↑ \$ -		-
MTD - Maintenance and Operations			\$ 85		↓ -97.2%		\$ 3,014		\$ 200		↓ \$ (115)		(2,929)
YTD - Maintenance and Operations			\$ 85		↓ -97.2%		\$ 3,014		\$ 200		↓ \$ (115)		(2,929)
MTD - Developer Fees			\$ -				\$ -		\$ -		↑ \$ -		-
YTD - Developer Fees			\$ -				\$ -		\$ -		↓ \$ -		-

# Emergency Housing Voucher Program

## Dashboard Financial Summary

7/31/2025

### Budget Variance Highlights

1	Unrestricted Cash - CY	\$	97,694	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD NET HAP	MTD Net Income (Loss)
2	Prior Year	\$	91,418	\$3,125	\$73	\$3,052	(\$504)	\$2,548
3	Variance	↑	\$ 6,276	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD NET HAP	YTD Net Income (Loss)
4				Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$	31,128	\$3,125	\$73	\$3,052	(\$504)	\$2,548
6	Prior Year	\$	35,596	Budget	Budget	Budget	Budget	Budget
7	Variance	↓	\$ (4,468)	\$0	\$58	(\$58)	\$0	(\$58)
8				Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$	129,761	↑ 3,125 -	↑ 15	↑ 3,110	↓ (504)	↑ 2,606
10	Prior Year	\$	127,014					
11	Variance	↑	\$ 2,747					
12	Vacancy Rate	⇒	0%					
13								
14	Entity Snapshots							

36	METRIC	7/31/2025	% Change	7/31/2024	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38	YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39	MTD - Grant Admin Funding	\$ -	↑ -100.0%	\$ 1,786	\$ -	⇒ \$ -	(1,786)
40	YTD - Grant Admin Funding	\$ 225		\$ -	\$ -	↓ \$ 225	225
41	MTD - Administrative Expense	\$ -	↑ -100.0%	\$ 1,266	\$ 58	↓ \$ (58)	(1,266)
42	YTD - Administrative Expense	\$ -	↑ -100.0%	\$ 1,266	\$ 58	↓ \$ (58)	(1,266)
43	MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44	YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45	MTD - Maintenance and Operations	\$ -		\$ -	\$ -	↑ \$ -	-
46	YTD - Maintenance and Operations	\$ -		\$ -	\$ -	↓ \$ -	-
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-



## 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 McHC & MHDC Board Meeting).

Wednesday, August 27, 2025  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/83390386520?pwd=JTXV6OhFH2l9BVHc1TzyWvWerc1gfy.1>

Meeting ID: 833 9038 6520  
United State +1 346 248 7799  
Passcode: 875626

1. Call Meeting to Order
2. Action Items:
  - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of June 25, 2025 Pg. 1-2
3. Non-Action Items:
  - a) Financial Summary Pg. 3-7
  - b) Update on La Vista Note – Refinance Options
  - c) La Vista Financial Report Pg. 6-35
  - d) Retama I&II Financial Report Pg. 6-35
4. Adjournment

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Housing Facility Corporation is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Housing Facility Corporation on Thursday, August 21, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public and times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas 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, June 25, 2025

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, June 25, 2025, at the Family Development Center and Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:33 a.m. (concurrently with McHC and MHDC). Present and attendance for roll call were:

Present: Chair Elva M. Cerda  
Vice Chair Eliseo “Tito” Salinas  
Commissioner Francisco Meza  
Resident Commissioner Kristel Garcia  
Assistant City Attorney Martin Canales

Absent: Commissioner Marc David Garcia  
Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
FSS Coordinator Maria Loreda

Guest:

1. Call Meeting to Order – 11:33 a.m.
2. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of May 28, 2025. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular Board Meeting of May 28, 2025. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
  - b) Consideration and Possible Action to Approve FY 2025-2026 Operating Budget for the McAllen Housing Facility Corporation (MHFC) – Orchid Place Apts., Sunset Garden Apts., and Villas at Beaumont Apts. **McHC Staff recommended approval of FY 2025-2026 Operating Budget for the McAllen Housing Facility Corporation (MHFC). Draft Budget was reviewed with adjustments due to health and property insurance increases and developer fees. Chair Elva M. Cerda entertained a motion to approve FY 2025-2026 Operating Budget for the McAllen Housing Facility Corporation (MHFC) – Orchid Place Apts., Sunset Garden Apts., and Villas at Beaumont Apts. Vice-Chair Eliseo “Tito” Salinas**

**made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**

3. Non- Action Items:

a. Financial Report

- Deputy Director, Daniel Delgado reported Financial Update for May 2025 with no significant findings.

b. La Vista Financial Report

- Deputy Director, Daniel Delgado reported Financial Update for May 2025 with no significant findings.

c. Retama I & II Financial Report

- Deputy Director, Daniel Delgado reported Financial Update for May 2025 with no significant findings.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Francisco Meza second the motion. Meeting adjourned at 12:35 p.m.**

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Rodolfo “Rudy” Ramirez, Executive Director



**McAllen Housing Authority - MHFC**  
**Dashboard Financial Summary - Excludes La Vista Apartments, Retama I & Retama II**  
June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/29/24	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,148,251	\$ 2,187,347	↓ -1.79%	↓ -\$39,096
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	\$ 48,212	\$ 48,500	↓ -0.59%	↓ -\$288
12	Reserve Accounts	\$ 400,827	\$ 349,379	↑ 14.73%	↑ \$51,448
13	Other Restricted Funds - Scholarship	\$ 23,694	\$ 21,594	↑ 9.72%	↑ \$2,100
14	Restricted	\$ 472,733	\$ 419,473	↑ 12.70%	↑ \$53,260
15	<b>Total Cash</b>	\$ 2,620,984	\$ 2,606,820	↑ 0.54%	↑ \$14,164
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 36,374	\$ 3,869	↑ 840.14%	↑ \$32,505
19	Tenant Formal Agreements	\$ -	\$ -	→	\$0
20	Allowance for Doubtful Acct	\$ -	\$ -	→	\$0
21	Management Fee	\$ 197,160	\$ 4	↑ 4928900.00%	↑ \$197,156
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds / Donations	\$ 6,816	\$ 16	↑ 42500.00%	↑ \$6,800
24	Miscellaneous	\$ -	\$ -	→	\$0
25	<b>Total Account Receivables</b>	\$ 240,350	\$ 3,889	↑ 6080.25%	↑ \$236,461
26	Due From Funds	\$ -	\$ -	↑ 5694.08%	→ \$0
	Inventory - Supplies	\$ 21,714	\$ 33,914	↓ -35.97%	↓ -\$12,200
27	Notes Receivables				
28	Villas at Beaumont	\$ 269,037	\$ 286,044	↓ -5.95%	↓ -\$17,007
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -	→	\$0
31	<b>Total Note Receivables</b>	\$ 469,037	\$ 486,044	↓ -3.50%	↓ -\$17,007
32	Capital Assets				
33	Land	\$ 702,544	\$ 702,544	→ 0.00%	→ \$0
34	Leash hold Improvements	\$ 15,332	\$ 8,150	↑ 88.12%	↑ \$7,182
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	\$ (5,821,692)	\$ (5,522,428)	↑ 5.42%	↓ -\$299,264
39	<b>Total Capital Assets</b>	\$ 4,881,301	\$ 5,173,383	↓ -5.65%	↓ -\$292,082
40	Prepays	\$ 38,277	\$ 24,920	↑ 53.60%	↑ \$13,357
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 249,572	\$ 233,576	↑ 6.85%	↑ \$15,996
43	Other Assets - Unclaimed Funds	\$ -	\$ -	→	\$0
44	Other Assets -	\$ 10,707	\$ 12,795	↓ -16.32%	↓ -\$2,088
45	<b>Total Long-Term Assets</b>	\$ 260,279	\$ 246,371	↑ 5.65%	↑ \$13,908
46	<b>Total Assets</b>	\$ 8,531,942	\$ 8,575,341	↓ -0.51%	↓ -\$43,399
47					

**McAllen Housing Authority - MHFC**  
**Dashboard Financial Summary - Excludes La Vista Apartments, Retama I & Retama II**  
June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/29/24	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 34,368	\$ 29,174	↑ 17.80%	↑ \$5,194
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ 65	\$ -		↑ \$65
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 9,965	\$ 5,443	↑ 83.08%	↑ \$4,522
54	Due to Funds	\$ -	\$ -		→ \$0
55	Tenant Deposits	\$ 48,212	\$ 48,500	↓ -0.59%	↓ -\$288
56	Other Current Liabilities	\$ 18,285	\$ 13,350	↑ 36.97%	↑ \$4,935
57	<b>Total Current Liabilities</b>	\$ 110,895	\$ 96,467	↑ 14.96%	↑ \$14,428
58	<b>Non-Current Liabilities</b>				→ \$0
59	Frost	\$ 1,469,587	\$ 1,749,312	↓ -15.99%	↓ -\$279,725
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 269,037	\$ 286,044	↓ -5.95%	↓ -\$17,007
62	<b>Total Non-Current Liabilities</b>	\$ 1,738,624	\$ 2,035,356	↓ -14.58%	↓ -\$296,732
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>	\$ 6,682,423	\$ 6,443,519	↑ 3.71%	↑ \$238,904
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ 8,531,942	\$ 8,575,342	↓ -0.51%	↓ -\$43,400
73	<b>Variance</b>	\$ (0)	\$ (1)		↑ \$1

# McAllen Housing Facility Corporation

Month Ending June 30, 2025

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

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% Change	\$ Change
45	Tenant Revenue	\$ 1,899,222	\$ 1,640,576	↑ 15.77%	↑ \$258,646
46	Rent Gain / (Loss) on Lease	\$ (200,871)	\$ (77,925)	↓ -157.77%	↓ -\$122,946
47	Rent: Vacancy Loss, Write-off	\$ (143,339)	\$ (65,479)	↓ -118.91%	↓ -\$77,860
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 1,555,012</b>	<b>\$ 1,497,172</b>	<b>↑ 3.86%</b>	<b>↑ \$57,840</b>
50	Grant Admin Revenue	\$ -	\$ -		→ \$0
51	Grant - Capital	\$ -	\$ -		→ \$0
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ -	\$ -		→ \$0
54	Donations	\$ 5,700	\$ -		↑ \$5,700
55	Resident Service	\$ 2,700	\$ 21,325	↓ -87.34%	↓ -\$18,625
56	Other Rev.-La Vista Mgmt Fee	\$ 197,160			↑ \$197,160
57	Interest Income	\$ 26,694	\$ 27,795	↓ -3.96%	↓ -\$1,101
58	Other Revenue-LF, NSF, 5k	\$ 27,488	\$ 63,334	↓ -56.60%	↓ -\$35,846
59	<b>Total Revenue</b>	<b>\$ 1,814,754</b>	<b>\$ 1,609,626</b>	<b>↑ 12.74%</b>	<b>↑ \$205,128</b>
60	Administrative Expenses	\$ 508,622	\$ 479,973	↑ 5.97%	↑ \$28,649
61	Tenant Services	\$ 59,135	\$ 69,966	↓ -15.48%	↓ -\$10,831
62	Fundraising Expend. (5K)	\$ 13,399	\$ -		↑ \$13,399
63	Utilities Expense	\$ 67,050	\$ 64,901	↑ 3.31%	↑ \$2,149
64	Maintenance & Operations	\$ 532,989	\$ 477,240	↑ 11.68%	↑ \$55,749
65	Other General Expenses	\$ 134,708	\$ 127,112	↑ 5.98%	↑ \$7,596
66	Interest Expense	\$ 95,901	\$ 113,477	↓ -15.49%	↓ -\$17,576
67	Depreciation	\$ 299,265	\$ 301,504	↓ -0.74%	↓ -\$2,239
68	<b>Total Expenses</b>	<b>\$ 1,711,069</b>	<b>\$ 1,634,173</b>	<b>↑ 4.71%</b>	<b>↑ \$76,896</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 103,685</b>	<b>\$ (24,547)</b>	<b>↑ 522.39%</b>	<b>↑ \$128,232</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	\$ (80,041)	\$ (78,803)	↓ -1.57%	↓ -\$1,238
78	CDBG Grants / Donations	\$ 23,391	\$ 500	↑ 4578.20%	↑ \$22,891
79	Grant/Donations Expenditure:	\$ (22,571)	\$ (788)	↓ -2764.34%	↓ -\$21,783
80	Developer Fee - Dove's Nest	\$ 56,000	\$ 56,000	→ 0.00%	→ \$0
81	Developer Fee - Green Jay	\$ 91,023	\$ 91,508	↓ -0.53%	↓ -\$485
82	Developer Fee - Hibiscus Village	\$ 66,242	\$ -		↑ \$66,242
83	Scholarship Fundraising	\$ 21,100	\$ 32,000	↓ -34.06%	↓ -\$10,900
84	Scholarship Expenditures	\$ (27,812)	\$ (35,048)	↑ 20.65%	↑ \$7,236
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	<b>Total Other Funding</b>	<b>\$ 127,332</b>	<b>\$ 65,369</b>	<b>↑ 94.79%</b>	<b>↑ \$61,963</b>
87	<b>Net Income</b>	<b>231,017</b>	<b>\$ 40,822</b>	<b>↑ 465.91%</b>	<b>↑ \$190,195</b>

