



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN

NOTICE OF REGULAR MEETING

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

Wednesday, September 27, 2023

McAllen Heritage Center | 301 S. Main St. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/84706721501?pwd=z3c7GLkFkxflXHaTKV0Fy1ZY6OAff.1>

Meeting ID: 847 0672 1501

United states: +1 346 248 7799

Passcode: 991635

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation **Pg. 3**
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes Regular Board Meeting of August 23, 2023 **Pg. 4-5**
 - b) Consideration and Possible Action to Approve Resolution McAlHA 2023-07, A Resolution of the Housing Authority of the City of McAllen Adopting the 2024 Updated Payment Standard for the Housing Choice Voucher Program (HCV) **Pg. 6-10**
 - c) Consideration and Possible Action Amending the McAllen Housing Authority Personnel Policies and Procedures Manual – Sick Leave & Vacation Time for Part-time Employees. **Pg.11**
 - d) Consideration and Possible Action on Utilization of Funds from the Texas Controller of Unclaimed Property. **Pg. 12-14**
 - e) Consideration and Possible Action to Approve Training Travel – 2023 Novogradac Housing Tax Credit and Bonds Conference – September 28-29 – New Orleans, LA
6. Non-Action Items:
 - a) Executive Director’s Report
 - b) Financial Summary **Pg. 15-22**

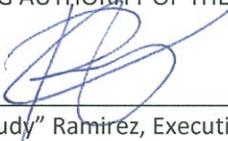
7. Executive Session: Closed Session Under Government Code 551 Sections
 - Pending Litigation Update – A&E
8. Reconvene to Open Session; Action, if any, on:
 - Pending Litigation Update – A&E
9. Board Agenda Requests for October Board Meeting
10. Adjournment

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

I certify that this Notice of Regular Meeting was posted on **Friday, September 22, 2023, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Authority and Municipal Government Office, 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN



Rodolfo "Rudy" Ramirez, Executive Director

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

Invocation

Good and loving God, our source of love and light - thank you for bringing us together today in a spirit of generosity. May we honor one another by keeping an open mind. May we voice our truth and listen with an open heart. We ask for your wisdom and grace. With gratitude, we offer this prayer in your name.

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING AUTHORITY REGULAR BOARD MEETING
Wednesday, August 23, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Wednesday, August 23, 2023, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:30 a.m. Present and attendance for roll call were:

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

Absent:

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

1. Call the meeting to order – 11:30 a.m.
2. Public Comment – None
3. Pledge of Allegiance – Commissioner Ronnie Cruz
4. Invocation – Resident Commissioner Kristel Garcia
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Special, Annual and Regular Board Meeting of July 26, 2023. **Discussion ensued and any future edits/changes to minutes should be specified for approval. Chair Elva M. Cerda entertained a motion to approve meeting minutes with edits. Commissioner Ronnie Cruz made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Amendments to the Housing Choice Voucher (HCV) Admin. Plan – Application Intake Procedures. **Update to Admin. Plan for efficiency purposes. MHA is proposing opening applications any month of the calendar year to enhance service to the public and allow flexibility in managing the waitlist. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve changes to the policy. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - c) Consideration and Possible Action to Approve Amendments to the Public Housing Admissions and Continued Occupancy Plan – Application Intake and Procedures. **Update to Public Housing Admissions and Continued Occupancy Policy for efficiency purposes. MHA is proposing opening intake applications any month of the calendar year to enhance service to the public and allow flexibility in managing the waitlist. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve changes to the policy. Commissioner Ronnie Cruz made a**

motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

d) Consideration and Possible Action to Approve Employee Rate Matrix and Proposed Merit Increase. **Matrix presented to the board was previously approved with a 4% cost of living adjustment and new agency minimum wage of \$15. Staff also presented 1% merit increase recommendations for selected employees based on their evaluations. Discussion ensued and corrections must be made to purchasing clerk wage rate to meet the 4% cost of living adjustment. Chair Elva M. Cerda entertained a motion to approve Rate Matrix and Merit Increase. Commissioner Ronnie Cruz made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**

e) Consideration and Possible Action Regarding Pending Litigation: Cause No. C-1816-21-J in Hidalgo County Texas. **Item addressed in Executive Session.**

6. Non-Action Items:

a) Executive Directors Report

- Carports currently pending start date due to materials
- Deputy Director Delgado has been enrolled in the Certified Manager Program
- Tax- credit training for Finance Director Garcia set for Sept. 26-29 in New Orleans
- Board Retreat rescheduled for Sept. 23, 2023, at 9:30 AM – 2:30 P.M.

7. Executive Session Closed Session Under Government Code 551 Sections

a) Consideration and Possible Action Regarding Pending Litigation: Cause No. C-1816-21-J in Hidalgo County Texas.

- **Chair Elva M. Cerda entertained a motion to enter Executive Session. Commissioner Ronnie Cruz made motion; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Commissioners entered Executive Session at 11:55 a.m.**

8. Reconvened to open session; Action if any on:

- **Chair Elva M. Cerda reconvened meeting at 12:15 p.m.**

a) Consideration and Possible Action Regarding Pending Litigation: Cause No. C-1816-21-J in Hidalgo County Texas. **Chair Elva M. Cerda Made motion to approve as discussed in Executive Session. Resident Commissioner Kristel Garcia made motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

9. Board Agenda Requests for August Board Meeting

- Regular Meeting Scheduled for September 27, 2023, @11:30AM

10. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Curz made motion; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously. Meeting Adjourned at 12:19 PM.**

Executive Summary

Item: Adoption of updated Payment Standards for the Housing Choice Voucher Program for 2024

Discussion: The 2024 Small Area Fair Market Rents (SAFMR) were recently released by HUD. Similar to the prior year, the SAFMRs remain competitive in our area and we are proposing to set our 2024 HCV payment standards at 105% of SAFMR which, is within the HUD limit and regulations. The payment standard schedule reflected in the attached resolution will assist our PHA in high voucher utilization for 2024.

Note: All payment standards reflect the maximum amount of rent subsidy our PHA can pay to a landlord on a tenant's behalf which, is subject to and contingent upon a rent reasonableness study.

Recommendation: Staff recommends Board approval.

**MCALLEN HOUSING AUTHORITY
RESOLUTION NO. 2023-07**

**PAYMENT STANDARD
FOR HOUSING CHOICE VOUCHER PROGRAM**

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, 24 CFR Part 982.503 Voucher Tenancy states that the Public Housing Authority (PHA) must adopt a payment standard schedule that establishes the Voucher Payment Standard amounts for each unit size in the PHA jurisdiction, and:

WHEREAS, the PHA is establishing the payment standard schedule any establish payment standard amounts for each unit size at any level at or between 90 percent and 110 percent of the publish Fair Market Rent (FMR) for that unit size, and whereas, the PHA has voluntarily opted to implement Small Area Fair Market Rents (SAFMR) within the City of McAllen, Texas by zip code/s as listed below;

WHEREAS, THE Commissioners of the Housing Authority of the City of McAllen have caused the Payment Standard Schedule to be reviewed and updated and that these Payment Standards meet the guidelines of the Federal Register, HUD Handbooks, Notice, Transmittals and the needs of this community as understood by this Community as understood by this Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS THAT:

The PHA hereby establishes payment standard amounts for each “unit size” Measured by the number of bedrooms and recognizes that:

1. Payment standard amounts on the PHA schedule are used to calculate the monthly assistance payment for a family.
2. The PHA Voucher Payment Standard Schedule shall establish a payment standard for each unit size in the jurisdiction FMR area.
3. That this action will be effective **January 1, 2024**
4. The Payment Standard Amounts will be described in the attached table.

78501 by bedroom Size	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2024	810	820	1,020	1,330	1,470
Percent of HUD FMR	105	105	105	105	105
New Payment Standard	851	861	1,071	1,397	1,544
Current PHA Payment Standard	745	745	945	1,228	1,354

78503 by bedroom Size	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2024	920	930	1,160	1,520	1,670
Percent of HUD FMR	105	105	105	105	105
New Payment Standard	966	977	1,218	1,596	1,754
Current PHA Payment Standard	850	850	1,081	1,407	1,554

78504 by bedroom Size	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2024	890	900	1,120	1,460	1,620
Percent of HUD FMR	105	105	105	105	105
New Payment Standard	935	945	1,176	1,533	1,701
Current PHA Payment Standard	850	850	1,081	1,407	1,554

Zip Codes 78502 and 78505 will continue to follow the Metropolitan Area based HUD Fair Market Rent Schedule as follows:

McAllen-Edinburg-Mission MSA Fair Market Rents	0 Br	1 Br	2 Br	3 Br	4 Br
HUD SAFMR 2024	777	781	977	1,277	1,409
Percent of HUD FMR	105	105	105	105	105
New Payment Standard	816	820	1,026	1,341	1,479
Current PHA Payment Standard	757	762	964	1,255	1,382

READ, CONSIDERED, PASSED AND APPROVED this 27th day of September, 2023 at a regular meeting of the Board of Commissioners of the City of McAllen Housing Authority at which a quorum was present and which was held in accordance with Chapter 551 Government Code.

SIGNED this 27th day of September, 2023.

MCALLEN HOUSING AUTHORITY

BY: _____
Elva M. Cerda,
Chairman
Housing Authority Board of Commissioners

ATTEST:

Rodolfo “Rudy” Ramirez, Executive Director

Small Area Fair Market Rents
2023 and 2024 Comparison

2023 Hidalgo County, TX Advisory Small Area FMRs By Unit Bedrooms						2024 Hidalgo County, TX Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
78501	\$710	\$710	\$900	\$1,170	\$1,290	78501	\$810	\$820	\$1,020	\$1,330	\$1,470
78502	\$690	\$700	\$880	\$1,140	\$1,260	78502	\$780	\$780	\$980	\$1,280	\$1,410
78503	\$810	\$810	\$1,030	\$1,340	\$1,480	78503	\$920	\$930	\$1,160	\$1,520	\$1,670
78504	\$810	\$810	\$1,030	\$1,340	\$1,480	78504	\$890	\$900	\$1,120	\$1,460	\$1,620
78505	\$690	\$700	\$880	\$1,140	\$1,260	78505	\$780	\$780	\$980	\$1,280	\$1,410



FY2024 SMALL AREA FMRs FOR McALLEN-EDINBURG-MISSION, TX MSA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The McAllen-Edinburg-Mission, TX MSA consists of the following counties: Hidalgo County, TX. All information here applies to the entirety of the McAllen-Edinburg-Mission, TX MSA.