# McAllen Housing Facility Corporation

Month Ending June 30, 2025

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

Line	Description	YTD 06/30/25	YTD - Budget 06/30/25	% Change	\$ Change
129	Tenant Revenue	\$ 1,899,222	\$ 1,905,123	↓ -0.31%	↓ -\$5,901
130	Rent Gain / (Loss) on Lease	\$ (200,871)	\$ (107,165)	↓ -87.44%	↓ -\$93,706
131	Rent: Vacancy Loss, Write-off	\$ (143,339)	\$ (71,402)	↓ -100.75%	↓ -\$71,937
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	<b>Total Revenue</b>	<b>\$ 1,555,012</b>	<b>\$ 1,726,556</b>	<b>↓ -9.94%</b>	<b>↓ -\$171,544</b>
134	Grant Admin Revenue	\$ -	\$ -		→ \$0
135	Grant - Capital	\$ -	\$ -		→ \$0
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ -	\$ -		→ \$0
138	Other Rev.-La Vista Mgmt Fee	\$ 5,700	\$ -		↑ \$5,700
139	Resident Service	\$ 2,700	\$ 34,142	↓ -92.09%	↓ -\$31,442
140	Donations	\$ 197,160	\$ 600	↑ 32760.00%	↑ \$196,560
141	Interest Income	\$ 26,694	\$ 35,166	↓ -24.09%	↓ -\$8,472
142	Other Revenue	\$ 27,488	\$ 30,571	↓ -10.08%	↓ -\$3,083
143	<b>Total Revenue</b>	<b>\$ 1,814,754</b>	<b>\$ 1,827,035</b>	<b>↓ -0.67%</b>	<b>↓ -\$12,281</b>
144	Administrative Expenses	\$ 508,622	\$ 499,387	↑ 1.85%	↑ \$9,235
145	Tenant Services	\$ 59,135	\$ 91,133	↓ -35.11%	↓ -\$31,998
146	Fundraising Expend. (5K)	\$ 13,399	\$ 12,021	↑ 11.46%	↑ \$1,378
147	Utilities Expense	\$ 67,050	\$ 70,506	↓ -4.90%	↓ -\$3,456
148	Maintenance & Operations	\$ 532,989	\$ 622,491	↓ -14.38%	↓ -\$89,502
149	Other General Expenses	\$ 134,708	\$ 114,873	↑ 17.27%	↑ \$19,835
150	Interest Expense	\$ 95,901	\$ 94,522	↑ 1.46%	↑ \$1,379
151	Depreciation	\$ 299,265	\$ 278,085	↑ 7.62%	↑ \$21,180
152	<b>Total Expenses</b>	<b>\$ 1,711,069</b>	<b>\$ 1,783,018</b>	<b>↓ -4.04%</b>	<b>↓ -\$71,949</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 103,685</b>	<b>\$ 44,017</b>	<b>↑ 135.56%</b>	<b>↑ \$59,668</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	\$ (80,041)	\$ (77,579)	↓ -3.17%	↓ -\$2,462
161	CDBG Grants / Donations	\$ 23,391	\$ -		↑ \$23,391
162	Grant/Donations Expenditure:	\$ (22,571)	\$ -		↓ -\$22,571
163	Developer Fee - Las Palomas	\$ 56,000	\$ -		↑ \$56,000
164	Developer Fee - Green Jay	\$ 91,023	\$ -		↑ \$91,023
165	Developer Fee - Hibiscus Village	\$ 66,242	\$ -		↑ \$66,242
166	Scholarship Fundraising	\$ 21,100	\$ 20,000	↑ 5.50%	↑ \$1,100
167	Scholarship Expenditures	\$ (27,812)	\$ (15,000)	↓ -85.41%	↓ -\$12,812
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	<b>Total Other Funding</b>	<b>\$ 127,332</b>	<b>\$ (72,579)</b>	<b>↑ 275.44%</b>	<b>↑ \$199,911</b>
170	<b>Net Income</b>	<b>231,017</b>	<b>\$ (28,562)</b>	<b>↑ 908.83%</b>	<b>↑ \$259,579</b>

McAllen Housing Facility Corporation - Internally Managed Properties Only

Dashboard Financial Summary  
7/31/2025

Properties:

Adminstration

Sunset

Orchid

Villas

Budget Variance Highlights

Unrestricted Cash - CY	\$	2,218,788	MTD Revenues		MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)			
Prior Year	\$	2,180,096	\$137,085		\$86,324	\$50,761	\$88,550	\$139,311			
Variance	⬆️	\$ 38,692	YTD Operating Revenues		YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)			
			Actual		Actual	Actual	Actual	Actual			
Restricted Cash - CY	\$	466,066	\$137,085		\$86,324	\$50,761	\$88,550	\$139,311			
Prior Year	\$	421,738	Budget		Budget	Budget	Budget	Budget			
Variance	⬆️	\$ 44,328	\$135,774		\$115,424	\$20,350	(\$5,833)	\$14,517			
			Variance		Variance	Variance	Variance	Variance			
Total Asset	\$	8,625,820	⬆️	1,311	-	⬆️	30,411	⬆️	94,383	⬆️	124,794
Prior Year	\$	8,573,561									
Variance	⬆️	\$ 52,259									
Vacancy Rate	⬆️	8%									

METRIC		7/31/2025	% Change	7/31/2024		Budget		Budget Variance		CYR to Last YR
MTD - Tenant Revenue	\$	132,861	⬆️ 7.6%	\$ 123,467	\$	132,549	⬆️	\$ 312		9,394
YTD - Tenant Revenue	\$	132,861	⬆️ 7.6%	\$ 123,467	\$	132,549	⬆️	\$ 312		9,394
MTD - Grant Admin Funding	\$	-		-	\$	-	➡️	\$ -		-
YTD - Grant Admin Funding	\$	-		-	\$	-	⬇️	\$ -		-
MTD - Administrative Expense	\$	39,302	⬇️ -15.8%	\$ 46,681	\$	46,025	⬇️	\$ (6,723)		(7,379)
YTD - Administrative Expense	\$	39,302	⬇️ -15.8%	\$ 46,681	\$	46,025	⬇️	\$ (6,723)		(7,379)
MTD - Replacement Costs	\$	5,399	⬆️ -14.6%	\$ 6,319	\$	7,583	⬇️	\$ (2,184)		(920)
YTD - Replacement Costs	\$	5,399	⬆️ -14.6%	\$ 6,319	\$	7,583	⬇️	\$ (2,184)		(920)
MTD - Maintenance and Operations	\$	20,258	⬇️ -66.5%	\$ 60,411	\$	40,072	⬇️	\$ (19,814)		(40,153)
YTD - Maintenance and Operations	\$	20,258	⬇️ -66.5%	\$ 60,411	\$	40,072	⬇️	\$ (19,814)		(40,153)
MTD - Developer Fees	\$	98,625		-	\$	-	⬆️	\$ 98,625		98,625
YTD - Developer Fees	\$	98,625		-	\$	-	⬇️	\$ 98,625		98,625

Entity Snapshots

51	MHFC
52	Total Unrestricted Cash:
53	1,475,642
54	MTD Total Operating Revenues:
55	2,676
56	MTD Total Operating Expenses:
57	9,561
58	MTD Operating Income or Loss:
59	(6,885)
60	MTD Net Income or Loss:
61	87,064
62	YTD Net Income Actual:
63	87,064
64	YTD Net Income Budget:
65	(3,140)
66	YTD Variance:
67	90,204
68	No Activity

51	SUNSET
52	Total Unrestricted Cash:
53	268,757
54	MTD Total Operating Revenues:
55	51,759
56	MTD Total Operating Expenses:
57	30,578
58	MTD Operating Income or Loss:
59	21,181
60	MTD Net Income or Loss:
61	17,832
62	YTD Net Income Actual:
63	17,832
64	YTD Net Income Budget:
65	10,903
66	YTD Variance:
67	6,929
68	No Activity

51	ORCHID
52	Total Unrestricted Cash:
53	83,620
54	MTD Total Operating Revenues:
55	58,390
56	MTD Total Operating Expenses:
57	34,817
58	MTD Operating Income or Loss:
59	25,112
60	MTD Net Income or Loss:
61	25,112
62	YTD Net Income Actual:
63	25,112
64	YTD Net Income Budget:
65	893
66	YTD Variance:
67	24,219
68	No Activity

51	VILLAS
52	Total Unrestricted Cash:
53	390,641
54	MTD Total Operating Revenues:
55	22,721
56	MTD Total Operating Expenses:
57	11,369
58	MTD Operating Income or Loss:
59	11,352
60	MTD Net Income or Loss:
61	(2,050)
62	YTD Net Income Actual:
63	9,302
64	YTD Net Income Budget:
65	5,859
66	YTD Variance:
67	3,443
68	No Activity

**Balance Sheet**

Period = Jun 2025

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	199,743.97
11700000	Cash - Security Deposits	15,408.12
11910000	Cash - Partnership Money Market	119,700.73
<b>11999999</b>	<b>TOTAL CASH</b>	<b>334,852.82</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	3,229.00
12300000	HAP Accounts Receivable	161.00
12500000	HAP Suspense Receivable	513.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>3,903.00</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	24,850.22
13400000	Prepaid Other	306,530.59
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>331,380.81</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	195,247.43
14400000	Insurance Escrow	51,359.31
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>246,606.74</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>916,743.37</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 = Jun 2025

Book = Accrual ; Tree = ysi\_bs

		Current Balance
16710000	Accumulated Depreciation	-1,051,143.20
<b>16799999</b>	<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>-1,051,143.20</b>
<b>16999998</b>	<b>TOTAL PROPERTY</b>	<b>982,437.49</b>
<b>16999999</b>	<b>TOTAL LONG TERM ASSETS</b>	<b>982,437.49</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	-178,889.92
17151000	Accumulated Amortization Tax Credit Fees	-17,697.00
<b>17199999</b>	<b>TOTAL DEFERRED COSTS</b>	<b>8,057.08</b>
<b>17999999</b>	<b>TOTAL OTHER ASSETS</b>	<b>8,057.08</b>
<b>19999999</b>	<b>TOTAL ASSETS</b>	<b>1,907,237.94</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	4,993.22
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>4,993.22</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	5,598.00
22400000	Interest Payable -Mortgage	6,306.73
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>11,904.73</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	1,418.19
23300000	HAP Repayment	-871.00
23750000	Unclaimed Security Deposit Refunds	290.02
23800000	HAP Suspense Clearing	630.00
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>1,467.21</b>
<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	12,008.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>12,008.00</b>
<b>25000000</b>	<b>OTHER CURRENT LIABILITIES</b>	
25500000	Partnership Management Fee	197,159.82
25600000	Investor Management Fee	3,630.21

**Balance Sheet**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>25999998</b>	<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>200,790.03</b>
<b>25999999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>231,163.19</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	931,100.96
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>931,100.96</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>931,100.96</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,162,264.15</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	45,363.71
32200000	Retained Earnings Prior Years	-496,153.92
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>-450,790.21</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>744,973.79</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,907,237.94</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>



Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 3 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
40000000	INCOME										
40010000	OPERATING INCOME										
40020000	REVENUE										
40030000	RENTS										
42000000	RESIDENTIAL RENT COLLECTED										
42100000	GROSS POTENTIAL RENT										
42110000	Gross Potential Rent	45,344.00	37,528.00	7,816.00	20.83	247,606.00	225,168.00	22,438.00	9.96	453,713.52	
42140000	Loss/Gain to Lease	0.00	-18.00	18.00	100.00	0.00	-108.00	108.00	100.00	-3,593.52	
42199999	TOTAL GROSS POTENTIAL RENT	45,344.00	37,510.00	7,834.00	20.89	247,606.00	225,060.00	22,546.00	10.02	450,120.00	
42910000	Less: Vacancy Loss	-1,133.00	-375.28	-757.72	-201.91	18,184.00	-2,251.68	20,435.68	907.57	-4,537.14	lavista: 2 Partial vacant units
42940000	Less: Write Offs	0.00	-1,125.30	1,125.30	100.00	-272.00	-6,751.80	6,479.80	95.97	-13,503.60	
42999998	TOTAL RESIDENTIAL RENT COLLECTED	44,211.00	36,009.42	8,201.58	22.78	265,518.00	216,056.52	49,461.48	22.89	432,079.26	
42999999	TOTAL RENTS	44,211.00	36,009.42	8,201.58	22.78	265,518.00	216,056.52	49,461.48	22.89	432,079.26	
43000000	OTHER INCOME										
43600000	Cleaning / Damage Income	0.00	125.00	-125.00	-100.00	1,669.00	750.00	919.00	122.53	1,500.00	
43930000	Late Fee Income	86.00	87.50	-1.50	-1.71	431.00	525.00	-94.00	-17.90	1,050.00	
43940000	Laundry Income	51.71	22.92	28.79	125.61	226.21	137.52	88.69	64.49	275.04	
43960000	Lock / Key Income	0.00	6.67	-6.67	-100.00	10.00	40.02	-30.02	-75.01	80.04	
43970000	Miscellaneous Tenant Income	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00	
43995000	ResidentUtilityIncome	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00	
43996000	Utility/Phone/CableCommissions	0.00	12.50	-12.50	-100.00	0.00	75.00	-75.00	-100.00	150.00	
43999000	InterestIncome	35.82	208.33	-172.51	-82.81	1,402.78	1,249.98	152.80	12.22	2,499.96	
43999945	Eviction Fees	0.00	25.00	-25.00	-100.00	0.00	150.00	-150.00	-100.00	300.00	
43999999	TOTAL OTHER INCOME	173.53	487.92	-314.39	-64.43	4,188.99	2,927.52	1,261.47	43.09	5,855.04	lavista: Cleaning, damage fees not collected