McAllen-Edinburg-Mission, TX MSA Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
78501	\$810	\$820	\$1,020	\$1,330	\$1,470
78502	\$780	\$780	\$980	\$1,280	\$1,410
78503	\$920	\$930	\$1,160	\$1,520	\$1,670
78504	\$890	\$900	\$1,120	\$1,460	\$1,620
78505	\$780	\$780	\$980	\$1,280	\$1,410
78516	\$720	\$720	\$910	\$1,180	\$1,310
78537	\$720	\$720	\$910	\$1,180	\$1,310
78538	\$720	\$720	\$910	\$1,180	\$1,310
78539	\$830	\$830	\$1,040	\$1,360	\$1,500
78540	\$780	\$780	\$980	\$1,280	\$1,410
78541	\$790	\$800	\$1,000	\$1,310	\$1,440
78542	\$740	\$740	\$930	\$1,220	\$1,340
78543	\$720	\$720	\$910	\$1,180	\$1,310
78549	\$730	\$730	\$920	\$1,210	\$1,330
78557	\$720	\$720	\$910	\$1,180	\$1,310

Employee Policies & Procedures Manual

Sick Leave & Vacation Time

2022-2023 Summary of Changes

Purpose: MHA is updating Employee Policies & Procedures Manual Sick Leave and Vacation Time for part-time employees to align with retirement and health benefits. Currently, MHA part-time employees do not qualify for retirement and health benefits. We are proposing to remove the leave benefits for part-time employees to ensure consistency within our policy.

Language Removed (Red):

1. Sick Leave Pg. 66

Eligibility. All regular full-time ~~and part-time~~ employees begin accruing paid sick leave during their first full month of employment. Temporary and seasonal employees do not accrue sick leave. Regular full-time ~~and part-time~~ employees who are in their initial probationary status (initial 90 days of work) may not use accrued sick leave.

Accrual Rate. Sick leave shall accrue for regular full-time employees ~~and part-time~~ employees working more than twenty hours per week. Sick leave is earned at the rate of 6.67 hours per month of active employment.

2. Vacation Time Pg. 79

Policy:

The MHA will grant annual Vacation with pay to all regular full-time employees; ~~and part-time~~ employees ~~who work at least twenty (20) hours per week~~, in accordance with the following:

A personal day is available for full time and ~~part time~~ employees (~~who at least work twenty (20) hours per week~~) to use however within each fiscal year (July 1 through June 30) or the personal day will be forfeited.

Executive Summary

Item: Utilization of unclaimed funds from the Texas Comptroller of Public Accounts

Discussion: Unclaimed funds from the State of Texas in the amount of **\$15,000.00** were recently approved for payment to McAllen Housing Authority. These unclaimed funds originated back in 2013 and were issued by First National Bank. The original intent of these funds is unknown. However, we are proposing to use them as start up funding to launch a new non-profit for scholarship, supportive service and self-sufficiency initiatives.

The goal of this non-profit would be to generate unrestricted funds as a resource for eligible families to cycle out of housing assistance and become self-sufficient. These goals complement the McAllen Housing Authority mission statement and Family Self-Sufficiency (FSS) program.

Our initial budget for this non-profit would be \$2,500 for initial IRS, State and Legal Fees with the remaining balance to be used for the general fund. If approved, a formal resolution would be presented at the next Board meeting.

Recommendation: Staff recommends approval.



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Unclaimed Property Division
P.O. Box 12046 • Austin, TX 78711-2046



September 08, 2023

MCALLEN HOUSING AUTHORITY
1200 N 25TH ST
ATTN DANIEL DELGADO
MCALLEN, TX 78501-6618

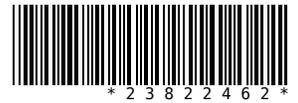
Claim ID 23822462

Dear Claimant:
Dear Claimant:

Claim 23822462 has been approved. No further action is necessary on your part. You should receive payment within 10 business days.
The attached document lists the properties included in the claim.

Thank you,

Texas Unclaimed Property
ClaimItTexas.gov



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Unclaimed Property Division
P.O. Box 12019 • Austin, TX 78711-2019

The information below is a detailed listing of the property(ies) pertaining to claim #23822462

Property ID 19048305	Cash \$15,000.00
Property Type CASHIER'S CHECK	Shares 0.0000
Report Year 2015	Stock Cash \$0.00
Holder ID 41836	Safekeeping Cash \$0.00
Holder FDIC 10488 FIRST NTL BANK	Last Activity Date 09/13/2013

McAllen Housing Authority

Organizational Structure and Property Ownership Overview

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

Public Housing managed by MHA.

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

Housing Choice Vouchers managed by MHA.

- **MHA manages a total of 1,366 vouchers broken down as follows:**
 - 49 RAD
 - 14 Homeownership
 - 20 Veterans Assistance (VASH)
 - 1,369 General HCV vouchers
 - 50 Emergency Housing Vouchers

Properties: HUD owned properties managed by MHA Public Housing

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

Component Units of MHA

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

Properties: Owned and managed by MHFC

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

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

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

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

- MHFC is the sole member of Retama Village GP LLC, which is a .01% general partner of Retama Village Ltd, which owns Retama Village I Apartments, 138 units located at 900 N. 26th St.
- MHFC is the sole member of Retama Village Phase II GP LLC, which is a .01% general partner of Retama Village Phase II Ltd, which owns Retama II apartments, seventy-four units located at 900 N. 26th St.
- MHFC is the sole member of 4242 Jackson Apartments GP LLC which is a .01% partner of 4242 Jackson Apartments, Ltd, owns Jackson Apartments (Green Jay), 120 units located at 3701 Jackson Ave.

- MHFC is the sole member of MHA La Palomas Village, LLC, which is a .01% partner MHA Las Palomas Village, Ltd, owns Las Palomas Village Apartments, 122 units located at 1900 Dove Ave.

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

Properties: Owned and managed by MHDC

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

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

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

McAllen Housing Authority
Income Statement Line-Item Report
Two Month-ending August 31, 2023, Comparison

Combined Income Statement (MHA, PUBLIC HOUSING, SECTION 8, MHFC, MHDC)

Financial Summary

Actual Year-to-Date – Line Details

- **Line 49** – Net Tenant Revenue reflects a favorable variance of \$44,324 or 15.46% due to the increase in rents.
- **Line 59** – Total Revenue reflects a favorable variance of \$141,569 due to an increase in rental income (Line 49), HAP Administrative Fee (Line 50) and Capital Grants (Line 51).
- **Line 60** - Administrative Expenses reflect an unfavorable variance of \$12,389 over last year's month-ending 6/30/2022,
 - Favorable variance from advertising expense of \$2,669
 - Favorable variance from Dues and Subscription in the amount of \$3,402
 - Unfavorable variance from employee benefits in the amount of \$5,708
 - Unfavorable variance from legal expense in the amount of \$2,418
 - Unfavorable variance from office expense in the amount of \$3,129
 - Unfavorable variance from administrative salaries and Wages in the amount of \$19,932
 - Favorable variance from telephone expenses in the amount of \$1,099
 - Favorable variance from travel and training costs in the amount of \$12,414
 - Unfavorable variance from other administrative expenses in the amount of \$5,124.
- **Line 64** - Maintenance & Operations reflects an unfavorable variance of \$58,807.
 - Salaries and Wages and benefits reflect an unfavorable variance of \$14,530.
 - Materials and supplies, and contract work reflect an unfavorable variance in the amount of \$46,573.
- **Line 65** – Other General Expenses reflect an unfavorable variance of \$16,472, detailed as follow:
 - Insurance premiums reflect an unfavorable variance of \$6,253 due to increased premiums.
 - HAP portability-In reflects an unfavorable variance of \$6,512.
 - Other general expenses reflect an unfavorable of \$2,253, related to Port-out administrative fee.
 - Payment in Lieu of Taxes accrual reflects an unfavorable variance of \$2,488.
 - Dwelling Rental Paid to Retama reflects a favorable variance of \$1,685.
- **Line 69** – Operating Income reflects a favorable variance of \$54,665, attributed to increases in grant funding.
- **Line 77** – Replacement reserves is the amount of fund expenditures used on the purchases of small appliances and air conditioning units.

McAllen Housing Authority
Income Statement Line-Item Report
Two Month-ending August 31, 2023, Budget Comparison

Financial Budget Summary

Budget Year-to-Date – Line Details

- **Line 134** – HAP Administrative fee reflects a favorable from increased funding in the amount of \$26,061.
- **Line 143** – Total Revenue reflects a favorable variance of \$10,644 HAP Administrative fees
- **Line 145** - Administrative Expenses reflect a favorable budget variance of \$24,354
 - Favorable variance from advertising and marketing in the amount of \$6,055.
 - Favorable variance from dues and subscriptions of \$6,653
 - Favorable variance from salaries in the amount of \$4,254
 - Favorable variance from Information technology expenses in the amount of \$3,421
 - Unfavorable variance from legal fees in the amount of \$3,186
 - Favorable variance from training and travel costs in the amount of \$3,780
 - Favorable variances from other administrative expense of \$3,044,
- **Line 145** – Tenant Services reflect a favorable budget variance of \$5,5403.
 - Benefits reflect a favorable variance of \$3,858,
 - LURA activity reflects a favorable variance of \$938
- **Line 148** - Maintenance & Operations reflects an unfavorable budget variance of \$26,841
 - Salaries and Wages reflect a favorable variance of \$1,749
 - Material and Supplies and contracts reflect an unfavorable variance of \$28,589.
- **Line 149** – Other General Expenses reflect a favorable budget variance of \$5,032 detailed as follow:
 - Property Insurance reflects a favorable budget variance of \$3,061.
 - Other Expenses reflect a favorable variance of \$2,186 from Dwelling expense.
- **Line 153** – Operating Income (Loss) reflects a favorable variance of \$17,791.
- **Line 160** – Replacement Reverses expenditures reflect a favorable variance of \$14,881
- **Line 167** – Scholarship expenditures reflect an unfavorable variance of \$7,833