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 3 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
59999999	TOTAL REVENUE	44,384.53	36,497.34	7,887.19	21.61	269,706.99	218,984.04	50,722.95	23.16	437,934.30	
60010000	OPERATING EXPENSES										
61000000	CONTROLLABLE EXPENSES										
61100000	ADMINISTRATIVE EXPENSES										
61110000	Answering Service	60.00	60.00	0.00	0.00	360.00	360.00	0.00	0.00	720.00	
61120000	Bank Fees	246.45	144.82	-101.63	-70.18	1,331.50	868.92	-462.58	-53.24	1,737.84	
61130000	Computer Costs	348.00	348.00	0.00	0.00	2,088.00	2,088.00	0.00	0.00	4,176.00	
61140000	Credit Services	150.00	58.00	-92.00	-158.62	1,212.00	348.00	-864.00	-248.28	696.00	lavista: 9 Background screenings
61160000	Dues / Licenses / Permits	0.00	0.00	0.00	N/A	562.50	0.00	-562.50	N/A	0.00	
61170000	State Compliance Fees	160.00	160.00	0.00	0.00	960.00	960.00	0.00	0.00	1,920.00	
61180000	Employee Training / Education	0.00	75.00	75.00	100.00	0.00	450.00	450.00	100.00	900.00	
61191000	Furniture / Equipment Rental	153.94	135.00	-18.94	-14.03	858.85	810.00	-48.85	-6.03	1,620.00	
61194000	Meals and Entertainment	192.23	30.00	-162.23	-540.77	343.81	180.00	-163.81	-91.01	450.00	lavista: Employee Anniversary lunch and NSPIRE Inspection staff luncheon
61195000	Travel	0.00	20.00	20.00	100.00	0.00	120.00	120.00	100.00	1,020.00	
61198000	Legal Fees and Evictions	0.00	0.00	0.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00	
61199000	Office Supplies	0.00	21.02	21.02	100.00	456.59	126.12	-330.47	-262.03	252.24	
61199300	Postage / Delivery	19.35	31.03	11.68	37.64	243.37	186.18	-57.19	-30.72	372.36	
61199700	Telephone / Internet	477.80	462.50	-15.30	-3.31	3,003.88	2,775.00	-228.88	-8.25	5,550.00	
61199800	Uniforms	0.00	0.00	0.00	N/A	258.63	500.00	241.37	48.27	1,000.00	
61199930	Recruiting	0.00	0.00	0.00	N/A	48.00	74.40	26.40	35.48	74.40	
61199990	Extraordinary COVID	0.00	12.50	12.50	100.00	0.00	75.00	75.00	100.00	150.00	
61199999	TOTAL ADMINISTRATIVE EXPENSES	1,807.77	1,557.87	-249.90	-16.04	14,727.13	9,921.62	-4,805.51	-48.43	20,638.84	
61200000	MARKETING AND LEASING										
61260000	Market Analysis	26.40	26.40	0.00	0.00	158.40	158.40	0.00	0.00	316.80	
61270000	Advertising	138.10	153.33	15.23	9.93	848.60	919.98	71.38	7.76	1,839.96	
61290000	Programs and Promotions	0.00	33.33	33.33	100.00	0.00	199.98	199.98	100.00	399.96	
61291000	Signage	0.00	40.02	40.02	100.00	452.05	240.12	-211.93	-88.26	480.24	
61299999	TOTAL MARKETING AND LEASING	164.50	253.08	88.58	35.00	1,459.05	1,518.48	59.43	3.91	3,036.96	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 3 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61300000	MANAGEMENT FEES										
61310000	Management Fees	4,452.23	2,007.35	-2,444.88	-121.80	14,804.64	12,044.10	-2,760.54	-22.92	24,086.34	
61399999	TOTAL MANAGEMENT FEES	4,452.23	2,007.35	-2,444.88	-121.80	14,804.64	12,044.10	-2,760.54	-22.92	24,086.34	
61400000	PAYROLL EXPENSES										
61410000	Management Salaries	4,065.06	3,519.92	-545.14	-15.49	24,095.15	21,119.52	-2,975.63	-14.09	45,758.96	
61420000	Maintenance Wages	3,863.00	3,760.00	-103.00	-2.74	23,058.00	22,560.00	-498.00	-2.21	48,880.00	
61450000	Bonuses	0.00	0.00	0.00	N/A	0.00	1,753.50	1,753.50	100.00	3,507.00	
61460000	Payroll Service Fees	415.48	314.80	-100.68	-31.98	2,531.16	1,888.80	-642.36	-34.01	4,092.40	
61480000	Payroll Taxes	606.50	655.19	48.69	7.43	4,045.69	3,931.14	-114.55	-2.91	8,517.48	
61490000	Workers Comp Insurance	281.61	273.16	-8.45	-3.09	1,718.56	1,638.96	-79.60	-4.86	3,551.08	
61491000	401k Company Match	75.00	75.00	0.00	0.00	448.79	450.00	1.21	0.27	900.00	
61492000	Payroll Expenses	0.00	0.00	0.00	N/A	20.41	0.00	-20.41	N/A	0.00	
61499999	TOTAL PAYROLL EXPENSES	9,306.65	8,598.07	-708.58	-8.24	55,917.76	53,341.92	-2,575.84	-4.83	115,206.92	lavista: Overage due to 3 pay periods in current month
61590000	REPAIRS AND MAINTENANCE										
61592500	Small Tools	0.00	25.00	25.00	100.00	106.90	150.00	43.10	28.73	300.00	
61592600	Janitorial Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00	
61592800	Appliance Supplies	0.00	71.67	71.67	100.00	1,825.93	430.02	-1,395.91	-324.62	860.04	
61596000	Electrical Repairs	795.82	62.50	-733.32	-1,173.31	2,578.23	375.00	-2,203.23	-587.53	750.00	lavista: 4 LED Fixtures, 2 ceiling fans, 1-150ft electric wire and 2-24pk batteries
61597000	Exterior Repairs	0.00	41.67	41.67	100.00	528.44	250.02	-278.42	-111.36	500.04	
61598000	HVAC Repairs	184.13	250.00	65.87	26.35	2,671.40	1,500.00	-1,171.40	-78.09	3,000.00	
61599000	Fire Extinguishers	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	480.00	
61599200	Interior Repairs	475.81	62.50	-413.31	-661.30	1,239.66	375.00	-864.66	-230.58	750.00	lavista: Baseboard trim, Nails, Tool Lubricant Oil, Cabinet Hinges and caulking
61599300	Light Bulbs	151.94	25.00	-126.94	-507.76	608.82	150.00	-458.82	-305.88	300.00	lavista: 4-6pk light bulbs
61599500	Parking Lot Repairs	0.00	20.83	20.83	100.00	0.00	124.98	124.98	100.00	249.96	
61599600	Gate / Fence Repairs	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 3 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61599700	Plumbing Repairs / Supplies	285.67	300.00	14.33	4.78	2,264.03	1,800.00	-464.03	-25.78	3,600.00	
61599999	TOTAL REPAIRS AND MAINTENANCE	1,893.37	909.17	-984.20	-108.25	11,823.41	5,455.02	-6,368.39	-116.74	11,390.04	
61600000	UNIT PREPARATION										
61620000	Unit Prep: Carpet Cleaning / Repairs	0.00	33.33	33.33	100.00	0.00	199.98	199.98	100.00	399.96	
61630000	Unit Prep: Cleaning Supplies	0.00	33.33	33.33	100.00	10.20	199.98	189.78	94.90	399.96	
61640000	Unit Prep: Cleaning Contractors	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00	
61670000	Unit Prep: Doors / Locks / Keys	281.88	33.33	-248.55	-745.72	1,104.17	199.98	-904.19	-452.14	399.96	lavista: 6 Mailbox locks, 5 privacy locks and 3 deadbolts
61691000	Unit Prep: Paint / Wallpaper	0.00	200.00	200.00	100.00	1,628.66	1,200.00	-428.66	-35.72	2,400.00	
61692000	Unit Prep: Painting Contractors	0.00	158.33	158.33	100.00	0.00	949.98	949.98	100.00	1,899.96	
61693000	Unit Prep: Window Treatments	0.00	70.83	70.83	100.00	534.84	424.98	-109.86	-25.85	849.96	
61699999	TOTAL UNIT PREPARATION	281.88	579.15	297.27	51.33	3,277.87	3,474.90	197.03	5.67	6,949.80	
61700000	CONTRACT SERVICES										
61710000	Contract Services	0.00	0.00	0.00	N/A	1,350.00	0.00	-1,350.00	N/A	0.00	
61740000	Landscape Maintenance	850.00	950.00	100.00	10.53	5,100.00	5,700.00	600.00	10.53	11,400.00	
61770000	Other Contract Services	0.00	383.33	383.33	100.00	1,860.00	2,299.98	439.98	19.13	4,599.96	
61780000	Pest Control	216.50	216.02	-0.48	-0.22	1,299.00	1,296.12	-2.88	-0.22	2,592.24	
61793000	Compliance Monitoring	280.80	280.00	-0.80	-0.29	1,684.80	1,680.00	-4.80	-0.29	3,360.00	
61799999	TOTAL CONTRACT SERVICES	1,347.30	1,829.35	482.05	26.35	11,293.80	10,976.10	-317.70	-2.89	21,952.20	
61800000	UTILITIES										
61810000	Electricity - CommonArea	531.59	457.76	-73.83	-16.13	2,307.42	2,746.56	439.14	15.99	5,493.12	
61820000	Electricity - Office	107.66	243.99	136.33	55.88	634.17	1,463.94	829.77	56.68	2,927.88	
61830000	Electricity - Vacant	105.04	24.00	-81.04	-337.67	424.42	144.00	-280.42	-194.74	288.00	lavista: 2 Vacant units
61850000	Gas - CommonArea	640.52	802.97	162.45	20.23	5,536.58	4,817.82	-718.76	-14.92	9,635.64	
61880000	Water and Sewer	656.58	911.74	255.16	27.99	3,892.87	5,470.44	1,577.57	28.84	10,940.88	
61890000	Trash Removal	744.30	803.68	59.38	7.39	4,711.40	4,822.08	110.68	2.30	9,644.16	
61891000	Utility Consultant	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	
61899999	TOTAL UTILITIES	2,785.69	3,244.14	458.45	14.13	17,506.86	20,464.84	2,957.98	14.45	39,929.68	
61900000	TAXES AND INSURANCE										

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 3 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61910000	Property and Liability Insurance	7,240.74	3,248.08	-3,992.66	-122.92	25,604.62	19,488.48	-6,116.14	-31.38	39,626.58	
61920000	Fidelity Bond	0.00	26.80	26.80	100.00	319.20	160.80	-158.40	-98.51	321.60	
61930000	Insurance Admin Fee	0.00	50.00	50.00	100.00	600.00	300.00	-300.00	-100.00	600.00	
61999996	TOTAL TAXES AND INSURANCE	7,240.74	3,324.88	-3,915.86	-117.77	26,523.82	19,949.28	-6,574.54	-32.96	40,548.18	
61999997	TOTAL CONTROLLABLE EXPENSES	29,280.13	22,303.06	-6,977.07	-31.28	157,334.34	137,146.26	-20,188.08	-14.72	283,738.96	
61999998	TOTAL OPERATING EXPENSES	29,280.13	22,303.06	-6,977.07	-31.28	157,334.34	137,146.26	-20,188.08	-14.72	283,738.96	
61999999	NET OPERATING INCOME	15,104.40	14,194.28	910.12	6.41	112,372.65	81,837.78	30,534.87	37.31	154,195.34	
62000000	NON-CONTROLLABLE EXPENSE										
62100000	INTEREST EXPENSE										
62110000	Mortgage Interest	5,972.21	5,960.07	-12.14	-0.20	35,369.75	35,299.55	-70.20	-0.20	70,053.87	
62125000	Ground Lease	311.00	311.00	0.00	0.00	1,866.00	1,866.00	0.00	0.00	3,732.00	
62199999	TOTAL INTEREST EXPENSE	6,283.21	6,271.07	-12.14	-0.19	37,235.75	37,165.55	-70.20	-0.19	73,785.87	
65100000	PARTNERSHIP EXPENSES										
65170000	Audit Fees	0.00	0.00	0.00	N/A	12,549.26	5,408.00	-7,141.26	-132.05	5,408.00	
65192000	Inspections	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	425.00	
65199999	TOTAL PARTNERSHIP EXPENSES	0.00	0.00	0.00	N/A	12,549.26	5,408.00	-7,141.26	-132.05	5,833.00	
65999999	TOTAL NON-CONTROLLABLE EXPENSES	6,283.21	6,271.07	-12.14	-0.19	49,785.01	42,573.55	-7,211.46	-16.94	79,618.87	
66100000	REPLACEMENT RESERVE EXPENDITURES										
66130000	Driveways/ParkingLots	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00	
66140000	Fence/AccessGate	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00	
66150000	Landscape Upgrade	0.00	0.00	0.00	N/A	378.88	2,000.00	1,621.12	81.06	2,000.00	
66191000	Sidewalks	0.00	0.00	0.00	N/A	0.00	800.00	800.00	100.00	800.00	
66193000	Doors/Locks	0.00	2,100.00	2,100.00	100.00	0.00	4,200.00	4,200.00	100.00	6,300.00	
66194000	Electrical Replacement	0.00	0.00	0.00	N/A	650.00	1,000.00	350.00	35.00	1,000.00	
66195000	Exterior Replacements	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00	
66197000	Plumbing	0.00	0.00	0.00	N/A	8,195.65	0.00	-8,195.65	N/A	3,500.00	
66198000	Guttering	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: lavista: Physical Occupancy 100% Vacant Units 3 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
66199100	Patio/Balcony/Landings	0.00	0.00	0.00	N/A	0.00	4,400.00	4,400.00	100.00	4,400.00	
66199200	Roof	0.00	5,000.00	5,000.00	100.00	9,719.61	5,000.00	-4,719.61	-94.39	5,000.00	
66199300	Interior Replacements	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00	
66199500	Appliances	832.45	1,500.00	667.55	44.50	5,415.78	3,000.00	-2,415.78	-80.53	5,500.00	lavista: Unit 26 fridge replaced
66199600	Flooring	2,174.39	0.00	-2,174.39	N/A	4,192.82	1,600.00	-2,592.82	-162.05	3,200.00	lavista: Make ready unit 18 flooring replaced
66199900	Tools/MaintenanceEquipment	0.00	0.00	0.00	N/A	1,189.68	1,000.00	-189.68	-18.97	1,000.00	
66199910	Water Heaters	0.00	880.00	880.00	100.00	2,701.46	2,640.00	-61.46	-2.33	4,400.00	
66199920	HVAC	294.76	2,100.00	1,805.24	85.96	1,145.60	4,200.00	3,054.40	72.72	6,300.00	lavista: Unit 7 air handler fan motor replaced
66199998	TOTAL REPLACEMENT RESERVE EXPENDITURES	3,301.60	11,580.00	8,278.40	71.49	33,589.48	37,340.00	3,750.52	10.04	51,400.00	
66199999	TOTAL NON-OPERATING EXPENSES	9,584.81	17,851.07	8,266.26	46.31	83,374.49	79,913.55	-3,460.94	-4.33	131,018.87	
99900000	NET INCOME	5,519.59	-3,656.79	9,176.38	250.94	28,998.16	1,924.23	27,073.93	1,407.00	23,176.47	

**Balance Sheet**

Period = Jun 2025

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	109,362.87
11700000	Cash - Security Deposits	40,795.00
<b>11999999</b>	<b>TOTAL CASH</b>	<b>150,157.87</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	4,304.71
12200000	Subsidy Accounts Receivable	173.00
12350000	PHA SUBSIDY	2,935.93
12400000	Subsidy Suspense Receivable	-11.00
12700000	Receivable - Other	1,500.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>8,902.64</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	36,477.04
13300000	Prepaid Payroll	6,500.67
13400000	Prepaid Other	8,960.45
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>51,938.16</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	438,894.61
14200000	Operating Reserve	42,545.46
14400000	Insurance Escrow	80,249.52
14910000	Other Reserves	246,257.69
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>807,947.28</b>
<b>15999999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>1,018,945.95</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 = Jun 2025

Book = Accrual ; Tree = ysi\_bs

		Current Balance
16499999	TOTAL FURNITURE FIXTURES AND EQUIPMENT	15,050.77
16700000	ACCUMULATED DEPRECIATION	
16710000	Accumulated Depreciation	-508,524.00
16799999	TOTAL ACCUMULATED DEPRECIATION	-508,524.00
16999998	TOTAL PROPERTY	298,835.96
16999999	TOTAL LONG TERM ASSETS	298,835.96
17000000	OTHER ASSETS	
17100000	DEFERRED COSTS	
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	-45,785.00
17199999	TOTAL DEFERRED COSTS	8,409.18
17999999	TOTAL OTHER ASSETS	8,409.18
19999999	TOTAL ASSETS	1,326,191.09
20000000	LIABILITIES AND EQUITY	
20010000	LIABILITIES	
20020000	CURRENT LIABILITIES	
21000000	ACCOUNTS PAYABLE	
21100000	Accounts Payable	5,116.63
21999999	TOTAL ACCOUNTS PAYABLE	5,116.63
22000000	ACCRUED EXPENSES	
22200000	Accrued Ground Lease	172.96
22400000	Interest Payable -Mortgage	8,710.43
22999999	TOTAL ACCRUED EXPENSES	8,883.39
23000000	DEFERRED INCOME	
23100000	Rent Prepayment Liability	446.50
23750000	Unclaimed Security Deposit Refunds	467.10
23999999	TOTAL DEFERRED INCOME	913.60
24000000	DEPOSITS HELD	
24100000	Tenant Security Deposit	31,280.00
24300000	Additional Deposits	7,997.00
24400000	Tenant Deposit Clearing	76.00



**Balance Sheet**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_bs

		Current Balance
24999999	TOTAL DEPOSITS HELD	39,353.00
25000000	OTHER CURRENT LIABILITIES	
25500000	Partnership Management Fee	5,431.24
25999998	TOTAL OTHER CURRENT LIABILITIES	5,431.24
25999999	TOTAL CURRENT LIABILITIES	59,697.86
26000000	LONG TERM LIABILITIES	
26100000	LONG TERM DEBT	
26130000	Mortgage Note Payable	1,345,062.59
26199999	TOTAL LONG TERM DEBT	1,345,062.59
26999998	TOTAL LONG TERM LIABILITIES	1,345,062.59
29999999	TOTAL LIABILITIES	1,404,760.45
30000000	EQUITY	
31000000	CAPITAL	
31200000	Partner Capital - GP	-271,404.00
31300000	Partner Capital - LP	6,757.00
31999999	TOTAL CAPITAL	-264,647.00
32000000	RETAINED EARNINGS	
32100000	Retained Earnings	118,374.02
32200000	Retained Earnings Prior Years	67,703.62
32999999	TOTAL RETAINED EARNINGS	186,077.64
33000000	TOTAL EQUITY	-78,569.36
39999999	TOTAL LIABILITIES AND EQUITY	1,326,191.09
99999999	TOTAL OF ALL	0.00