McAllen Housing Authority - Combined

Month Ending August 31, 2023

Line	Description	Current Month 08/31/23	PY Month 08/31/22	% Change	\$ Change
3	Tenant Revenue	\$ 187,932	\$ 163,826	↑ 14.71%	↑ \$24,106
4	Rent Gain / (Loss) on Lease	\$ (14,572)	\$ (11,800)	↓ -23.49%	↓ -\$2,772
5	Rent: Vacancy Loss, Adjust	\$ (6,513)	\$ (7,797)	↑ 16.47%	↑ \$1,284
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 166,847	\$ 144,229	↑ 15.68%	↑ \$22,618
8	Grant Admin Revenue	\$ 152,704	\$ 103,217	↑ 47.94%	↑ \$49,487
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ 3,891	\$ -		↑ \$3,891
12	Fraud Recovery	\$ 2,612	\$ 557	↑ 369.01%	↑ \$2,055
13	Resident Service / Port-in Fee	\$ 11,150	\$ 13,638	↓ -18.24%	↓ -\$2,488
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ 3,847	\$ 1,491	↑ 158.10%	↑ \$2,357
16	Other, FSS, Equip. Sale, Reimb	\$ 1,642	\$ 3,602	↓ -54.43%	↓ -\$1,961
17	Total Revenue	\$ 348,787	\$ 272,028	↑ 28.22%	↑ \$76,759
18	Administrative Expenses	\$ 146,343	\$ 139,702	↑ 4.75%	↑ \$6,641
19	Tenant Services	\$ 12,562	\$ 14,945	↓ -15.95%	↓ -\$2,383
20	Fundraising Expend. (5K)	\$ 908	\$ 1,730	↓ -47.52%	↓ -\$822
21	Utilities Expense	\$ 13,058	\$ 13,905	↓ -6.09%	↓ -\$847
22	Maintenance & Operations	\$ 71,647	\$ 45,701	↑ 56.78%	↑ \$25,947
23	Other General Expenses	\$ 36,293	\$ 27,869	↑ 30.23%	↑ \$8,424
24	Interest Expense	\$ 9,951	\$ 12,097	↓ -17.74%	↓ -\$2,146
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 290,761	\$ 255,949	↑ 13.60%	↑ \$34,813
27	Operating Income (Loss)	\$ 58,026	\$ 16,079	↑ 260.87%	↑ \$41,947
28	HCV / EHV Grant Revenue	\$ 764,975	\$ 584,242	↑ 30.93%	↑ \$180,733
29	HAP Grant EHV Expenditures	\$ (3,122)	\$ (2,364)	↓ -32.03%	↓ -\$757
30	Housing Assistance Payments	\$ (693,334)	\$ (612,651)	↓ -13.17%	↑ -\$80,683
31	Net Housing Assistance	\$ 68,520	\$ (30,773)	↑ 322.66%	↑ \$99,293
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (5,769)	\$ -		↓ -\$6,269
35	CDBG Grants / Donations	\$ -	\$ 500	↓ -100.00%	↓ -\$500
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ 1,730	↓ -100.00%	
41	Scholarship Expenditures	\$ (3,500)	\$ (2,750)	↓ -27.27%	↓ -\$750
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ (9,269)	\$ (520)	↓ -1682.50%	↓ -\$8,749
44	Net Income	\$ 117,277	\$ (15,214)	↑ 870.87%	↑ \$132,490

McAllen Housing Authority - Combined

Month Ending August 31, 2023

Line	Description	YTD 08/31/23	PYR-YTD 08/31/22	% Change	\$ Change
45	Tenant Revenue	\$ 375,864	\$ 327,652	↑ 14.71%	↑ \$48,212
46	Rent Gain / (Loss) on Lease	\$ (29,916)	\$ (25,718)	↓ -16.32%	↓ -\$4,198
47	Rent: Vacancy Loss, Adjust	\$ (14,773)	\$ (15,101)	↑ 2.17%	↑ \$328
48	Rent: Write-offs	\$ -	\$ -		⇒ \$0
49	Net Tenant Revenue	\$ 331,175	\$ 286,833	↑ 15.46%	↑ \$44,342
50	Grant Admin Revenue	\$ 266,133	\$ 207,819	↑ 28.06%	↑ \$58,313
51	Grant - Capital	\$ 39,000	\$ -		↑ \$39,000
52	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
53	Grant - Emergency Housing	\$ 7,923	\$ -		↑ \$7,923
54	Fraud Recovery	\$ 4,028	\$ 1,460	↑ 175.92%	↑ \$2,568
55	Resident Service / Port-in Fee	\$ 18,881	\$ 27,772	↓ -32.01%	↓ -\$8,891
56	Office / Ground Lease	\$ 10,689	\$ 10,589	↑ 0.94%	↑ \$100
57	Interest Income	\$ 5,461	\$ 2,859	↑ 91.01%	↑ \$2,602
58	Other, FSS, Equip. Sale, Reimb	\$ 5,055	\$ 9,443	↓ -46.47%	↓ -\$4,389
59	Total Revenue	\$ 688,344	\$ 546,775	↑ 25.89%	↑ \$141,569
60	Administrative Expenses	\$ 284,479	\$ 272,090	↑ 4.55%	↑ \$12,389
61	Tenant Services	\$ 27,888	\$ 24,365	↑ 14.46%	↑ \$3,523
62	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
63	Utilities Expense	\$ 26,443	\$ 26,485	↓ -0.16%	↓ -\$43
64	Maintenance & Operations	\$ 152,912	\$ 94,105	↑ 62.49%	↑ \$58,807
65	Other General Expenses	\$ 72,344	\$ 55,872	↑ 29.48%	↑ \$16,472
66	Interest Expense	\$ 19,721	\$ 23,965	↓ -17.71%	↓ -\$4,244
67	Depreciation	\$ -	\$ -		⇒ \$0
68	Total Expenses	\$ 583,787	\$ 496,882	↑ 17.49%	↑ \$86,904
69	Operating Income (Loss)	\$ 104,558	\$ 49,893	↑ 109.56%	↑ \$54,665
70	HAP Grant Revenue	\$ 1,441,006	\$ 1,145,877	↑ 25.76%	↑ \$295,129
71	HAP Grant EHV Expenditures	\$ (9,167)	\$ (3,814)	↓ -140.32%	↓ -\$5,352
72	Housing Assistance Payments	\$ (1,379,840)	\$ (1,201,680)	↓ -14.83%	↑ -\$178,161
73	Net Housing Assistance	\$ 51,999	\$ (59,617)	↑ 187.22%	↑ \$111,616
74	Capital Funds - General	\$ -	\$ -		⇒ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		⇒ \$0
77	Replacement Reserves Expend	\$ (10,119)	\$ -		↓ -\$10,119
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure:	\$ (1,092)	\$ -		↓ -\$1,092
80	Developer Fee - Las Palomas	\$ -	\$ -		⇒ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		⇒ \$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ 3,181	↓ -100.00%	↓ -\$3,181
83	Scholarship Fundraising	\$ -	\$ 4,730	↓ -100.00%	↓ -\$4,730
84	Scholarship Expenditures	\$ (15,000)	\$ (7,730)	↓ -94.05%	↓ -\$7,270
85	Transfer In (Out)	\$ -	\$ -		⇒ \$0
86	Total Other Funding	\$ (25,711)	\$ 881	↓ -3019.01%	↓ -\$26,591
87	Net Income	\$ 130,847	\$ (8,843)	↑ 1579.63%	↑ \$139,690

McAllen Housing Authority - Combined

Month Ending August 31, 2023

Line	Description	Current Month 08/31/23	Budget 08/31/23	% Change	\$ Change
88	Tenant Revenue	\$ 187,932	\$ 188,032	↓ -0.05%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (14,572)	\$ (13,984)	↓ -4.20%	↓ -\$588
90	Rent: Vacancy Loss, Adjust	\$ (6,513)	\$ (7,326)	↑ 11.10%	↑ \$813
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 166,847	\$ 166,722	↑ 0.08%	↑ \$125
93	Grant Admin Revenue	\$ 152,704	\$ 120,036	↑ 27.22%	↑ \$32,668
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ 3,891	\$ 3,000	↑ 29.70%	↑ \$891
97	Fraud Recovery	\$ 2,612	\$ 1,323	↑ 97.46%	↑ \$1,289
98	Resident Service / Port-in Fee	\$ 11,150	\$ 15,380	↓ -27.50%	↓ -\$4,230
99	Office / Ground Lease	\$ 6,094	\$ 6,094	↓ 0.00%	↓ \$0
100	Interest Income	\$ 3,847	\$ 3,536	↑ 8.80%	↑ \$311
101	Other Revenue	\$ 1,642	\$ 4,286	↓ -61.70%	↓ -\$2,644
102	Total Revenue	\$ 348,787	\$ 320,376	↑ 8.87%	↑ \$28,411
103	Administrative Expenses	\$ 146,343	\$ 154,416	↓ -5.23%	↓ -\$8,074
104	Tenant Services	\$ 12,562	\$ 16,645	↓ -24.53%	↓ -\$4,083
105	Fundraising Expend. (5K)	\$ 908	\$ 583	↑ 55.64%	↑ \$325
106	Utilities Expense	\$ 13,058	\$ 12,993	↑ 0.50%	↑ \$65
107	Maintenance & Operations	\$ 71,647	\$ 63,036	↑ 13.66%	↑ \$8,612
108	Other General Expenses	\$ 36,293	\$ 38,688	↓ -6.19%	↓ -\$2,395
109	Interest Expense	\$ 9,951	\$ 9,688	↑ 2.71%	↑ \$263
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 290,761	\$ 296,050	↓ -1.79%	↓ -\$5,289
112	Operating Income (Loss)	\$ 58,026	\$ 24,326	↑ 138.54%	↑ \$33,700
113	HAP Grant Revenue	\$ 764,975	\$ 660,175	↑ 15.87%	↑ \$104,800
114	HAP Grant EHV Expenditures	\$ (3,122)	\$ (750)	↓ -316.22%	↓ -\$2,372
115	Housing Assistance Payments	\$ (693,038)	\$ (662,675)	↓ -4.58%	↑ -\$30,363
116	Net Housing Assistance	\$ 68,816	\$ (3,250)	↑ 2217.44%	↑ \$72,066
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (5,769)	\$ (12,500)	↑ 53.85%	↑ \$6,731
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
124	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ -	\$ -		→ \$0
126	Scholarship Expenditures	\$ (3,500)	\$ (3,000)	↓ -16.67%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ (9,269)	\$ (15,500)	↑ 40.20%	↑ \$6,231
129	Net Income	117,573	5,576	↑ 2008.60%	↑ \$111,997

McAllen Housing Authority - Combined

Month Ending August 31, 2023

Line	Description	YTD		YTD - Budget	% Change	\$ Change
		08/31/23	08/31/23			
129	Tenant Revenue	\$ 375,864	\$ 376,064	↓ -0.05%	↓ -\$200	
130	Rent Gain / (Loss) on Lease	\$ (29,916)	\$ (30,018)	↑ 0.34%	↑ \$102	
131	Rent: Vacancy Loss, Adjust	\$ (14,773)	\$ (14,653)	↓ -0.82%	↓ -\$120	
132	Rent: Write-offs	\$ -	\$ -	→	→ \$0	
133	Net Tenant Revenue	\$ 331,175	\$ 331,393	↓ -0.07%	↓ -\$218	
134	Grant Admin Revenue	\$ 266,133	\$ 240,071	↑ 10.86%	↑ \$26,061	
135	Grant - Capital	\$ 39,000	\$ 39,000	→ 0.00%	→ \$0	
136	Grant - Stability / Other	\$ -	\$ -	→	→ \$0	
137	Grant - Emergency Housing	\$ 7,923	\$ 6,000	↑ 32.05%	↑ \$1,923	
138	Fraud Recovery	\$ 4,028	\$ 2,646	↑ 52.25%	↑ \$1,382	
139	Resident Service / Port-in Fee	\$ 18,881	\$ 30,961	↓ -39.02%	↓ -\$12,080	
140	Office / Ground Lease	\$ 10,689	\$ 12,189	↓ -12.31%	↓ -\$1,500	
141	Interest Income	\$ 5,461	\$ 7,070	↓ -22.76%	↓ -\$1,609	
142	Other Revenue	\$ 5,055	\$ 8,370	↓ -39.61%	↓ -\$3,315	
143	Total Revenue	\$ 688,344	\$ 677,701	↑ 1.57%	↑ \$10,644	
144	Administrative Expenses	\$ 284,479	\$ 308,833	↓ -7.89%	↓ -\$24,354	
145	Tenant Services	\$ 27,888	\$ 33,291	↓ -16.23%	↓ -\$5,403	
146	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0	
147	Utilities Expense	\$ 26,443	\$ 25,987	↑ 1.76%	↑ \$456	
148	Maintenance & Operations	\$ 152,912	\$ 126,071	↑ 21.29%	↑ \$26,841	
149	Other General Expenses	\$ 72,344	\$ 77,376	↓ -6.50%	↓ -\$5,032	
150	Interest Expense	\$ 19,721	\$ 19,376	↑ 1.78%	↑ \$346	
151	Depreciation	\$ -	\$ -	→	→ \$0	
152	Total Expenses	\$ 583,787	\$ 590,933	↓ -1.21%	↓ -\$7,147	
153	Operating Income (Loss)	\$ 104,558	\$ 86,767	↑ 20.50%	↑ \$17,791	
154	HAP Grant Revenue	\$ 1,441,006	\$ 1,320,351	↑ 9.14%	↑ \$120,655	
155	HAP Grant EHV Expenditures	\$ (9,167)	\$ -	↓	↓ -\$9,167	
156	Housing Assistance Payments	\$ (1,379,544)	\$ (1,326,851)	↓ -3.97%	↑ -\$52,694	
157	Net Housing Assistance	\$ 52,295	\$ (6,500)	↑ 904.56%	↑ \$58,795	
158	Capital Funds - General	\$ -	\$ -	→	→ \$0	
159	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0	
160	Replacement Reserves Expend	\$ (10,119)	\$ (25,000)	↑ 59.52%	↑ \$14,881	
161	CDBG Grants / Donations	\$ 500	\$ -	↑	↑ \$500	
162	Grant/Donations Expenditure:	\$ (1,092)	\$ -	↓	↓ -\$1,092	
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	\$ (15,000)	\$ (7,167)	↓ -109.30%	↓ -\$7,833	
168	Transfer In (Out)	\$ -	\$ -	→	→ \$0	
169	Total Other Funding	\$ (25,711)	\$ (32,167)	↑ 20.07%	↑ \$6,456	
170	Net Income	\$ 131,143	\$ 48,101	↑ 172.64%	↑ \$83,042	



NOTICE OF REGULAR MEETING

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

Wednesday, September 27, 2023
McAllen Heritage Center | 301 S. Main St. | McAllen, TX 78501
or

via ZOOM Teleconference

<https://us06web.zoom.us/j/84706721501?pwd=z3c7GLkFkxflXHaTKV0Fy1ZY6OAff.1>

Meeting ID: 847 0672 1501

United states: +1 346 248 7799

Passcode: 991635

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of August 23, 2023. Pg.2
3. Non-Action Items:
 - a) Financial Summary Pg. 3-6
 - b) La Vista Financials Pg. 7-16
 - c) Villas at Beaumont UPCS Scoring
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 certify that this Notice of Regular Meeting was posted on **Friday, September 22, 2023, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Facility Corporation and Municipal Government Offices, 1300 Houston Ave., McAllen, TX 78501 in compliance with Chapter 551, Government Code.



The McAllen Housing Facility Corporation

Rodolfo "Rudy" Ramirez, Executive Director

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

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING FACILITY CORPORATION REGULAR BOARD MEETING

Wednesday, August 23, 2023

CALL TO ORDER AND ROLL CALL - The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, August 23, 2023, held via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 12:20 p.m. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Commissioner Ronnie Cruz
Commissioner Marc David Garcia
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Vice Chair Eliseo "Tito" Salinas

Staff: Executive Director Rodolfo "Rudy" Ramirez
Deputy Director Daniel Delgado
Administrative Assistant Adriana Rosas

1. Call Meeting to Order – 12:20 p.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of July 26, 2023. **Chair Elva M. Cerda entertained a motion to approve meeting minutes. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
3. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Cruz made motion; Commissioner Marc David Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:21 p.m.**

Rodolfo "Rudy" Ramirez, Executive Director

McAllen Housing Facility Corporation

Month Ending August 31, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont

Line	Description	Current Month 08/31/23	PY Month 08/31/22	% Change	\$ Change
3	Tenant Revenue	\$ 137,206	\$ 116,178	↑ 18.10%	↑ \$21,028
4	Rent Gain / (Loss) on Lease	\$ (13,018)	\$ (9,800)	↓ -32.84%	↓ -\$3,218
5	Rent: Vacancy Loss	\$ (5,380)	\$ (7,163)	↑ 24.89%	↑ \$1,783
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 118,808	\$ 99,215	↑ 19.75%	↑ \$19,593
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service	\$ 2,488	\$ 3,488	↓ -28.67%	↓ -\$1,000
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ 3,691	\$ 1,351	↑ 173.32%	↑ \$2,341
16	Other Revenue	\$ 1,133	\$ 2,822	↓ -59.86%	↓ -\$1,689
17	Total Revenue	\$ 126,120	\$ 106,875	↑ 18.01%	↑ \$19,245
18	Administrative Expenses	\$ 39,389	\$ 38,700	↑ 1.78%	↑ \$689
19	Tenant Services	\$ 6,149	\$ 10,020	↓ -38.63%	↓ -\$3,871
20	Fundraising Expend	\$ 908	\$ 1,730	↓ -47.52%	↓ -\$822
21	Utilities Expense	\$ 5,456	\$ 6,560	↓ -16.82%	↓ -\$1,103
22	Maintenance & Operations	\$ 40,951	\$ 33,864	↑ 20.93%	↑ \$7,087
23	Other General Expenses	\$ 7,230	\$ 5,481	↑ 31.90%	↑ \$1,749
24	Interest Expense	\$ 9,951	\$ 12,097	↓ -17.74%	↓ -\$2,146
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 110,033	\$ 108,453	↑ 1.46%	↑ \$1,581
27	Operating Income (Loss)	\$ 16,086	\$ (1,578)	↑ 1119.72%	↑ \$17,664
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	Net Housing Assistance	\$ -	\$ -		→ \$0
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (5,244)	\$ -		↓ -\$5,244
35	CDBG Grants / Donations	\$ -	\$ 500	↓ -100.00%	↓ -\$500
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ 1,730	↓ -100.00%	
41	Scholarship Expenditures	\$ (3,500)	\$ (2,750)	↓ -27.27%	↓ -\$750
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ (8,744)	\$ (520)	↓ -1581.54%	↓ -\$8,224
44	Net Income	7,342	(2,098)	↑ 450.05%	↑ \$9,440

McAllen Housing Facility Corporation

Sunset Gardens
Orchid Apartments
Villas at Beaumont

Month Ending August 31, 2023

Line	Description	YTD 08/31/23	PYR-YTD 08/31/22	% Change	\$ Change
45	Tenant Revenue	\$ 274,412	\$ 232,356	↑ 18.10%	↑ \$42,056
46	Rent Gain / (Loss) on Lease	\$ (26,319)	\$ (20,880)	↓ -26.05%	↓ -\$5,439
47	Rent: Vacancy Loss, Write-off	\$ (11,560)	\$ (13,133)	↑ 11.98%	↑ \$1,573
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 236,533	\$ 198,343	↑ 19.25%	↑ \$38,190
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	\$ 4,975	\$ 6,975	↓ -28.67%	↓ -\$2,000
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ 5,151	\$ 2,700	↑ 90.74%	↑ \$2,450
58	Other Revenue	\$ 3,561	\$ 7,685	↓ -53.67%	↓ -\$4,124
59	Total Revenue	\$ 250,220	\$ 215,703	↑ 16.00%	↑ \$34,516
60	Administrative Expenses	\$ 71,759	\$ 73,541	↓ -2.42%	↓ -\$1,781
61	Tenant Services	\$ 13,683	\$ 16,264	↓ -15.87%	↓ -\$2,580
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 11,310	\$ 12,352	↓ -8.44%	↓ -\$1,043
64	Maintenance & Operations	\$ 85,016	\$ 63,005	↑ 34.93%	↑ \$22,011
65	Other General Expenses	\$ 14,265	\$ 10,512	↑ 35.69%	↑ \$3,752
66	Interest Expense	\$ 19,721	\$ 23,965	↓ -17.71%	↓ -\$4,244
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 215,754	\$ 199,640	↑ 8.07%	↑ \$16,114
69	Operating Income (Loss)	\$ 34,465	\$ 16,063	↑ 114.56%	↑ \$18,402
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ -	\$ -		↑ \$0
73	Net Housing Assistance	\$ -	\$ -		→ \$0
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (9,594)	\$ -		↓ -\$9,594
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure:	\$ (1,092)	\$ -		↓ -\$1,092
80	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ -	\$ 4,730	↓ -100.00%	↓ -\$4,730
84	Scholarship Expenditures	\$ (15,000)	\$ (7,730)	↓ -94.05%	↓ -\$7,270
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (25,186)	\$ (2,300)	↓ -995.03%	↓ -\$22,886
87	Net Income	9,280	13,763	↓ -32.58%	↓ -\$4,484