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv: Physical Occupancy 98% Vacant Units 3 Economic Occupancy 99%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
40000000	INCOME										
40010000	OPERATING INCOME										
40020000	REVENUE										
40030000	RENTS										
42000000	RESIDENTIAL RENT COLLECTED										
42100000	GROSS POTENTIAL RENT										
42110000	Gross Potential Rent	129,157.00	116,421.00	12,736.00	10.94	722,626.00	698,526.00	24,100.00	3.45	1,407,529.92	
42140000	Loss/Gain to Lease	-56,545.00	-47,125.00	-9,420.00	-19.99	-302,083.00	-290,200.00	-11,883.00	-4.09	-571,377.92	
42160000	Operating Subsidy	2,935.63	4,882.83	-1,947.20	-39.88	24,628.78	29,296.98	-4,668.20	-15.93	58,593.96	
42199999	TOTAL GROSS POTENTIAL RENT	75,547.63	74,178.83	1,368.80	1.85	445,171.78	437,622.98	7,548.80	1.72	894,745.96	
42910000	Less: Vacancy Loss	-1,008.20	-3,492.63	2,484.43	71.13	-3,418.20	-20,955.78	17,537.58	83.69	-42,225.90	
42940000	Less: Write Offs	0.00	-370.89	370.89	100.00	0.00	-2,188.09	2,188.09	100.00	-4,473.68	
42999998	TOTAL RESIDENTIAL RENT COLLECTED	74,539.43	70,315.31	4,224.12	6.01	441,753.58	414,479.11	27,274.47	6.58	848,046.38	
42999999	TOTAL RENTS	74,539.43	70,315.31	4,224.12	6.01	441,753.58	414,479.11	27,274.47	6.58	848,046.38	
43000000	OTHER INCOME										
43100000	Application Fee Income	60.00	72.00	-12.00	-16.67	204.00	432.00	-228.00	-52.78	864.00	
43600000	Cleaning / Damage Income	226.70	445.83	-219.13	-49.15	1,539.93	2,674.98	-1,135.05	-42.43	5,349.96	
43930000	Late Fee Income	801.90	429.17	372.73	86.85	3,931.60	2,575.02	1,356.58	52.68	5,150.04	
43960000	Lock / Key Income	0.00	0.00	0.00	N/A	25.00	25.00	0.00	0.00	50.00	
43990000	NSFFeelIncome	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00	
43994000	Re-lettingFeelIncome	0.00	0.00	0.00	N/A	0.00	500.00	-500.00	-100.00	1,000.00	
43997000	VendingMachineIncome	0.00	0.00	0.00	N/A	0.00	25.00	-25.00	-100.00	75.00	
43999000	InterestIncome	28.42	70.83	-42.41	-59.88	168.15	424.98	-256.83	-60.43	849.96	
43999945	Eviction Fees	0.00	0.00	0.00	N/A	0.00	300.00	-300.00	-100.00	300.00	
43999999	TOTAL OTHER INCOME	1,117.02	1,017.83	99.19	9.75	5,918.68	6,956.98	-1,038.30	-14.92	13,638.96	
59999999	TOTAL REVENUE	75,656.45	71,333.14	4,323.31	6.06	447,672.26	421,436.09	26,236.17	6.23	861,685.34	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv: Physical Occupancy 98% Vacant Units 3 Economic Occupancy 99%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
60010000	OPERATING EXPENSES										
61000000	CONTROLLABLE EXPENSES										
61100000	ADMINISTRATIVE EXPENSES										
61110000	Answering Service	60.00	60.00	0.00	0.00	360.00	360.00	0.00	0.00	720.00	
61120000	Bank Fees	330.09	260.58	-69.51	-26.68	2,263.85	1,563.48	-700.37	-44.80	3,126.96	
61130000	Computer Costs	928.00	928.00	0.00	0.00	5,568.00	5,568.00	0.00	0.00	11,136.00	
61140000	Credit Services	181.96	145.00	-36.96	-25.49	623.36	870.00	246.64	28.35	1,740.00	rtmv: 5 Background screenings and 2 security fees
61160000	Dues / Licenses / Permits	0.00	111.67	111.67	100.00	25.00	670.02	645.02	96.27	1,340.04	
61170000	State Compliance Fees	426.67	426.67	0.00	0.00	2,560.02	2,560.02	0.00	0.00	5,120.04	
61180000	Employee Training / Education	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00	
61191000	Furniture / Equipment Rental	235.00	200.00	-35.00	-17.50	1,227.50	1,200.00	-27.50	-2.29	2,400.00	
61194000	Meals and Entertainment	230.56	30.00	-200.56	-668.53	620.43	180.00	-440.43	-244.68	600.00	rtmv: Staff lunch after site inspection and employee anniversary meal
61195000	Travel	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	300.00	
61198000	Legal Fees and Evictions	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00	
61199000	Office Supplies	65.93	114.63	48.70	42.48	897.59	687.78	-209.81	-30.51	1,375.56	
61199300	Postage / Delivery	41.18	29.67	-11.51	-38.79	180.19	178.02	-2.17	-1.22	356.04	rtmv: Corporate mail
61199600	Security Alarm Monitoring	0.00	51.67	51.67	100.00	335.32	310.02	-25.30	-8.16	620.04	
61199700	Telephone / Internet	829.31	816.67	-12.64	-1.55	5,255.70	4,900.02	-355.68	-7.26	9,800.04	
61199800	Uniforms	0.00	0.00	0.00	N/A	465.11	750.00	284.89	37.99	1,500.00	
61199930	Recruiting	0.00	9.72	9.72	100.00	128.00	58.32	-69.68	-119.48	116.64	
61199970	Fire Alarm Monitoring	0.00	58.33	58.33	100.00	155.82	349.98	194.16	55.48	699.96	
61199990	Extraordinary COVID	0.00	12.50	12.50	100.00	0.00	75.00	75.00	100.00	150.00	
61199999	TOTAL ADMINISTRATIVE EXPENSES	3,328.70	3,605.11	276.41	7.67	20,665.89	21,630.66	964.77	4.46	43,201.32	
61200000	MARKETING AND LEASING										
61260000	Market Analysis	70.40	70.40	0.00	0.00	422.40	422.40	0.00	0.00	844.80	
61270000	Advertising	270.10	320.83	50.73	15.81	1,620.60	1,924.98	304.38	15.81	3,849.96	
61290000	Programs and Promotions	0.00	50.00	50.00	100.00	33.50	300.00	266.50	88.83	600.00	
61291000	Signage	0.00	43.75	43.75	100.00	0.00	262.50	262.50	100.00	525.00	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv: Physical Occupancy 98% Vacant Units 3 Economic Occupancy 99%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61299999	TOTAL MARKETING AND LEASING	340.50	484.98	144.48	29.79	2,076.50	2,909.88	833.38	28.64	5,819.76	
61300000	MANAGEMENT FEES										
61310000	Management Fees	2,500.00	2,483.20	-16.80	-0.68	15,260.00	14,899.20	-360.80	-2.42	29,798.40	
61399999	TOTAL MANAGEMENT FEES	2,500.00	2,483.20	-16.80	-0.68	15,260.00	14,899.20	-360.80	-2.42	29,798.40	
61400000	PAYROLL EXPENSES										
61410000	Management Salaries	4,162.93	5,721.40	1,558.47	27.24	24,768.75	34,328.40	9,559.65	27.85	74,378.20	
61420000	Maintenance Wages	6,492.14	6,586.18	94.04	1.43	36,550.87	39,517.08	2,966.21	7.51	85,620.34	
61450000	Bonuses	0.00	0.00	0.00	N/A	0.00	3,200.00	3,200.00	100.00	6,400.00	
61460000	Payroll Service Fees	603.70	520.77	-82.93	-15.92	3,594.93	3,124.62	-470.31	-15.05	6,770.00	
61480000	Payroll Taxes	814.73	1,107.68	292.95	26.45	5,427.11	6,646.08	1,218.97	18.34	14,399.84	
61490000	Workers Comp Insurance	459.06	476.03	16.97	3.56	2,669.92	2,856.18	186.26	6.52	6,188.40	
61491000	401k Company Match	94.46	76.15	-18.31	-24.04	532.65	456.90	-75.75	-16.58	989.96	
61492000	Payroll Expenses	0.00	0.00	0.00	N/A	54.43	0.00	-54.43	N/A	0.00	
61499999	TOTAL PAYROLL EXPENSES	12,627.02	14,488.21	1,861.19	12.85	73,598.66	90,129.26	16,530.60	18.34	194,746.74	rtmv: Overage due to 3 pay periods in current month
61590000	REPAIRS AND MAINTENANCE										
61592500	Small Tools	64.45	50.00	-14.45	-28.90	89.45	300.00	210.55	70.18	600.00	rtmv: 1-12Volt battery charger
61592600	Janitorial Supplies	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00	
61592800	Appliance Supplies	322.18	291.67	-30.51	-10.46	1,773.84	1,750.02	-23.82	-1.36	3,500.04	
61593000	Fire Alarm Inspections	0.00	275.00	275.00	100.00	0.00	1,650.00	1,650.00	100.00	3,300.00	
61594000	Window Repairs	0.00	26.67	26.67	100.00	0.00	160.02	160.02	100.00	320.04	
61595000	Generator Repairs	45.00	22.92	-22.08	-96.34	120.43	137.52	17.09	12.43	275.04	rtmv: Fuel for UTV
61596000	Electrical Repairs	0.00	208.33	208.33	100.00	1,898.83	1,249.98	-648.85	-51.91	2,499.96	
61597000	Exterior Repairs	0.00	50.00	50.00	100.00	157.54	300.00	142.46	47.49	600.00	
61598000	HVAC Repairs	246.52	341.67	95.15	27.85	1,958.83	2,050.02	91.19	4.45	4,100.04	
61599000	Fire Extinguishers	0.00	150.00	150.00	100.00	827.07	900.00	72.93	8.10	1,800.00	
61599100	Repairs and Maintenance Fire Protection Systems	0.00	93.75	93.75	100.00	0.00	562.50	562.50	100.00	1,125.00	
61599200	Interior Repairs	0.00	208.33	208.33	100.00	174.56	1,249.98	1,075.42	86.04	2,499.96	
61599300	Light Bulbs	151.94	83.33	-68.61	-82.34	616.97	499.98	-116.99	-23.40	999.96	rtmv: 4-6pk Candelabra bulbs
61599600	Gate / Fence Repairs	0.00	70.83	70.83	100.00	250.00	424.98	174.98	41.17	849.96	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv: Physical Occupancy 98% Vacant Units 3 Economic Occupancy 99%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61599700	Plumbing Repairs / Supplies	104.83	300.00	195.17	65.06	1,634.42	1,800.00	165.58	9.20	3,600.00	
61599920	Irrigation Repairs	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00	
61599930	Vehicle Repairs	695.16	50.00	-645.16	-1,290.32	695.16	300.00	-395.16	-131.72	600.00	rtmv: Maintenance UTV 4 Tires replaced
61599999	TOTAL REPAIRS AND MAINTENANCE	1,630.08	2,297.50	667.42	29.05	10,197.10	13,785.00	3,587.90	26.03	27,570.00	
61600000	UNIT PREPARATION										
61620000	Unit Prep: Carpet Cleaning / Repairs	0.00	95.83	95.83	100.00	0.00	574.98	574.98	100.00	1,149.96	
61630000	Unit Prep: Cleaning Supplies	20.78	25.00	4.22	16.88	20.78	150.00	129.22	86.15	300.00	
61640000	Unit Prep: Cleaning Contractors	0.00	66.67	66.67	100.00	0.00	400.02	400.02	100.00	800.04	
61670000	Unit Prep: Doors / Locks / Keys	0.00	70.83	70.83	100.00	632.72	424.98	-207.74	-48.88	849.96	
61691000	Unit Prep: Paint / Wallpaper	61.66	320.83	259.17	80.78	485.99	1,924.98	1,438.99	74.75	3,849.96	
61692000	Unit Prep: Painting Contractors	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00	
61693000	Unit Prep: Window Treatments	0.00	187.50	187.50	100.00	148.04	1,125.00	976.96	86.84	2,250.00	
61699999	TOTAL UNIT PREPARATION	82.44	1,016.66	934.22	91.89	1,287.53	6,099.96	4,812.43	78.89	12,199.92	
61700000	CONTRACT SERVICES										
61720000	Courtesy Patrol	1,440.00	750.00	-690.00	-92.00	5,520.00	4,500.00	-1,020.00	-22.67	9,000.00	rtmv: Courtesy patrol 12 nights
61740000	Landscape Maintenance	1,842.00	1,900.00	58.00	3.05	11,052.00	11,400.00	348.00	3.05	22,800.00	
61750000	Resident Services Contract	380.00	380.00	0.00	0.00	2,280.00	2,280.00	0.00	0.00	4,560.00	
61780000	Pest Control	140.72	267.52	126.80	47.40	1,320.64	1,605.12	284.48	17.72	3,210.24	
61793000	Compliance Monitoring	748.80	746.67	-2.13	-0.29	4,492.80	4,480.02	-12.78	-0.29	8,960.04	
61799999	TOTAL CONTRACT SERVICES	4,551.52	4,044.19	-507.33	-12.54	24,665.44	24,265.14	-400.30	-1.65	48,530.28	
61800000	UTILITIES										
61810000	Electricity - CommonArea	207.90	312.13	104.23	33.39	1,551.58	1,872.78	321.20	17.15	3,745.56	
61820000	Electricity - Office	633.94	832.60	198.66	23.86	3,161.32	4,995.60	1,834.28	36.72	9,991.20	
61830000	Electricity - Vacant	3.90	192.00	188.10	97.97	115.03	1,152.00	1,036.97	90.01	2,304.00	
61880000	Water and Sewer	2,551.07	3,241.15	690.08	21.29	19,022.44	19,446.90	424.46	2.18	38,893.80	
61890000	Trash Removal	1,961.84	1,967.34	5.50	0.28	11,621.52	11,804.04	182.52	1.55	23,608.08	
61891000	Utility Consultant	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	
61899999	TOTAL UTILITIES	5,358.65	6,545.22	1,186.57	18.13	35,471.89	40,271.32	4,799.43	11.92	79,542.64	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv: Physical Occupancy 98% Vacant Units 3 Economic Occupancy 99%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61900000	TAXES AND INSURANCE										
61910000	Property and Liability Insurance	9,119.26	9,119.26	0.00	0.00	54,715.59	54,715.56	-0.03	0.00	111,254.98	
61920000	Fidelity Bond	0.00	0.00	0.00	N/A	851.20	851.20	0.00	0.00	851.20	
61930000	Insurance Admin Fee	0.00	0.00	0.00	N/A	1,000.00	1,375.00	375.00	27.27	1,375.00	
61999996	TOTAL TAXES AND INSURANCE	9,119.26	9,119.26	0.00	0.00	56,566.79	56,941.76	374.97	0.66	113,481.18	
61999997	TOTAL CONTROLLABLE EXPENSES	39,538.17	44,084.33	4,546.16	10.31	239,789.80	270,932.18	31,142.38	11.49	554,890.24	
61999998	TOTAL OPERATING EXPENSES	39,538.17	44,084.33	4,546.16	10.31	239,789.80	270,932.18	31,142.38	11.49	554,890.24	
61999999	NET OPERATING INCOME	36,118.28	27,248.81	8,869.47	32.55	207,882.46	150,503.91	57,378.55	38.12	306,795.10	
62000000	NON-CONTROLLABLE EXPENSE										
62100000	INTEREST EXPENSE										
62110000	Mortgage Interest	7,828.13	7,828.13	0.00	0.00	47,198.99	47,198.99	0.00	0.00	93,837.90	
62125000	Ground Lease	1.00	1.00	0.00	0.00	6.00	6.00	0.00	0.00	12.00	
62199999	TOTAL INTEREST EXPENSE	7,829.13	7,829.13	0.00	0.00	47,204.99	47,204.99	0.00	0.00	93,849.90	
65100000	PARTNERSHIP EXPENSES										
65140000	Asset Management Fees	0.00	0.00	0.00	N/A	0.00	6,598.18	6,598.18	100.00	6,598.18	
65170000	Audit Fees	0.00	1,265.00	1,265.00	100.00	12,549.26	7,015.00	-5,534.26	-78.89	14,605.00	
65180000	TaxPreparation Fees	3,000.00	0.00	-3,000.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00	rtmv: Katopody
65192000	Inspections	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,375.00	
65199999	TOTAL PARTNERSHIP EXPENSES	3,000.00	1,265.00	-1,735.00	-137.15	15,549.26	13,613.18	-1,936.08	-14.22	22,578.18	
65999999	TOTAL NON-CONTROLLABLE EXPENSES	10,829.13	9,094.13	-1,735.00	-19.08	62,754.25	60,818.17	-1,936.08	-3.18	116,428.08	
66100000	REPLACEMENT RESERVE EXPENDITURES										
66130000	Driveways/ParkingLots	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00	
66140000	Fence/AccessGate	0.00	0.00	0.00	N/A	2,066.53	0.00	-2,066.53	N/A	0.00	
66150000	Landscape Upgrade	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	7,000.00	
66193000	Doors/Locks	0.00	350.00	350.00	100.00	658.37	700.00	41.63	5.95	1,050.00	
66194000	Electrical Replacement	0.00	0.00	0.00	N/A	0.00	4,500.00	4,500.00	100.00	4,500.00	

Budget Comparison

Period = Jun 2025

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Notes: rtmv: Physical Occupancy 98% Vacant Units 3 Economic Occupancy 99%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
66195000	Exterior Replacements	2,400.00	3,500.00	1,100.00	31.43	2,400.00	10,500.00	8,100.00	77.14	10,500.00	rtmv: 3 Outdoor covered grills replaced
66196000	Painting	0.00	0.00	0.00	N/A	0.00	150,000.00	150,000.00	100.00	150,000.00	
66197000	Plumbing	0.00	0.00	0.00	N/A	736.10	0.00	-736.10	N/A	5,000.00	
66199000	Windows/Screens/Blinds	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00	
66199100	Patio/Balcony/Landings	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	7,500.00	
66199200	Roof	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,500.00	rtmv: Units 218 and 728 microwaves replaced
66199500	Appliances	582.40	1,350.00	767.60	56.86	4,624.50	6,750.00	2,125.50	31.49	10,800.00	
66199600	Flooring	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00	
66199700	OfficeFurniture/Equipment	0.00	4,500.00	4,500.00	100.00	0.00	4,500.00	4,500.00	100.00	4,500.00	
66199900	Tools/MaintenanceEquipment	0.00	0.00	0.00	N/A	2,906.25	8,800.00	5,893.75	66.97	8,800.00	
66199910	Water Heaters	0.00	650.00	650.00	100.00	1,969.30	2,600.00	630.70	24.26	5,200.00	rtmv: Units 817 and 932; 2.5 ton condenser and air handler replaced
66199920	HVAC	3,235.60	2,300.00	-935.60	-40.68	11,393.14	9,200.00	-2,193.14	-23.84	13,800.00	
66199998	TOTAL REPLACEMENT RESERVE EXPENDITURES	6,218.00	12,650.00	6,432.00	50.85	26,754.19	211,050.00	184,295.81	87.32	241,650.00	
66199999	TOTAL NON-OPERATING EXPENSES	17,047.13	21,744.13	4,697.00	21.60	89,508.44	271,868.17	182,359.73	67.08	358,078.08	
99900000	NET INCOME	19,071.15	5,504.68	13,566.47	246.45	118,374.02	-121,364.26	239,738.28	197.54	-51,282.98	

**Balance Sheet**

Period = Jun 2025

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	11,243.17
11700000	Cash - Security Deposits	24,495.00
11930000	Cash - Operating Other	55,441.33
<b>11999999</b>	<b>TOTAL CASH</b>	<b>91,179.50</b>
<b>12000000</b>	<b>ACCOUNTS RECEIVABLE</b>	
12100000	Receivable - Tenants	973.21
12350000	PHA SUBSIDY	2,007.66
12400000	Subsidy Suspense Receivable	-645.00
<b>12999999</b>	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>2,335.87</b>
<b>13000000</b>	<b>PREPAID EXPENSES</b>	
13100000	Prepaid Insurance	21,331.28
13300000	Prepaid Payroll	3,923.56
13400000	Prepaid Other	7,373.66
<b>13999999</b>	<b>TOTAL PREPAID EXPENSES</b>	<b>32,628.50</b>
<b>14000000</b>	<b>RESTRICTED FUNDS</b>	
14100000	Replacement Reserve	108,449.29
14200000	Operating Reserve	26,079.97
14400000	Insurance Escrow	46,989.59
14910000	Other Reserves	39,974.98
<b>14999999</b>	<b>TOTAL RESTRICTED FUNDS</b>	<b>221,493.83</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>348,837.70</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	130,185.00
16130000	Building	1,999,209.97
<b>16199999</b>	<b>TOTAL LAND AND BUILDINGS</b>	<b>2,129,394.97</b>
<b>16200000</b>	<b>LAND IMPROVEMENTS</b>	
16210000	Land Improvements	380,023.00
<b>16299999</b>	<b>TOTAL LAND IMPROVEMENTS</b>	<b>380,023.00</b>