McAllen Housing Facility Corporation

Sunset Gardens
Orchid Apartments
Villas at Beaumont

Month Ending August 31, 2023

Line	Description	Current Month 08/31/23	Budget 08/31/23	% Change	\$ Change
88	Tenant Revenue	\$ 137,206	\$ 137,306	↓ -0.07%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (13,018)	\$ (12,984)	↓ -0.26%	↓ -\$34
90	Rent: Vacancy Loss, Write-off	\$ (5,380)	\$ (6,224)	↑ 13.56%	↑ \$844
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 118,808	\$ 118,098	↑ 0.60%	↑ \$710
93	Grant Admin Revenue	\$ -	\$ -		→ \$0
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ -	\$ -		→ \$0
97	Fraud Recovery	\$ -	\$ -		→ \$0
98	Resident Service	\$ 2,488	\$ 2,015	↑ 23.45%	↑ \$473
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ 3,691	\$ 3,243	↑ 13.81%	↑ \$448
101	Other Revenue	\$ 1,133	\$ 2,630	↓ -56.93%	↓ -\$1,497
102	Total Revenue	\$ 126,120	\$ 125,987	↑ 0.11%	↑ \$133
103	Administrative Expenses	\$ 39,389	\$ 35,132	↑ 12.12%	↑ \$4,257
104	Tenant Services	\$ 6,149	\$ 8,042	↓ -23.54%	↓ -\$1,893
105	Fundraising Expend. (5K)	\$ 908	\$ 583	↑ 55.64%	↑ \$325
106	Utilities Expense	\$ 5,456	\$ 6,112	↓ -10.73%	↓ -\$656
107	Maintenance & Operations	\$ 40,951	\$ 38,501	↑ 6.36%	↑ \$2,450
108	Other General Expenses	\$ 7,230	\$ 7,907	↓ -8.57%	↓ -\$678
109	Interest Expense	\$ 9,951	\$ 9,688	↑ 2.71%	↑ \$263
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 110,033	\$ 105,965	↑ 3.84%	↑ \$4,068
112	Operating Income (Loss)	\$ 16,086	\$ 20,022	↓ -19.66%	↓ -\$3,935
113	HAP Grant Revenue	\$ -	\$ -		→ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
115	Housing Assistance Payments	\$ -	\$ -		↑ \$0
116	Net Housing Assistance	\$ -	\$ -		→ \$0
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (5,244)	\$ (9,000)	↑ 41.73%	↑ \$3,756
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ -	\$ -		→ \$0
126	Scholarship Expenditures	\$ (3,500)	\$ (3,000)	↓ -16.67%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ (8,744)	\$ (12,000)	↑ 27.13%	↑ \$3,256
129	Net Income	7,342	\$ 8,022	↓ -8.47%	↓ -\$679

McAllen Housing Facility Corporation

Sunset Gardens
Orchid Apartments
Villas at Beaumont

Month Ending August 31, 2023

Line	Description	YTD 08/31/23	YTD - Budget 08/31/23	% Change	\$ Change
129	Tenant Revenue	\$ 274,412	\$ 274,612	↓ -0.07%	↓ -\$200
130	Rent Gain / (Loss) on Lease	\$ (26,319)	\$ (27,718)	↑ 5.05%	↑ \$1,399
131	Rent: Vacancy Loss, Write-off	\$ (11,560)	\$ (12,448)	↑ 7.13%	↑ \$888
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Total Revenue	\$ 236,533	\$ 234,447	↑ 0.89%	↑ \$2,087
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	\$ 4,975	\$ 4,030	↑ 23.45%	↑ \$945
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 5,151	\$ 6,487	↓ -20.60%	↓ -\$1,336
142	Other Revenue	\$ 3,561	\$ 5,261	↓ -32.31%	↓ -\$1,700
143	Total Revenue	\$ 250,220	\$ 250,224	↓ 0.00%	↓ -\$4
144	Administrative Expenses	\$ 71,759	\$ 70,264	↑ 2.13%	↑ \$1,495
145	Tenant Services	\$ 13,683	\$ 16,084	↓ -14.93%	↓ -\$2,401
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 11,310	\$ 12,224	↓ -7.48%	↓ -\$914
148	Maintenance & Operations	\$ 85,016	\$ 77,001	↑ 10.41%	↑ \$8,014
149	Other General Expenses	\$ 14,265	\$ 15,815	↓ -9.80%	↓ -\$1,550
150	Interest Expense	\$ 19,721	\$ 19,376	↑ 1.78%	↑ \$346
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 215,754	\$ 210,764	↑ 2.37%	↑ \$4,990
153	Operating Income (Loss)	\$ 34,465	\$ 39,460	↓ -12.66%	↓ -\$4,995
154	HAP Grant Revenue	\$ -	\$ -		→ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	Net Housing Assistance	\$ -	\$ -		→ \$0
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ (9,594)	\$ (18,000)	↑ 46.70%	↑ \$8,406
161	CDBG Grants / Donations	\$ 500	\$ -		↑ \$500
162	Grant/Donations Expenditure:	\$ (1,092)	\$ -		↓ -\$1,092
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	\$ (15,000)	\$ (7,167)	↓ -109.30%	↓ -\$7,833
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (25,186)	\$ (25,167)	↓ -0.08%	↓ -\$19
170	Net Income	9,280	\$ 14,293	↓ -35.08%	↓ -\$5,014

Balance Sheet

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

Current Balance

10000000	ASSETS	
10010000	CURRENT ASSETS	
11000000	CASH	
11200000	Cash - Operating	170,484.50
11700000	Cash - Security Deposits	14,743.54
11910000	Cash - Partnership Money Market	115,683.70
11999999	TOTAL CASH	300,911.74
12000000	ACCOUNTS RECEIVABLE	
12100000	Receivable - Tenants	13,459.85
12300000	HAP Accounts Receivable	5,097.00
12500000	HAP Suspense Receivable	513.00
12999999	TOTAL ACCOUNTS RECEIVABLE	19,069.85
13000000	PREPAID EXPENSES	
13100000	Prepaid Insurance	3,276.70
13300000	Prepaid Payroll	3,987.05
13400000	Prepaid Other	305,106.39
13999999	TOTAL PREPAID EXPENSES	312,370.14
14000000	RESTRICTED FUNDS	
14100000	Replacement Reserve	168,604.18
14400000	Insurance Escrow	64,561.11
14999999	TOTAL RESTRICTED FUNDS	233,165.29
15999999	TOTAL CURRENT ASSETS	865,517.02
16000000	LONG TERM ASSETS	
16010000	PROPERTY	
16100000	LAND AND BUILDINGS	
16130000	Building	1,288,588.73
16199999	TOTAL LAND AND BUILDINGS	1,288,588.73
16200000	LAND IMPROVEMENTS	
16210000	Land Improvements	540,000.00
16280000	General Land Improvements	52,020.00
16299999	TOTAL LAND IMPROVEMENTS	592,020.00
16400000	FURNITURE FIXTURES AND EQUIPMENT	
16410000	Furniture Fixtures and Equipment	26,245.77
16420000	Equipment	126,726.19
16499999	TOTAL FURNITURE FIXTURES AND EQUIPMENT	152,971.96

Balance Sheet

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

Current Balance

16700000	ACCUMULATED DEPRECIATION	
16710000	Accumulated Depreciation	-956,016.74
16799999	TOTAL ACCUMULATED DEPRECIATION	-956,016.74
16999998	TOTAL PROPERTY	1,077,563.95
16999999	TOTAL LONG TERM ASSETS	1,077,563.95
17000000	OTHER ASSETS	
17100000	DEFERRED COSTS	
17110000	Financing Costs	186,947.00
17130000	Tax Credit Fees	17,697.00
17150000	Accumulated Amortization	-94,317.84
17151000	Accumulated Amortization Tax Credit Fees	-16,705.60
17199999	TOTAL DEFERRED COSTS	93,620.56
17999999	TOTAL OTHER ASSETS	93,620.56
19999999	TOTAL ASSETS	2,036,701.53
20000000	LIABILITIES AND EQUITY	
20010000	LIABILITIES	
20020000	CURRENT LIABILITIES	
21000000	ACCOUNTS PAYABLE	
21100000	Accounts Payable	5,923.27
21999999	TOTAL ACCOUNTS PAYABLE	5,923.27
22000000	ACCRUED EXPENSES	
22200000	Accrued Ground Lease	2,488.00
22400000	Interest Payable -Mortgage	6,522.44
22999999	TOTAL ACCRUED EXPENSES	9,010.44
23000000	DEFERRED INCOME	
23100000	Rent Prepayment Liability	14,096.33
23300000	HAP Repayment	-482.00
23750000	Unclaimed Security Deposit Refunds	12.00
23800000	HAP Suspense Clearing	630.00
23999999	TOTAL DEFERRED INCOME	14,256.33
24000000	DEPOSITS HELD	
24100000	Tenant Security Deposit	11,940.00
24999999	TOTAL DEPOSITS HELD	11,940.00
25000000	OTHER CURRENT LIABILITIES	
25500000	Partnership Management Fee	182,089.82

Balance Sheet

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

Current Balance

25999998	TOTAL OTHER CURRENT LIABILITIES	182,089.82
25999999	TOTAL CURRENT LIABILITIES	223,219.86
26000000	LONG TERM LIABILITIES	
26100000	LONG TERM DEBT	
26130000	Mortgage Note Payable	998,155.72
26199999	TOTAL LONG TERM DEBT	998,155.72
26999998	TOTAL LONG TERM LIABILITIES	998,155.72
29999999	TOTAL LIABILITIES	1,221,375.58
30000000	EQUITY	
31000000	CAPITAL	
31100000	Partner Capital	1,195,664.00
31500000	Partner Contributions	100.00
31999999	TOTAL CAPITAL	1,195,764.00
32000000	RETAINED EARNINGS	
32100000	Retained Earnings	-81,565.37
32200000	Retained Earnings Prior Years	-298,872.68
32999999	TOTAL RETAINED EARNINGS	-380,438.05
33000000	TOTAL EQUITY	815,325.95
39999999	TOTAL LIABILITIES AND EQUITY	2,036,701.53
99999999	TOTAL OF ALL	0.00

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note	
4000000	INCOME										
40010000	OPERATING INCOME										
40020000	REVENUE										
40030000	RENTS										
42000000	RESIDENTIAL RENT COLLECTED										
42100000	GROSS POTENTIAL RENT										
42110000	Gross Potential Rent	37,456.00	36,998.32	457.68	1.24	297,059.00	294,154.96	2,904.04	0.99	442,148.24	
42199999	TOTAL GROSS POTENTIAL RENT	37,456.00	36,998.32	457.68	1.24	297,059.00	294,154.96	2,904.04	0.99	442,148.24	
42292000	Utility Reimbursements Recovery	-24.00	0.00	-24.00	N/A	358.00	0.00	358.00	N/A	0.00	
42910000	Less: Vacancy Loss	-3,348.00	-1,109.95	-2,238.05	-201.64	-29,027.17	-8,824.65	-20,202.52	-228.93	-13,264.45	lavista: 4 Vacant units
42940000	Less: Write Offs	-535.00	-184.99	-350.01	-189.20	-17,032.66	-1,470.77	-15,561.89	-1,058.08	-2,210.73	lavista: Bad debt 3 families
42999998	TOTAL RESIDENTIAL RENT COLLECTED	33,549.00	35,703.38	-2,154.38	-6.03	251,357.17	283,859.54	-32,502.37	-11.45	426,673.06	
42999999	TOTAL RENTS	33,549.00	35,703.38	-2,154.38	-6.03	251,357.17	283,859.54	-32,502.37	-11.45	426,673.06	
43000000	OTHER INCOME										
43100000	Application Fee Income	0.00	0.00	0.00	N/A	-76.00	0.00	-76.00	N/A	0.00	
43600000	Cleaning / Damage Income	-2,306.66	83.33	-2,389.99	-2,868.10	-2,668.50	666.64	-3,335.14	-500.29	999.96	
43910000	Forfeited Security Deposits	0.00	0.00	0.00	N/A	-33.00	0.00	-33.00	N/A	0.00	
43930000	Late Fee Income	296.00	166.67	129.33	77.60	1,190.00	1,333.36	-143.36	-10.75	2,000.04	
43940000	Laundry Income	0.00	100.00	-100.00	-100.00	190.61	800.00	-609.39	-76.17	1,200.00	
43950000	Lease Termination Income	0.00	0.00	0.00	N/A	-1,636.00	0.00	-1,636.00	N/A	0.00	
43960000	Lock / Key Income	0.00	5.00	-5.00	-100.00	-25.00	40.00	-65.00	-162.50	60.00	
43992000	Pet Fee	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00	
43995000	ResidentUtilityIncome	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00	
43996000	Utility/Phone/CableCommissions	65.00	0.00	65.00	N/A	65.00	0.00	65.00	N/A	0.00	
43999000	InterestIncome	235.58	12.50	223.08	1,784.64	1,595.26	100.00	1,495.26	1,495.26	150.00	
43999945	Eviction Fees	0.00	25.00	-25.00	-100.00	-75.00	200.00	-275.00	-137.50	300.00	

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
43999999	TOTAL OTHER INCOME	-1,710.08	417.50	-2,127.58	-509.60	-1,322.63	3,340.00	-4,662.63	-139.60	5,010.00	lavista: Additional income not met due to cleaning / damaged fees reversed at move out
59999999	TOTAL REVENUE	31,838.92	36,120.88	-4,281.96	-11.85	250,034.54	287,199.54	-37,165.00	-12.94	431,683.06	
60010000	OPERATING EXPENSES										
61000000	CONTROLLABLE EXPENSES										
61100000	ADMINISTRATIVE EXPENSES										
61110000	Answering Service	55.00	55.00	0.00	0.00	440.00	440.00	0.00	0.00	660.00	
61120000	Bank Fees	118.56	100.00	-18.56	-18.56	993.72	800.00	-193.72	-24.22	1,200.00	
61130000	Computer Costs	348.00	348.00	0.00	0.00	2,784.00	2,784.00	0.00	0.00	4,176.00	
61140000	Credit Services	72.62	116.00	43.38	37.40	770.90	928.00	157.10	16.93	1,392.00	
61160000	Dues / Licenses / Permits	0.00	47.08	47.08	100.00	0.00	376.64	376.64	100.00	564.96	
61170000	State Compliance Fees	320.00	0.00	-320.00	N/A	1,280.00	0.00	-1,280.00	N/A	1,920.00	lavista: Jul & Aug accruals
61180000	Employee Training / Education	350.00	50.00	-300.00	-600.00	700.00	400.00	-300.00	-75.00	600.00	lavista: Maintenance UPCS Training double billed expecting full refund
61191000	Furniture / Equipment Rental	123.35	121.00	-2.35	-1.94	980.00	968.00	-12.00	-1.24	1,452.00	
61192000	Miscellaneous	0.00	12.50	12.50	100.00	0.00	100.00	100.00	100.00	150.00	
61194000	Meals and Entertainment	106.29	30.00	-76.29	-254.30	235.87	240.00	4.13	1.72	450.00	lavista: MOR Pre -Audit Inspection meals
61195000	Travel	1,004.93	50.00	-954.93	-1,909.86	1,450.08	400.00	-1,050.08	-262.52	600.00	lavista: MOR Pre -Audit Inspection rental car and hotel stay
61199000	Office Supplies	244.95	96.00	-148.95	-155.16	435.41	768.00	332.59	43.31	1,152.00	lavista: Copy paper, legal file folders, and toilet tissue
61199300	Postage / Delivery	45.39	33.33	-12.06	-36.18	254.83	266.64	11.81	4.43	399.96	lavista: Corporate mail
61199700	Telephone / Internet	360.55	410.00	49.45	12.06	3,203.67	3,280.00	76.33	2.33	4,920.00	
61199800	Uniforms	0.00	66.67	66.67	100.00	148.15	533.36	385.21	72.22	800.04	
61199930	Recruiting	0.00	6.67	6.67	100.00	0.00	53.36	53.36	100.00	80.04	

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61199990	Extraordinary COVID	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
61199999	TOTAL ADMINISTRATIVE EXPENSES	3,149.64	1,567.25	-1,582.39	-100.97	13,676.63	12,538.00	-1,138.63	-9.08	20,817.00	
61200000	MARKETING AND LEASING										
61260000	Market Analysis	26.40	26.40	0.00	0.00	211.20	211.20	0.00	0.00	316.80	
61270000	Advertising	138.10	159.08	20.98	13.19	1,310.80	1,272.64	-38.16	-3.00	1,908.96	
61290000	Programs and Promotions	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00	
61299999	TOTAL MARKETING AND LEASING	164.50	235.48	70.98	30.14	1,522.00	1,883.84	361.84	19.21	2,825.76	
61300000	MANAGEMENT FEES										
61310000	Management Fees	1,601.49	1,986.65	385.16	19.39	15,171.99	15,796.00	624.01	3.95	23,742.60	
61399999	TOTAL MANAGEMENT FEES	1,601.49	1,986.65	385.16	19.39	15,171.99	15,796.00	624.01	3.95	23,742.60	
61400000	PAYROLL EXPENSES										
61410000	Management Salaries	2,180.76	4,846.18	2,665.42	55.00	20,304.79	29,077.10	8,772.31	30.17	42,000.26	
61420000	Maintenance Wages	5,639.13	4,788.00	-851.13	-17.78	32,313.80	28,728.00	-3,585.80	-12.48	41,496.00	
61450000	Bonuses	552.42	0.00	-552.42	N/A	552.42	1,252.44	700.02	55.89	2,504.88	
61460000	Payroll Service Fees	437.48	427.20	-10.28	-2.41	2,682.92	2,563.20	-119.72	-4.67	3,702.40	
61470000	Employee Insurance	0.00	713.08	713.08	100.00	1,772.01	4,278.44	2,506.43	58.58	6,179.96	
61480000	Payroll Taxes	639.90	867.08	227.18	26.20	4,983.42	5,202.46	219.04	4.21	7,514.66	
61490000	Workers Comp Insurance	423.02	349.84	-73.18	-20.92	2,332.41	2,099.06	-233.35	-11.12	3,031.98	
61491000	401k Company Match	0.00	18.46	18.46	100.00	0.00	110.78	110.78	100.00	160.02	
61499999	TOTAL PAYROLL EXPENSES	9,872.71	12,009.84	2,137.13	17.79	64,941.77	73,311.48	8,369.71	11.42	106,590.16	
61590000	REPAIRS AND MAINTENANCE										
61592500	Small Tools	115.23	25.00	-90.23	-360.92	869.21	200.00	-669.21	-334.60	300.00	lavista: 2 Drill bit sets and 1 LED light pod
61592600	Janitorial Supplies	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00	
61592800	Appliance Supplies	192.58	100.00	-92.58	-92.58	1,722.13	800.00	-922.13	-115.27	1,200.00	lavista: 1 garbage disposal and drip bowls
61594000	Window Repairs	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
61596000	Electrical Repairs	49.71	200.00	150.29	75.14	2,217.39	1,600.00	-617.39	-38.59	2,400.00	
61597000	Exterior Repairs	0.00	100.00	100.00	100.00	1,350.44	800.00	-550.44	-68.81	1,200.00	