**Balance Sheet**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>16400000</b>	<b>FURNITURE FIXTURES AND EQUIPMENT</b>	
16410000	Furniture Fixtures and Equipment	51,140.93
16470000	Computers	527.84
<b>16499999</b>	<b>TOTAL FURNITURE FIXTURES AND EQUIPMENT</b>	<b>51,668.77</b>
<b>16700000</b>	<b>ACCUMULATED DEPRECIATION</b>	
16710000	Accumulated Depreciation	-1,228,405.59
<b>16799999</b>	<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>-1,228,405.59</b>
<b>16999998</b>	<b>TOTAL PROPERTY</b>	<b>1,332,681.15</b>
<b>16999999</b>	<b>TOTAL LONG TERM ASSETS</b>	<b>1,332,681.15</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
17152000	Accumulated Amortization Debt Issuance Costs	-4,363.00
<b>17199999</b>	<b>TOTAL DEFERRED COSTS</b>	<b>26,083.45</b>
<b>17999999</b>	<b>TOTAL OTHER ASSETS</b>	<b>26,083.45</b>
<b>19999999</b>	<b>TOTAL ASSETS</b>	<b>1,707,602.30</b>
<b>20000000</b>	<b>LIABILITIES AND EQUITY</b>	
<b>20010000</b>	<b>LIABILITIES</b>	
<b>20020000</b>	<b>CURRENT LIABILITIES</b>	
<b>21000000</b>	<b>ACCOUNTS PAYABLE</b>	
21100000	Accounts Payable	3,513.70
<b>21999999</b>	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>3,513.70</b>
<b>22000000</b>	<b>ACCRUED EXPENSES</b>	
22200000	Accrued Ground Lease	1,549.58
22400000	Interest Payable -Mortgage	6,057.24
22500000	Interest Payable -Second Mortgage	249,593.40
22920000	Other Accrued Expenses	634.85
<b>22999999</b>	<b>TOTAL ACCRUED EXPENSES</b>	<b>257,835.07</b>
<b>23000000</b>	<b>DEFERRED INCOME</b>	
23100000	Rent Prepayment Liability	45.90
23750000	Unclaimed Security Deposit Refunds	1,279.00
<b>23999999</b>	<b>TOTAL DEFERRED INCOME</b>	<b>1,324.90</b>

**Balance Sheet**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_bs

**Current Balance**

<b>24000000</b>	<b>DEPOSITS HELD</b>	
24100000	Tenant Security Deposit	18,400.00
24300000	Additional Deposits	4,600.00
24400000	Tenant Deposit Clearing	140.00
<b>24999999</b>	<b>TOTAL DEPOSITS HELD</b>	<b>23,140.00</b>
<b>25000000</b>	<b>OTHER CURRENT LIABILITIES</b>	
25500000	Partnership Management Fee	344,289.78
25600000	Investor Management Fee	6,316.64
<b>25999998</b>	<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>350,606.42</b>
<b>25999999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>636,420.09</b>
<b>26000000</b>	<b>LONG TERM LIABILITIES</b>	
<b>26100000</b>	<b>LONG TERM DEBT</b>	
26130000	Mortgage Note Payable	948,926.78
26190150	Accum Amort Debt Issuance Costs	22,688.20
26196000	Note Payable - LT(5)	200,000.00
<b>26199999</b>	<b>TOTAL LONG TERM DEBT</b>	<b>1,171,614.98</b>
<b>26999998</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,171,614.98</b>
<b>29999999</b>	<b>TOTAL LIABILITIES</b>	<b>1,808,035.07</b>
<b>30000000</b>	<b>EQUITY</b>	
<b>31000000</b>	<b>CAPITAL</b>	
31110000	Partner Capital	-376.00
31200000	Partner Capital - GP	10,000.00
<b>31999999</b>	<b>TOTAL CAPITAL</b>	<b>9,624.00</b>
<b>32000000</b>	<b>RETAINED EARNINGS</b>	
32100000	Retained Earnings	32,093.38
32200000	Retained Earnings Prior Years	-142,150.15
<b>32999999</b>	<b>TOTAL RETAINED EARNINGS</b>	<b>-110,056.77</b>
<b>33000000</b>	<b>TOTAL EQUITY</b>	<b>-100,432.77</b>
<b>39999999</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,707,602.30</b>
<b>99999999</b>	<b>TOTAL OF ALL</b>	<b>0.00</b>

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 109% Vacant Units 0 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
40000000	INCOME										
40010000	OPERATING INCOME										
40020000	REVENUE										
40030000	RENTS										
42000000	RESIDENTIAL RENT COLLECTED										
42100000	GROSS POTENTIAL RENT										
42110000	Gross Potential Rent	66,752.00	63,009.00	3,743.00	5.94	384,736.00	378,054.00	6,682.00	1.77	761,778.84	
42140000	Loss/Gain to Lease	-21,387.00	-19,396.00	-1,991.00	-10.26	-119,627.00	-120,026.00	399.00	0.33	-233,772.84	
42160000	Operating Subsidy	2,007.66	2,483.33	-475.67	-19.15	14,103.96	14,899.98	-796.02	-5.34	29,799.96	
42199999	TOTAL GROSS POTENTIAL RENT	47,372.66	46,096.33	1,276.33	2.77	279,212.96	272,927.98	6,284.98	2.30	557,805.96	
42910000	Less: Vacancy Loss	-1,176.00	-2,520.36	1,344.36	53.34	-4,472.01	-15,122.16	10,650.15	70.43	-30,471.18	
42940000	Less: Write Offs	0.00	-92.19	92.19	100.00	0.00	-545.84	545.84	100.00	-1,115.58	
42980000	Less: Employee Units	-748.00	-698.00	-50.00	-7.16	-4,488.00	-4,188.00	-300.00	-7.16	-8,376.00	
42999998	TOTAL RESIDENTIAL RENT COLLECTED	45,448.66	42,785.78	2,662.88	6.22	270,252.95	253,071.98	17,180.97	6.79	517,843.20	
42999999	TOTAL RENTS	45,448.66	42,785.78	2,662.88	6.22	270,252.95	253,071.98	17,180.97	6.79	517,843.20	
43000000	OTHER INCOME										
43100000	Application Fee Income	24.00	36.00	-12.00	-33.33	108.00	216.00	-108.00	-50.00	432.00	
43600000	Cleaning / Damage Income	228.80	391.67	-162.87	-41.58	1,278.30	2,350.02	-1,071.72	-45.60	4,700.04	
43930000	Late Fee Income	384.40	312.50	71.90	23.01	2,418.20	1,875.00	543.20	28.97	3,750.00	
43960000	Lock / Key Income	0.00	14.58	-14.58	-100.00	0.00	87.48	-87.48	-100.00	174.96	
43990000	NSFFeeIncome	0.00	4.17	-4.17	-100.00	25.00	25.02	-0.02	-0.08	50.04	
43999000	InterestIncome	152.84	227.92	-75.08	-32.94	917.15	1,367.52	-450.37	-32.93	2,735.04	
43999945	Eviction Fees	0.00	29.17	-29.17	-100.00	0.00	175.02	-175.02	-100.00	350.04	
43999999	TOTAL OTHER INCOME	790.04	1,016.01	-225.97	-22.24	4,746.65	6,096.06	-1,349.41	-22.14	12,192.12	rtmv2: Interest Income and cleaning fees not met