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61598000	HVAC Repairs	325.93	250.00	-75.93	-30.37	2,375.57	2,000.00	-375.57	-18.78	3,000.00	lavista: Oxygen tank refill, 6 thermostats, capacitor, and 1 air condenser motor
61599000	Fire Extinguishers	0.00	58.75	58.75	100.00	0.00	470.00	470.00	100.00	705.00	
61599200	Interior Repairs	160.76	50.00	-110.76	-221.52	1,785.42	400.00	-1,385.42	-346.36	600.00	lavista: Door hinges, privacy doorknobs, and wood filler
61599300	Light Bulbs	0.00	50.00	50.00	100.00	311.80	400.00	88.20	22.05	600.00	
61599500	Parking Lot Repairs	0.00	20.83	20.83	100.00	0.00	166.64	166.64	100.00	249.96	
61599600	Gate / Fence Repairs	0.00	75.00	75.00	100.00	0.00	600.00	600.00	100.00	900.00	
61599700	Plumbing Repairs / Supplies	508.07	216.67	-291.40	-134.49	3,658.39	1,733.36	-1,925.03	-111.06	2,600.04	lavista: 4 shower cartridges, 4 shower faucets and 2 drain openers
61599950	Common Area/Playground Equipment	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00	
61599999	TOTAL REPAIRS AND MAINTENANCE	1,352.28	1,246.25	-106.03	-8.51	14,290.35	9,970.00	-4,320.35	-43.33	14,955.00	
61600000	UNIT PREPARATION										
61620000	Unit Prep: Carpet Cleaning / Repairs	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00	
61630000	Unit Prep: Cleaning Supplies	48.84	15.00	-33.84	-225.60	1,038.37	120.00	-918.37	-765.31	180.00	lavista: Mop and bucket
61640000	Unit Prep: Cleaning Contractors	347.04	41.67	-305.37	-732.83	2,312.80	333.36	-1,979.44	-593.78	500.04	lavista: Make ready unit 8 full cleaning and trash out
61670000	Unit Prep: Doors / Locks / Keys	0.00	50.00	50.00	100.00	498.25	400.00	-98.25	-24.56	600.00	
61691000	Unit Prep: Paint / Wallpaper	387.07	200.00	-187.07	-93.54	2,996.54	1,600.00	-1,396.54	-87.28	2,400.00	lavista: 15 gallons interior paint and 1-gallon exterior paint
61692000	Unit Prep: Painting Contractors	795.00	158.33	-636.67	-402.12	4,510.00	1,266.64	-3,243.36	-256.06	1,899.96	lavista: Make ready unit 8 3x2 full paint
61693000	Unit Prep: Window Treatments	0.00	75.00	75.00	100.00	918.46	600.00	-318.46	-53.08	900.00	
61699999	TOTAL UNIT PREPARATION	1,577.95	590.00	-987.95	-167.45	12,274.42	4,720.00	-7,554.42	-160.05	7,080.00	
61700000	CONTRACT SERVICES										
61740000	Landscape Maintenance	800.00	950.00	150.00	15.79	6,958.25	7,600.00	641.75	8.44	11,400.00	

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
61750000	Resident Services Contract	1,000.00	1,000.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	12,000.00	
61770000	Other Contract Services	400.00	225.00	-175.00	-77.78	900.00	1,800.00	900.00	50.00	2,700.00	lavista: Natural Gas Inspection fee
61780000	Pest Control	216.50	200.00	-16.50	-8.25	1,894.37	1,600.00	-294.37	-18.40	2,400.00	
61793000	Compliance Monitoring	260.00	260.00	0.00	0.00	2,080.00	2,080.00	0.00	0.00	3,120.00	
61799999	TOTAL CONTRACT SERVICES	2,676.50	2,635.00	-41.50	-1.58	19,832.62	21,080.00	1,247.38	5.92	31,620.00	
61800000	UTILITIES										
61810000	Electricity - CommonArea	664.87	474.76	-190.11	-40.04	3,304.14	3,798.08	493.94	13.00	5,697.12	lavista: Buildings 1-6, laundry and property sign 07/21/2023-08/20/2023
61820000	Electricity - Office	171.75	0.00	-171.75	N/A	1,228.85	0.00	-1,228.85	N/A	0.00	lavista: Office usage 7/21/2023-08/20/2023
61830000	Electricity - Vacant	0.00	50.40	50.40	100.00	54.32	403.20	348.88	86.53	604.80	
61850000	Gas - CommonArea	293.78	518.24	224.46	43.31	4,047.72	4,145.92	98.20	2.37	6,218.88	
61880000	Water and Sewer	1,108.92	748.68	-360.24	-48.12	6,753.20	5,989.44	-763.76	-12.75	8,984.16	lavista: Water meter and sewer fees 07/13/2023-08/13/2023
61890000	Trash Removal	739.07	739.08	0.01	0.00	5,864.22	5,912.64	48.42	0.82	8,868.96	
61899999	TOTAL UTILITIES	2,978.39	2,531.16	-447.23	-17.67	21,252.45	20,249.28	-1,003.17	-4.95	30,373.92	
61900000	TAXES AND INSURANCE										
61910000	Property and Liability Insurance	1,638.35	1,638.35	0.00	0.00	13,106.80	13,106.80	0.00	0.00	19,922.34	
61920000	Fidelity Bond	0.00	0.00	0.00	N/A	319.20	0.00	-319.20	N/A	319.20	
61930000	Insurance Admin Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00	
61999996	TOTAL TAXES AND INSURANCE	1,638.35	1,638.35	0.00	0.00	13,426.00	13,106.80	-319.20	-2.44	20,841.54	
61999997	TOTAL CONTROLLABLE EXPENSES	25,011.81	24,439.98	-571.83	-2.34	176,388.23	172,655.40	-3,732.83	-2.16	258,845.98	
61999998	TOTAL OPERATING EXPENSES	25,011.81	24,439.98	-571.83	-2.34	176,388.23	172,655.40	-3,732.83	-2.16	258,845.98	
61999999	NET OPERATING INCOME	6,827.11	11,680.90	-4,853.79	-41.55	73,646.31	114,544.14	-40,897.83	-35.70	172,837.08	
62000000	NON-CONTROLLABLE EXPENSE										

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
6210000	INTEREST EXPENSE										
62110000	Mortgage Interest	6,397.36	6,175.75	-221.61	-3.59	50,640.64	49,905.88	-734.76	-1.47	74,425.90	
62125000	Ground Lease	311.00	311.00	0.00	0.00	2,488.00	2,488.00	0.00	0.00	3,732.00	
62199999	TOTAL INTEREST EXPENSE	6,708.36	6,486.75	-221.61	-3.42	53,128.64	52,393.88	-734.76	-1.40	78,157.90	
6510000	PARTNERSHIP EXPENSES										
65170000	Audit Fees	0.00	0.00	0.00	N/A	5,000.00	5,250.00	250.00	4.76	5,250.00	
65192000	Inspections	0.00	0.00	0.00	N/A	400.00	400.00	0.00	0.00	400.00	
65199100	Partnership Management Fee	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	14,631.15	
65199200	Investor Services Fee	0.00	0.00	0.00	N/A	0.00	3,524.48	3,524.48	100.00	3,524.48	
65199999	TOTAL PARTNERSHIP EXPENSES	0.00	0.00	0.00	N/A	5,400.00	9,174.48	3,774.48	41.14	23,805.63	
65999999	TOTAL NON-CONTROLLABLE EXPENSES	6,708.36	6,486.75	-221.61	-3.42	58,528.64	61,568.36	3,039.72	4.94	101,963.53	
6610000	REPLACEMENT RESERVE EXPENDITURES										
66140000	Fence/AccessGate	0.00	0.00	0.00	N/A	780.00	0.00	-780.00	N/A	0.00	
66150000	Landscape Upgrade	0.00	0.00	0.00	N/A	600.00	300.00	-300.00	-100.00	700.00	
66191000	Sidewalks	0.00	500.00	500.00	100.00	4,040.00	1,500.00	-2,540.00	-169.33	2,000.00	
66193000	Doors/Locks	0.00	700.00	700.00	100.00	3,199.82	4,900.00	1,700.18	34.70	7,000.00	
66194000	Electrical Replacement	0.00	0.00	0.00	N/A	7,603.68	900.00	-6,703.68	-744.85	1,500.00	
66195000	Exterior Replacements	0.00	0.00	0.00	N/A	7,762.00	3,300.00	-4,462.00	-135.21	4,500.00	
66196000	Painting	0.00	583.33	583.33	100.00	0.00	2,333.32	2,333.32	100.00	3,500.48	
66197000	Plumbing	1,662.50	1,500.00	-162.50	-10.83	9,919.08	18,000.00	8,080.92	44.89	18,000.00	lavista: 5 Drain clean outs replaced and Unit 33 sewage drain line flushed out
66198000	Guttering	0.00	0.00	0.00	N/A	2,109.30	1,500.00	-609.30	-40.62	1,500.00	
66199000	Windows/Screens/Blinds	0.00	0.00	0.00	N/A	307.75	350.00	42.25	12.07	700.00	
66199100	Patio/Balcony/Landings	2,300.00	0.00	-2,300.00	N/A	5,975.00	1,600.00	-4,375.00	-273.44	3,500.00	lavista: MOR Inspection unit 8 balcony concrete floor replaced
66199200	Roof	0.00	0.00	0.00	N/A	15,257.00	0.00	-15,257.00	N/A	0.00	
66199300	Interior Replacements	0.00	0.00	0.00	N/A	3,945.86	4,500.00	554.14	12.31	4,500.00	
66199400	Cabinets/Countertops	0.00	0.00	0.00	N/A	1,157.39	0.00	-1,157.39	N/A	0.00	

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

Notes: lavista: 96% Occupied, 2 vacant units; lavista: Physical Occupancy 96% Vacant Units 2 Economic Occupancy 90%;

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	Note
66199500	Appliances	4,178.67	1,000.00	-3,178.67	-317.87	14,045.67	7,000.00	-7,045.67	-100.65	8,000.00	lavista: Units 7, 8, 17, 20, and 21 fridge replaced
66199600	Flooring	0.00	1,300.00	1,300.00	100.00	3,797.32	3,900.00	102.68	2.63	6,500.00	
66199700	OfficeFurniture/Equipment	0.00	0.00	0.00	N/A	0.00	1,200.00	1,200.00	100.00	1,200.00	
66199900	Tools/MaintenanceEquipment	0.00	0.00	0.00	N/A	1,808.17	1,200.00	-608.17	-50.68	1,200.00	
66199910	Water Heaters	1,753.58	0.00	-1,753.58	N/A	6,455.63	4,500.00	-1,955.63	-43.46	4,500.00	lavista: Unit 17 and 33 water heaters replaced
66199920	HVAC	1,553.80	1,000.00	-553.80	-55.38	7,919.37	3,700.00	-4,219.37	-114.04	3,700.00	lavista: Unit 44 air handler and condensing unit replaced
66199998	TOTAL REPLACEMENT RESERVE EXPENDITURES	11,448.55	6,583.33	-4,865.22	-73.90	96,683.04	60,683.32	-35,999.72	-59.32	72,500.48	
66199999	TOTAL NON-OPERATING EXPENSES	18,156.91	13,070.08	-5,086.83	-38.92	155,211.68	122,251.68	-32,960.00	-26.96	174,464.01	
99900000	NET INCOME	-11,329.80	-1,389.18	-9,940.62	-715.57	-81,565.37	-7,707.54	-73,857.83	-958.25	-1,626.93	



NOTICE OF REGULAR MEETING

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

Wednesday, September 27, 2023
McAllen Heritage Center | 301 S. Main St. | McAllen, TX 78501

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/84706721501?pwd=z3c7GLkFkxflHaTKV0Fy1ZY6OAflf.1>

Meeting ID: 847 0672 1501

United states: +1 346 248 7799

Passcode: 991635

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 August 23, 2023. **Pg. 2**
- 3. Non-Action Items:
 - a) Financial Summary **Pg. 3-6**
- 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 an open session.

I certify that the Notice of Regular Meeting was posted on **Friday, August 22, 2023, at or before 12:00 p.m.** at the McAllen Housing Development Corporation and Municipal Government Offices., 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551, Government Code.



MCALLEN HOUSING DEVELOPMENT CORPORATION

Rodolfo "Rudy" Ramirez, Executive Director

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

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING DEVELOPMENT CORPORATION REGULAR BOARD MEETING

Wednesday, August 23, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, August 23, 2023, held via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 12:21 p.m. Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Commissioner Ronnie Cruz
Commissioner Marc David Garcia
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Vice Chair Eliseo “Tito” Salinas

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

1. Call Meeting to Order – 12:21 p.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of July 26, 2023. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Marc David Garcia made a motion to approve; Commissioner Ronnie Cruz second the motion. Motion carried unanimously.**
3. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Curz made motion; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:22 PM.**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Development Corporation

Month Ending August 31, 2023

Hibiscus
Vine Terrace

Line	Description	Current Month 08/31/23	PY Month 08/31/22	% Change	\$ Change
3	Tenant Revenue	\$ 50,726	\$ 47,648	↑ 6.46%	↑ \$3,078
4	Rent Gain / (Loss) on Lease	\$ (1,554)	\$ (2,000)	↑ 22.30%	↑ \$446
5	Rent: Vacancy Loss, Write-off	\$ (1,133)	\$ (634)	↓ -78.71%	↓ -\$499
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 48,039	\$ 45,014	↑ 6.72%	↑ \$3,025
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ 0	\$ -		→ \$0
16	Other Revenue	\$ 25	\$ 215	↓ -88.37%	↓ -\$190
17	Total Revenue	\$ 48,064	\$ 45,229	↑ 6.27%	↑ \$2,835
18	Administrative Expenses	\$ 11,551	\$ 8,843	↑ 30.62%	↑ \$2,708
19	Tenant Services	\$ 574	\$ -		↑ \$574
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 1,950	\$ 2,257	↓ -13.60%	↓ -\$307
22	Maintenance & Operations	\$ 17,523	\$ 7,155	↑ 144.92%	↑ \$10,369
23	Other General Expenses	\$ 6,327	\$ 4,909	↑ 28.90%	↑ \$1,418
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 37,925	\$ 23,163	↑ 63.73%	↑ \$14,762
27	Operating Income (Loss)	\$ 10,139	\$ 22,066	↓ -54.05%	↓ -\$11,926
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	Net Housing Assistance	\$ -	\$ -		→ \$0
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
34	Replacement Reserves Exp	\$ (525)	\$ -		↓ -\$525
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ (525)	\$ -		↓ -\$525
44	Net Income	9,614	22,066	↓ -56.43%	↓ -\$12,451

McAllen Housing Development Corporation

Month Ending August 31, 2023

Hibiscus
Vine Terrace

Line	Description	YTD 08/31/23	PYR-YTD 08/31/22	% Change	\$ Change
45	Tenant Revenue	\$ 101,452	\$ 95,296	↑ 6.46%	↑ \$6,156
46	Rent Gain / (Loss) on Lease	\$ (3,597)	\$ (4,838)	↑ 25.65%	↑ \$1,241
47	Rent: Vacancy Loss, Write-off	\$ (3,213)	\$ (1,968)		↓ -\$1,245
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 94,642	\$ 88,490	↑ 6.95%	↑ \$6,152
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	\$ -		→ \$0
58	Other Revenue	\$ 677	\$ 515	↑ 31.45%	↑ \$162
59	Total Revenue	\$ 95,319	\$ 89,005	↑ 7.09%	↑ \$6,314
60	Administrative Expenses	\$ 24,211	\$ 20,397	↑ 18.70%	↑ \$3,814
61	Tenant Services	\$ 836	\$ -		↑ \$836
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 3,934	\$ 3,940	↓ -0.15%	↓ -\$6
64	Maintenance & Operations	\$ 46,264	\$ 15,166	↑ 205.04%	↑ \$31,097
65	Other General Expenses	\$ 12,854	\$ 9,792	↑ 31.27%	↑ \$3,062
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 88,098	\$ 49,295	↑ 78.72%	↑ \$38,803
69	Operating Income (Loss)	\$ 7,221	\$ 39,710	↓ -81.82%	↓ -\$32,489
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ -	\$ -		↑ \$0
73	Net Housing Assistance	\$ -	\$ -		→ \$0
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expenc	\$ (525)	\$ -		↓ -\$525
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	\$ -	\$ 3,181	↓ -100.00%	↓ -\$3,181
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (525)	\$ 3,181	↓ -116.51%	↓ -\$3,706
87	Net Income	6,696	42,891	↓ -84.39%	↓ -\$36,195

McAllen Housing Development Corporation

Month Ending August 31, 2023

Hibiscus
Vine Terrace

Line	Description	Current Month 08/31/23	Budget 08/31/23	% Change	\$ Change
88	Tenant Revenue	\$ 50,726	\$ 50,726	→ 0.00%	→ \$0
89	Rent Gain / (Loss) on Lease	\$ (1,554)	\$ (1,000)	↓ -55.40%	↓ -\$554
90	Rent: Vacancy Loss, Write-off	\$ (1,133)	\$ (1,103)	↓ -2.76%	↓ -\$30
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 48,039	\$ 48,623	↓ -1.20%	↓ -\$584
93	Grant Admin Revenue	\$ -	\$ -		→ \$0
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ -	\$ -		→ \$0
97	Fraud Recovery	\$ -	\$ -		→ \$0
98	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ 0	\$ -		→ \$0
101	Other Revenue	\$ 25	\$ 295	↓ -91.51%	↓ -\$270
102	Total Revenue	\$ 48,064	\$ 48,918	↓ -1.75%	↓ -\$854
103	Administrative Expenses	\$ 11,551	\$ 12,414	↓ -6.95%	↓ -\$863
104	Tenant Services	\$ 574	\$ 794	↓ -27.75%	↓ -\$220
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 1,950	\$ 1,892	↑ 3.03%	↑ \$57
107	Maintenance & Operations	\$ 17,523	\$ 19,570	↓ -10.46%	↓ -\$2,047
108	Other General Expenses	\$ 6,327	\$ 7,063	↓ -10.42%	↓ -\$736
109	Interest Expense	\$ -	\$ -		→ \$0
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 37,925	\$ 41,733	↓ -9.13%	↓ -\$3,808
112	Operating Income (Loss)	\$ 10,139	\$ 7,185	↑ 41.12%	↑ \$2,955
113	HAP Grant Revenue	\$ -	\$ -		→ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
115	Housing Assistance Payments	\$ -	\$ -		↑ \$0
116	Net Housing Assistance	\$ -	\$ -		→ \$0
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (525)	\$ (3,500)	↑ 85.00%	↑ \$2,975
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
124	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ -	\$ -		→ \$0
126	Scholarship Expenditures	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ (525)	\$ (3,500)	↑ 85.00%	↑ \$2,975
129	Net Income	9,614	3,685	↑ 160.91%	↑ \$5,930

McAllen Housing Development Corporation

Month Ending August 31, 2023

Hibiscus
Vine Terrace

Line	Description	YTD 08/31/23	YTD - Budget 08/31/23	% Change	\$ Change
129	Tenant Revenue	\$ 101,452	\$ 101,452	⇒ 0.00%	⇒ \$0
130	Rent Gain / (Loss) on Lease	\$ (3,597)	\$ (2,300)	↓ -56.39%	↓ -\$1,297
131	Rent: Vacancy Loss, Write-off	\$ (3,213)	\$ (2,205)	↓ -45.71%	↓ -\$1,008
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	Net Tenant Revenue	\$ 94,642	\$ 96,947	↓ -2.38%	↓ -\$2,305
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	\$ 0	↓ -20.00%	↓ \$0
142	Other Revenue	\$ 677	\$ 589	↑ 14.92%	↑ \$88
143	Total Revenue	\$ 95,319	\$ 97,536	↓ -2.27%	↓ -\$2,217
144	Administrative Expenses	\$ 24,211	\$ 24,828	↓ -2.49%	↓ -\$617
145	Tenant Services	\$ 836	\$ 1,588	↓ -47.37%	↓ -\$752
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 3,934	\$ 3,784	↑ 3.96%	↑ \$150
148	Maintenance & Operations	\$ 46,264	\$ 39,140	↑ 18.20%	↑ \$7,123
149	Other General Expenses	\$ 12,854	\$ 14,126	↓ -9.00%	↓ -\$1,272
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ -	\$ -		⇒ \$0
152	Total Expenses	\$ 88,098	\$ 83,466	↑ 5.55%	↑ \$4,632
153	Operating Income (Loss)	\$ 7,221	\$ 14,070	↓ -48.68%	↓ -\$6,849
154	HAP Grant Revenue	\$ -	\$ -		⇒ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	Net Housing Assistance	\$ -	\$ -		⇒ \$0
158	Capital Funds - General	\$ -	\$ -		⇒ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		⇒ \$0
160	Replacement Reserves Expenc	\$ (525)	\$ (7,000)	↑ 92.50%	↑ \$6,475
161	CDBG Grants / Donations	\$ -	\$ -		⇒ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		⇒ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		⇒ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		⇒ \$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		⇒ \$0
166	Scholarship Fundraising	\$ -	\$ -		⇒ \$0
167	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	Total Other Funding	\$ (525)	\$ (7,000)	↑ 92.50%	↑ \$6,475
170	Net Income	6,696	7,070	↓ -5.29%	↓ -\$374