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 109% Vacant Units 0 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
59999999	TOTAL REVENUE	46,238.70	43,801.79	2,436.91	5.56	274,999.60	259,168.04	15,831.56	6.11	530,035.32	
60010000	OPERATING EXPENSES										
61000000	CONTROLLABLE EXPENSES										
61100000	ADMINISTRATIVE EXPENSES										
61120000	Bank Fees	243.72	154.95	-88.77	-57.29	1,454.66	929.70	-524.96	-56.47	1,859.40	
61130000	Computer Costs	536.50	536.50	0.00	0.00	3,219.00	3,219.00	0.00	0.00	6,438.00	
61140000	Credit Services	0.00	58.00	58.00	100.00	96.00	348.00	252.00	72.41	696.00	
61160000	Dues / Licenses / Permits	0.00	0.00	0.00	N/A	25.00	75.00	50.00	66.67	795.00	
61170000	State Compliance Fees	328.89	246.67	-82.22	-33.33	1,480.48	1,480.02	-0.46	-0.03	2,960.04	
61180000	Employee Training / Education	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00	
61194000	Meals and Entertainment	291.41	30.00	-261.41	-871.37	694.33	180.00	-514.33	-285.74	450.00	rtmv2: Staff meals after NSPIRE Inspection and employee anniversary
61195000	Travel	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	500.00	
61198000	Legal Fees and Evictions	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00	
61199000	Office Supplies	55.97	74.81	18.84	25.18	177.49	448.86	271.37	60.46	897.72	
61199300	Postage / Delivery	25.08	1.64	-23.44	-1,429.27	157.62	9.84	-147.78	-1,501.83	19.68	rtmv2: Corporate mail
61199600	Security Alarm Monitoring	0.00	0.00	0.00	N/A	0.00	290.00	290.00	100.00	580.00	
61199700	Telephone / Internet	1,002.96	715.00	-287.96	-40.27	6,685.02	4,290.00	-2,395.02	-55.83	8,580.00	rtmv2: Office phone, internet, Telco room and fire alarm lines
61199800	Uniforms	0.00	83.33	83.33	100.00	416.12	499.98	83.86	16.77	999.96	
61199930	Recruiting	0.00	0.00	0.00	N/A	74.00	114.70	40.70	35.48	114.70	
61199970	Fire Alarm Monitoring	0.00	0.00	0.00	N/A	311.80	0.00	-311.80	N/A	0.00	
61199999	TOTAL ADMINISTRATIVE EXPENSES	2,484.53	2,100.90	-383.63	-18.26	14,791.52	13,085.10	-1,706.42	-13.04	26,990.50	
61200000	MARKETING AND LEASING										
61260000	Market Analysis	40.70	40.70	0.00	0.00	244.20	244.20	0.00	0.00	488.40	
61270000	Advertising	181.00	233.33	52.33	22.43	1,086.00	1,399.98	313.98	22.43	2,799.96	
61290000	Programs and Promotions	0.00	14.76	14.76	100.00	0.00	88.56	88.56	100.00	177.12	
61291000	Signage	0.00	19.69	19.69	100.00	0.00	118.14	118.14	100.00	236.28	
61299999	TOTAL MARKETING AND LEASING	221.70	308.48	86.78	28.13	1,330.20	1,850.88	520.68	28.13	3,701.76	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 109% Vacant Units 0 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61300000	MANAGEMENT FEES										
61310000	Management Fees	1,480.00	1,420.80	-59.20	-4.17	8,840.00	8,524.80	-315.20	-3.70	17,049.60	
61399999	TOTAL MANAGEMENT FEES	1,480.00	1,420.80	-59.20	-4.17	8,840.00	8,524.80	-315.20	-3.70	17,049.60	
61400000	PAYROLL EXPENSES										
61410000	Management Salaries	4,086.20	3,080.76	-1,005.44	-32.64	24,318.06	18,484.56	-5,833.50	-31.56	40,049.88	
61420000	Maintenance Wages	4,136.89	3,731.02	-405.87	-10.88	23,441.69	22,386.12	-1,055.57	-4.72	48,503.26	
61450000	Bonuses	0.00	0.00	0.00	N/A	0.00	1,770.00	1,770.00	100.00	3,540.00	
61460000	Payroll Service Fees	563.04	298.41	-264.63	-88.68	3,366.90	1,790.46	-1,576.44	-88.05	3,879.34	
61470000	Employee Insurance	180.00	0.00	-180.00	N/A	900.00	0.00	-900.00	N/A	0.00	
61480000	Payroll Taxes	629.07	613.06	-16.01	-2.61	3,938.73	3,678.36	-260.37	-7.08	7,969.78	
61490000	Workers Comp Insurance	298.11	268.79	-29.32	-10.91	1,744.61	1,612.74	-131.87	-8.18	3,494.26	
61492000	Payroll Expenses	0.00	0.00	0.00	N/A	31.47	0.00	-31.47	N/A	0.00	
61499999	TOTAL PAYROLL EXPENSES	9,893.31	7,992.04	-1,901.27	-23.79	57,741.46	49,722.24	-8,019.22	-16.13	107,436.52	rtmv2: 3 Pay periods in current month
61590000	REPAIRS AND MAINTENANCE										
61592500	Small Tools	0.00	12.92	12.92	100.00	31.16	77.52	46.36	59.80	155.04	
61592600	Janitorial Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00	
61592800	Appliance Supplies	149.74	297.50	147.76	49.67	1,145.26	1,785.00	639.74	35.84	3,570.00	
61593000	Fire Alarm Inspections	0.00	270.83	270.83	100.00	0.00	1,624.98	1,624.98	100.00	3,249.96	
61595000	Generator Repairs	0.00	8.33	8.33	100.00	133.05	49.98	-83.07	-166.21	99.96	
61596000	Electrical Repairs	168.62	47.92	-120.70	-251.88	954.12	287.52	-666.60	-231.84	575.04	rtmv2: 12 Smoke alarms
61597000	Exterior Repairs	0.00	8.33	8.33	100.00	186.21	49.98	-136.23	-272.57	99.96	
61598000	HVAC Repairs	0.00	304.17	304.17	100.00	1,692.15	1,825.02	132.87	7.28	3,650.04	
61599000	Fire Extinguishers	0.00	62.50	62.50	100.00	641.40	375.00	-266.40	-71.04	750.00	
61599100	Repairs and Maintenance Fire Protection Systems	0.00	41.67	41.67	100.00	888.73	250.02	-638.71	-255.46	500.04	
61599200	Interior Repairs	48.45	85.00	36.55	43.00	285.78	510.00	224.22	43.96	1,020.00	
61599300	Light Bulbs	0.00	108.33	108.33	100.00	389.38	649.98	260.60	40.09	1,299.96	
61599600	Gate / Fence Repairs	0.00	12.50	12.50	100.00	424.05	75.00	-349.05	-465.40	150.00	
61599700	Plumbing Repairs / Supplies	412.76	166.67	-246.09	-147.65	787.75	1,000.02	212.27	21.23	2,000.04	rtmv2: 4 Exhaust fans, 4 fill valves, 4 tub spouts, 3 supply lines, and 5 faucets
61599900	Pool Repairs / Supplies	0.00	208.33	208.33	100.00	1,515.14	1,249.98	-265.16	-21.21	2,499.96	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 109% Vacant Units 0 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61599920	Irrigation Repairs	0.00	20.83	20.83	100.00	0.00	124.98	124.98	100.00	249.96	
61599930	Vehicle Repairs	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00	
61599999	TOTAL REPAIRS AND MAINTENANCE	779.57	1,730.83	951.26	54.96	9,074.18	10,384.98	1,310.80	12.62	20,769.96	
61600000	UNIT PREPARATION										
61620000	Unit Prep: Carpet Cleaning / Repairs	281.46	41.67	-239.79	-575.45	281.46	250.02	-31.44	-12.58	500.04	rtmv2: Units 1503, 1203 and 403 carpets cleaned
61630000	Unit Prep: Cleaning Supplies	42.85	25.00	-17.85	-71.40	221.35	150.00	-71.35	-47.57	300.00	rtmv2: Purchased gloves
61640000	Unit Prep: Cleaning Contractors	0.00	83.33	83.33	100.00	0.00	499.98	499.98	100.00	999.96	
61670000	Unit Prep: Doors / Locks / Keys	346.59	50.00	-296.59	-593.18	464.06	300.00	-164.06	-54.69	600.00	rtmv2: 8 Passage lock, 8 Privacy locks and 8 Deadbolt locks
61691000	Unit Prep: Paint / Wallpaper	22.73	291.67	268.94	92.21	937.77	1,750.02	812.25	46.41	3,500.04	
61692000	Unit Prep: Painting Contractors	0.00	243.75	243.75	100.00	0.00	1,462.50	1,462.50	100.00	2,925.00	
61693000	Unit Prep: Window Treatments	186.96	104.17	-82.79	-79.48	532.76	625.02	92.26	14.76	1,250.04	rtmv2: 8 Cordless blinds
61699999	TOTAL UNIT PREPARATION	880.59	839.59	-41.00	-4.88	2,437.40	5,037.54	2,600.14	51.62	10,075.08	
61700000	CONTRACT SERVICES										
61720000	Courtesy Patrol	720.00	433.33	-286.67	-66.16	3,120.00	2,599.98	-520.02	-20.00	5,199.96	rtmv2: Courtesy patrol 6 nights
61740000	Landscape Maintenance	1,733.00	1,833.33	100.33	5.47	10,398.00	10,999.98	601.98	5.47	21,999.96	
61750000	Resident Services Contract	220.00	220.00	0.00	0.00	1,100.00	1,320.00	220.00	16.67	2,640.00	
61780000	Pest Control	259.80	145.00	-114.80	-79.17	1,082.48	870.00	-212.48	-24.42	1,740.00	rtmv2: Monthly pest control service fee
61793000	Compliance Monitoring	432.90	431.67	-1.23	-0.28	2,597.40	2,590.02	-7.38	-0.28	5,180.04	
61799999	TOTAL CONTRACT SERVICES	3,365.70	3,063.33	-302.37	-9.87	18,297.88	18,379.98	82.10	0.45	36,759.96	
61800000	UTILITIES										
61810000	Electricity - CommonArea	231.64	349.40	117.76	33.70	2,014.70	2,096.40	81.70	3.90	4,192.80	
61820000	Electricity - Office	77.10	408.67	331.57	81.13	1,410.68	2,452.02	1,041.34	42.47	4,904.04	
61830000	Electricity - Vacant	33.63	148.00	114.37	77.28	123.19	888.00	764.81	86.13	1,776.00	
61880000	Water and Sewer	2,068.23	2,179.29	111.06	5.10	12,251.23	13,075.74	824.51	6.31	26,151.48	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 109% Vacant Units 0 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61890000	Trash Removal	1,214.28	1,234.26	19.98	1.62	7,193.14	7,405.56	212.42	2.87	14,811.12	
61891000	Utility Consultant	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00	
61899999	TOTAL UTILITIES	3,624.88	4,319.62	694.74	16.08	22,992.94	26,917.72	3,924.78	14.58	52,835.44	
61900000	TAXES AND INSURANCE										
61910000	Property and Liability Insurance	5,332.82	4,490.04	-842.78	-18.77	31,996.92	26,940.24	-5,056.68	-18.77	54,598.88	
61911000	Insurance Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	68.00	
61920000	Fidelity Bond	0.00	41.32	41.32	100.00	492.10	247.92	-244.18	-98.49	495.84	
61930000	Insurance Admin Fee	0.00	0.00	0.00	N/A	750.00	750.00	0.00	0.00	750.00	
61999996	TOTAL TAXES AND INSURANCE	5,332.82	4,531.36	-801.46	-17.69	33,239.02	27,938.16	-5,300.86	-18.97	55,912.72	
61999997	TOTAL CONTROLLABLE EXPENSES	28,063.10	26,306.95	-1,756.15	-6.68	168,744.60	161,841.40	-6,903.20	-4.27	331,531.54	
61999998	TOTAL OPERATING EXPENSES	28,063.10	26,306.95	-1,756.15	-6.68	168,744.60	161,841.40	-6,903.20	-4.27	331,531.54	
61999999	NET OPERATING INCOME	18,175.60	17,494.84	680.76	3.89	106,255.00	97,326.64	8,928.36	9.17	198,503.78	
62000000	NON-CONTROLLABLE EXPENSE										
62100000	INTEREST EXPENSE										
62110000	Mortgage Interest	5,829.22	5,829.22	0.00	0.00	35,227.40	35,227.40	0.00	0.00	69,841.10	
62120000	Mortgage Interest(2)	1,333.00	1,333.00	0.00	0.00	7,998.00	7,998.00	0.00	0.00	15,996.00	
62125000	Ground Lease	8.33	8.33	0.00	0.00	49.98	49.98	0.00	0.00	99.96	
62199999	TOTAL INTEREST EXPENSE	7,170.55	7,170.55	0.00	0.00	43,275.38	43,275.38	0.00	0.00	85,937.06	
65100000	PARTNERSHIP EXPENSES										
65170000	Audit Fees	0.00	1,250.00	1,250.00	100.00	12,549.26	7,500.00	-5,049.26	-67.32	15,000.00	
65180000	TaxPreparation Fees	3,000.00	0.00	-3,000.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00	rtmv2: Katopody
65192000	Inspections	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	825.00	
65199200	Investor Services Fee	0.00	344.39	344.39	100.00	0.00	2,066.34	2,066.34	100.00	4,132.68	
65199999	TOTAL PARTNERSHIP EXPENSES	3,000.00	1,594.39	-1,405.61	-88.16	15,549.26	9,566.34	-5,982.92	-62.54	19,957.68	
65999999	TOTAL NON-CONTROLLABLE EXPENSES	10,170.55	8,764.94	-1,405.61	-16.04	58,824.64	52,841.72	-5,982.92	-11.32	105,894.74	

Budget Comparison

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

Notes: rtmv2: Physical Occupancy 109% Vacant Units 0 Economic Occupancy 98%

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
66100000	REPLACEMENT RESERVE EXPENDITURES										
66140000	Fence/AccessGate	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00	
66150000	Landscape Upgrade	1,725.07	0.00	-1,725.07	N/A	1,725.07	2,500.00	774.93	31.00	5,000.00	rtmv2: 2' irrigation backflow replaced
66160000	Pool Areas	0.00	0.00	0.00	N/A	0.00	21,500.00	21,500.00	100.00	21,500.00	
66191000	Sidewalks	733.31	0.00	-733.31	N/A	733.31	0.00	-733.31	N/A	0.00	rtmv2: 6 feet of concrete curb replaced by clubhouse
66193000	Doors/Locks	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00	
66194000	Electrical Replacement	0.00	2,500.00	2,500.00	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00	
66195000	Exterior Replacements	0.00	0.00	0.00	N/A	541.66	3,500.00	2,958.34	84.52	6,500.00	
66196000	Painting	0.00	0.00	0.00	N/A	0.00	175,000.00	175,000.00	100.00	175,000.00	
66197000	Plumbing	0.00	0.00	0.00	N/A	1,725.07	5,000.00	3,274.93	65.50	5,000.00	
66199000	Windows/Screens/Blinds	0.00	0.00	0.00	N/A	0.00	1,800.00	1,800.00	100.00	1,800.00	
66199200	Roof	0.00	4,500.00	4,500.00	100.00	2,226.61	4,500.00	2,273.39	50.52	4,500.00	
66199500	Appliances	1,231.91	975.00	-256.91	-26.35	3,901.39	2,925.00	-976.39	-33.38	5,850.00	rtmv2: Units 1103 and 702 dryer and washer replaced
66199600	Flooring	0.00	425.00	425.00	100.00	454.42	850.00	395.58	46.54	1,275.00	
66199910	Water Heaters	702.03	0.00	-702.03	N/A	2,798.16	2,900.00	101.84	3.51	5,800.00	rtmv2: Unit 201 30gallon water heater replaced
66199920	HVAC	0.00	0.00	0.00	N/A	1,231.29	4,800.00	3,568.71	74.35	7,200.00	
66199998	TOTAL REPLACEMENT RESERVE EXPENDITURES	4,392.32	8,900.00	4,507.68	50.65	15,336.98	231,775.00	216,438.02	93.38	246,425.00	
66199999	TOTAL NON-OPERATING EXPENSES	14,562.87	17,664.94	3,102.07	17.56	74,161.62	284,616.72	210,455.10	73.94	352,319.74	
99900000	NET INCOME	3,612.73	-170.10	3,782.83	2,223.89	32,093.38	-187,290.08	219,383.46	117.14	-153,815.96	



McAllen Housing Facility Corporation - 3rd Party Managed Properties

Dashboard Financial Summary  
7/31/2025

Properties:

La Vista Apartments

Retama I

Retama II

Budget Variance Highlights

1	Unrestricted Cash - CY	\$	596,724.00	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$	839,199.46	\$167,856	\$131,160	\$36,696	(\$12,671)	\$24,025
3	Variance	⬇️	\$ (242,475)	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4				Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$	1,382,191	\$167,856	\$131,160	\$36,696	(\$12,671)	\$24,025
6	Prior Year	\$	1,220,230	Budget	Budget	Budget	Budget	Budget
7	Variance	⬆️	\$ 161,961	\$0	\$0	\$0	\$0	\$0
8				Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$	4,957,462	⬆️ 167,856	⬆️ 131,160	⬆️ 36,696	⬇️ (12,671)	⬆️ 24,025
10	Prior Year	\$	4,943,562					
11	Variance	⬆️	\$ 13,900					
12	Vacancy Rate	⬆️	1%					
13								

Entity Snapshots

36	METRIC	7/31/2025	% Change	July 31, 2024	Budget	Budget Variance	Trending??
37	CTD - Tenant Revenue	\$ 165,625		\$ -	\$ -	⬆️ \$ 165,625	
38	YTD - Tenant Revenue	\$ 165,625	⬆️ 10.7%	\$ 149,580	\$ -	⬆️ \$ 165,625	
39	CTD - Grant Admin Funding	\$ -		\$ -	\$ -	➡️ \$ -	
40	YTD - Grant Admin Funding	\$ -		\$ -	\$ -	⬇️ \$ -	
41	CTD - Administrative Expense	\$ 62,194		\$ -	\$ -	⬆️ \$ 62,194	
42	YTD - Administrative Expense	\$ 62,194		\$ -	\$ -	⬆️ \$ 62,194	
43	CTD - Replacement Costs	\$ (12,671)		\$ -	\$ -	⬇️ \$ (12,671)	
44	YTD - Replacement Costs	\$ (12,671)		\$ -	\$ -	⬇️ \$ (12,671)	
45	CTD - Maintenance and Operations	\$ 17,293		\$ -	\$ -	⬆️ \$ 17,293	
46	YTD - Maintenance and Operations	\$ 17,293		\$ -	\$ -	⬆️ \$ 17,293	
47	CTD - Developer Fees	\$ -		\$ -	\$ -	➡️ \$ -	
48	YTD - Developer Fees	\$ -		\$ -	\$ -	⬆️ \$ -	

Entity Snapshots

52	La Vista (Acq. 7/2024)
53	Total Unrestricted Cash:
54	319,372
55	MTD Total Operating Revenues:
56	43,354
57	MTD Total Operating Expenses:
58	34,056
59	MTD Operating Income or Loss:
60	36,696
61	MTD Net Income or Loss:
62	4,816
63	YTD Net Income Actual:
64	-
65	YTD Net Income Budget:
66	-
67	YTD Variance:
68	-
69	No Activity

52	Retama I (Acq. 12/2024)
53	Total Unrestricted Cash:
54	127,729
55	MTD Total Operating Revenues:
56	76,551
57	MTD Total Operating Expenses:
58	54,903
59	MTD Operating Income or Loss:
60	21,648
61	MTD Net Income or Loss:
62	19,576
63	YTD Net Income Actual:
64	-
65	YTD Net Income Budget:
66	-
67	YTD Variance:
68	-
69	No Activity

52	Retama II (Acq. 3/25)
53	Total Unrestricted Cash:
54	68,901
55	MTD Total Operating Revenues:
56	47,951
57	MTD Total Operating Expenses:
58	42,201
59	MTD Operating Income or Loss:
60	5,750
61	MTD Net Income or Loss:
62	(367)
63	YTD Net Income Actual:
64	-
65	YTD Net Income Budget:
66	-
67	YTD Variance:
68	-
69	No Activity



## NOTICE OF REGULAR MEETING

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

Wednesday, August 27, 2025  
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/83390386520?pwd=JTXV6OhFH2l9BVHc1TzyWvWerc1gfy.1>

Meeting ID: 833 9038 6520  
United State +1 346 248 7799  
Passcode: 875626

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 June 25, 2025. Pg. 1-2
3. Non-Action Items:
  - a) Update on 2025 LIHTC Application - Villas Primrose
  - b) Financial Summary Pg. 3-7
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, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Housing Development Corporation is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Housing Development Corporation on Thursday, August 21, 2025 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas 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, June 25, 2025

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, June 25, 2025, at the Family Development Center and Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:33 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 Francisco Meza  
Resident Commissioner Kristel Garcia  
Assistant City Attorney Martin Canales

Absent: Commissioner Marc David Garcia  
Staff: Executive Director Rodolfo “Rudy” Ramirez  
Deputy Director Daniel Delgado  
FSS Coordinator Maria Loreda

Guest:

1. Call Meeting to Order – 11:33 a.m.
2. Action Items:
  - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of May 28, 2025. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular Board Meeting of May 28, 2025. Resident Commissioner Kristel Garcia made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
  - b) Consideration and Possible Action to Approve FY 2025-2026 Operating Budgets for the McAllen Housing Development Corporation (MHDC) – Hibiscus Apts., and Vine Terrace Apts. **McHC Staff recommended approval of FY 2025-2026 Operating Budgets for the McAllen Housing Development Corporation (MHDC). Draft Budget was reviewed with adjustments due to health and property insurance increases. Chair Elva M. Cerda entertained a motion to approve FY 2025-2026 Operating Budgets for the McAllen Housing Development Corporation (MHDC) – Hibiscus Apts., and Vine Terrace Apts. Commissioner Francisco Meza made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
3. Non- Action Items:
  - a) Update of 2025 LIHTC Applications

- Deputy Director, Daniel Delgado provided update. Villas at Primrose Application continues in second place as of June 13<sup>th</sup> - TDHCA scoring log. Project is expected to get funded. Project includes 104 units for elderly; final awarding will be announced on or before July 31st in the City of Austin.

b) Financial Report

- Deputy Director, Daniel Delgado reported Financial Update for May 2025 with no significant findings.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice-Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Francisco Meza second the motion. Meeting adjourned at 12:42 p.m.**

---

Rodolfo “Rudy” Ramirez, Executive Director

# McAllen Housing Authority - MHDC

## Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,182,333	\$ 1,131,237	↑ 4.52%	↑ \$51,096
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		→ \$0
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ -	\$ -		→ \$0
9	Emergency Housing Voucher	\$ -	\$ -		→ \$0
10	Capital Funds	\$ -	\$ -		→ \$0
11	Tenant Security Deposits	\$ 19,323	\$ 20,398	↓ -5.27%	↓ -\$1,075
12	Reserve Accounts	\$ 1,023,211	\$ 995,161	↑ 2.82%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -		→ \$0
14	Restricted	\$ 1,042,534	\$ 1,015,559	↑ 2.66%	↑ \$26,975
15	<b>Total Cash</b>	\$ 2,224,867	\$ 2,146,796	↑ 3.64%	↑ \$78,071
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 9,024	\$ 728	↑ 1139.56%	↑ \$8,296
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>	\$ 9,024	\$ 728	↑ 1139.56%	↑ \$8,296
26	Due From Funds	\$ -	\$ -		→ \$0
	Inventory - Supplies	\$ 13,385	\$ 8,639	↑ 54.94%	↑ \$4,746
27	Notes Receivables	\$ -			
28	Villas at Beaumont		\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	<b>Total Note Receivables</b>	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ 528,500	\$ 528,500	→ 0.00%	→ \$0
34	Leash hold Improvements	\$ 22,508	\$ 8,958	↑ 151.26%	↑ \$13,550
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	\$ (4,621,897)	\$ (4,564,771)	↑ 1.25%	↓ -\$57,126
39	<b>Total Capital Assets</b>	\$ 1,077,046	\$ 1,120,622	↓ -3.89%	↓ -\$43,576
40	Prepays	\$ 16,640	\$ 10,356	↑ 60.68%	↑ \$6,284
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>	\$ -	\$ -		→ \$0
46	<b>Total Assets</b>	\$ 3,340,962	\$ 3,287,141	↑ 1.64%	↑ \$53,821
47					

# McAllen Housing Authority - MHDC

## Dashboard Financial Summary

June 30, 2025

Line	Description	Current Month 06/30/25	PY Month 06/30/24	% Change	\$ Change
48	<b>Current Liabilities</b>				
49	Accounts Payable	\$ 2,335	\$ 5,787	↓ -59.65%	↓ -\$3,452
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 3,156	\$ 1,900	↑ 66.11%	↑ \$1,256
54	Due to Funds	\$ -	\$ -		→ \$0
55	Tenant Deposits	\$ 19,323	\$ 20,398	↓ -5.27%	↓ -\$1,075
56	Other Current Liabilities	\$ 44,356	\$ 41,120	↑ 7.87%	↑ \$3,236
57	<b>Total Current Liabilities</b>	\$ 69,170	\$ 69,205	↓ -0.05%	↓ -\$35
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	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	<b>Total Deferred Inflows</b>	\$ -	\$ -		→ \$0
69					→ \$0
70	<b>Net Position</b>	\$ 3,271,792	\$ 3,217,936	↑ 1.67%	↑ \$53,856
71					→ \$0
72	<b>Total Liabilities and Net Position</b>	\$ 3,340,962	\$ 3,287,141	↑ 1.64%	↑ \$53,821
73	<b>Variance</b>	\$ 0	\$ 0		→ \$0

# McAllen Housing Development Corporation

Month Ending June 30, 2025

Hibiscus  
Vine Terrace

Line	Description	YTD 06/30/25	PYR-YTD 06/30/24	% Change	\$ Change
45	Tenant Revenue	\$ 701,515	\$ 609,954	↑ 15.01%	↑ \$91,561
46	Rent Gain / (Loss) on Lease	\$ (57,179)	\$ (8,499)	↓ -572.77%	↓ -\$48,680
47	Rent: Vacancy Loss, Write-off	\$ (41,669)	\$ (12,495)		↓ -\$29,174
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	<b>Net Tenant Revenue</b>	<b>\$ 602,667</b>	<b>\$ 588,960</b>	<b>↑ 2.33%</b>	<b>↑ \$13,707</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	\$ 7,122	\$ 4,089	↑ 74.17%	↑ \$3,033
59	<b>Total Revenue</b>	<b>\$ 609,789</b>	<b>\$ 593,049</b>	<b>↑ 2.82%</b>	<b>↑ \$16,740</b>
60	Administrative Expenses	\$ 137,228	\$ 146,420	↓ -6.28%	↓ -\$9,192
61	Tenant Services	\$ 6,255	\$ 6,164	↑ 1.48%	↑ \$91
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 26,413	\$ 22,846	↑ 15.61%	↑ \$3,567
64	Maintenance & Operations	\$ 217,189	\$ 205,168	↑ 5.86%	↑ \$12,021
65	Other General Expenses	\$ 95,566	\$ 85,501	↑ 11.77%	↑ \$10,065
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ 57,126	\$ 67,603	↓ -15.50%	↓ -\$10,477
68	<b>Total Expenses</b>	<b>\$ 539,777</b>	<b>\$ 533,702</b>	<b>↑ 1.14%</b>	<b>↑ \$6,075</b>
69	<b>Operating Income (Loss)</b>	<b>\$ 70,012</b>	<b>\$ 59,347</b>	<b>↑ 17.97%</b>	<b>↑ \$10,665</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 Expense	\$ (16,206)	\$ (19,181)	↑ 15.51%	↑ \$2,975
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>\$ (16,206)</b>	<b>\$ (19,181)</b>	<b>↑ 15.51%</b>	<b>↑ \$2,975</b>
87	<b>Net Income</b>	<b>53,806</b>	<b>\$ 40,166</b>	<b>↑ 33.96%</b>	<b>↑ \$13,640</b>

# McAllen Housing Development Corporation

Month Ending June 30, 2025

Hibiscus  
Vine Terrace

Line	Description	YTD 06/30/25	YTD - Budget 06/30/25	% Change	\$ Change
129	Tenant Revenue	\$ 701,515	\$ 704,337	↓ -0.40%	↓ -\$2,822
130	Rent Gain / (Loss) on Lease	\$ (57,179)	\$ (14,342)	↓ -298.68%	↓ -\$42,837
131	Rent: Vacancy Loss, Write-off	\$ (41,669)	\$ (15,568)	↓ -167.66%	↓ -\$26,101
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	<b>Net Tenant Revenue</b>	<b>\$ 602,667</b>	<b>\$ 674,427</b>	<b>↓ -10.64%</b>	<b>↓ -\$71,760</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	\$ 7,122	\$ 4,795	↑ 48.53%	↑ \$2,327
143	<b>Total Revenue</b>	<b>\$ 609,789</b>	<b>\$ 679,222</b>	<b>↓ -10.22%</b>	<b>↓ -\$69,433</b>
144	Administrative Expenses	\$ 137,228	\$ 152,020	↓ -9.73%	↓ -\$14,792
145	Tenant Services	\$ 6,255	\$ 7,867	↓ -20.49%	↓ -\$1,612
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 26,413	\$ 25,483	↑ 3.65%	↑ \$930
148	Maintenance & Operations	\$ 217,189	\$ 269,431	↓ -19.39%	↓ -\$52,242
149	Other General Expenses	\$ 95,566	\$ 106,093	↓ -9.92%	↓ -\$10,527
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ 57,126	\$ 62,352	↓ -8.38%	↓ -\$5,226
152	<b>Total Expenses</b>	<b>\$ 539,777</b>	<b>\$ 623,246</b>	<b>↓ -13.39%</b>	<b>↓ -\$83,469</b>
153	<b>Operating Income (Loss)</b>	<b>\$ 70,012</b>	<b>\$ 55,976</b>	<b>↑ 25.08%</b>	<b>↑ \$14,036</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 Expense	\$ (16,206)	\$ (23,824)	↑ 31.98%	↑ \$7,618
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>\$ (16,206)</b>	<b>\$ (23,824)</b>	<b>↑ 31.98%</b>	<b>↑ \$7,618</b>
170	<b>Net Income</b>	<b>53,806</b>	<b>\$ 32,152</b>	<b>↑ 67.35%</b>	<b>↑ \$21,654</b>



McAllen Housing Development Corporation - Internally Managed Properties

Dashboard Financial Summary  
7/31/2025

Properties:

Hibiscus

Vine

Budget Variance Highlights

1	Unrestricted Cash - CY	\$	1,284,935	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$	1,112,513	\$50,585	\$27,947	\$22,638	\$116,103	\$138,741
3	Variance	↑	\$ 172,422	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4				Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$	1,042,384	\$50,585	\$27,947	\$22,638	\$116,103	\$138,741
6	Prior Year	\$	1,018,219	Budget	Budget	Budget	Budget	Budget
7	Variance	↑	\$ 24,165	\$51,130	\$44,713	\$6,417	\$0	\$6,417
8				Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$	3,435,721	↓ (545) -	↓ (16,766)	↑ 16,221	↑ 116,103	↑ 132,324
10	Prior Year	\$	3,273,052					
11	Variance	↑	\$ 162,669					
12	Vacancy Rate	↑	9%					
13								

Entity Snapshots

METRIC	7/31/2025	% Change	7/31/2024	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ 50,011	↑ 1.3%	\$ 49,389	\$ 50,686	↓ \$ (675)	622
YTD - Tenant Revenue	\$ 50,011	↑ 1.3%	\$ 49,389	\$ 50,686	↓ \$ (675)	622
MTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -	-
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	↓ \$ -	-
MTD - Administrative Expense	\$ 7,816	↑ -35.1%	\$ 12,044	\$ 14,103	↓ \$ (6,287)	(4,228)
YTD - Administrative Expense	\$ 7,816	↑ -35.1%	\$ 12,044	\$ 14,103	↓ \$ (6,287)	(4,228)
MTD - Replacement Costs	\$ -	↓ -100.0%	\$ 1,787	\$ 2,083	↓ \$ (2,083)	(1,787)
YTD - Replacement Costs	\$ -		\$ -	\$ -	↓ \$ -	-
MTD - Maintenance and Operations	\$ 13,273	↑ -12.5%	\$ 15,163	\$ 17,712	↓ \$ (4,439)	(1,890)
YTD - Maintenance and Operations	\$ 13,273	↑ -12.5%	\$ 15,163	\$ 17,712	↓ \$ (4,439)	(1,890)
MTD - Developer Fees	\$ 116,103.00		\$ -	\$ -	↑ \$ 116,103	116,103
YTD - Developer Fees	\$ 116,103.00		\$ -	\$ -	↓ \$ 116,103.00	116,103

Entity Snapshots

Hibiscus
Total Unrestricted Cash:
964,982
MTD Total Operating Revenues:
14,299
MTD Total Operating Expenses:
6,941
MTD Operating Income or Loss:
7,358
MTD Net Income or Loss:
123,461
YTD Net Income Actual:
123,461
YTD Net Income Budget:
4,237
YTD Variance:
119,224
No Activity

0

Vine
Total Unrestricted Cash:
319,953
MTD Total Operating Revenues:
36,286
MTD Total Operating Expenses:
21,006
MTD Operating Income or Loss:
15,280
MTD Net Income or Loss:
15,280
YTD Net Income Actual:
15,280
YTD Net Income Budget:
7,807
YTD Variance:
7,473
No Activity

0