



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, October 25, 2023
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501
or
via ZOOM Teleconference

<https://us06web.zoom.us/j/83189579309?pwd=uFmWzpFgJL6ZnVO9qAfr6lNv1U3W46.1>

Meeting ID: 831 8957 9309
United states: +1 346 248 7799
Passcode: 605162

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation Pg. 3
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of September 27, 2023. Pg. 4-6
 - b) Discussion and Possible Action to Approve Amendments to the Emergency Housing Voucher (EHV) Admin. Plan Pg. 7-9
6. Non-Action Items:
 - a) Executive Director's Report
 - b) Financial Summary Report Pg.10-43
 - c) SEMAP Results Pg.44
7. Board Agenda Requests for November 2023 Board Meeting
8. 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, October 20, 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 accommodation and equal access to communications will be provided to those who provide notice to the Executive Director at (956) 686-3951 at least 48 hours in advance of meeting.

Invocation

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

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING AUTHORITY REGULAR BOARD MEETING
Wednesday, September 27, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Wednesday, September 27, 2023, held at the McAllen Heritage Museum 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
Resident Commissioner Kristel Garcia
Assistant City Attorney Austin Stevenson

Absent: Commissioner Marc David Garcia

Staff: Executive Director Rodolfo “Rudy” Ramirez
Deputy Director Daniel Delgado
HCV Director Elena Saucedo
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 – Vice Chair
 5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of August 23, 2023. **Chair Elva M. Cerda entertained a motion to approve meeting minutes. Commissioner Ronnie Cruz made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Resolution McAHA 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). **Deputy Director Daniel Delgado stated that updates to 2024 Small Area Fair Market Rents (SAFMR). Similar to the prior year, remain competitive, proposing to set the payment standard at 105%, within HUD limits regulations. Payment standards reflect maximum amount our PHA can pay a landlord; subject to inspection. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Resolution McAHA 2023-07. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- Asst. City Attorney Austin Stevenson enters meeting at 11:38AM

- c) Consideration and Possible Action Amending the McAllen Housing Authority Personnel Policies and Procedures Manual - Sick Leave & Vacation Time for Part-time Employees. Executive **Director Rodolfo “Rudy” Ramirez stated proposed updates to the employee manual include removing sick leave and vacation time accumulation for part time employees, currently part time employees do not qualify for retirement and health benefits. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Amendments to Personnel Policy. Commissioner Ronnie Cruz made motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- Resident Commissioner Kristel Garica enters meeting at 11:39AM
- d) Consideration and Possible Action on Utilization of Funds from the Texas Controller of Unclaimed Property. **Unclaimed funds in the amount of \$15,000, unclaimed funds originated back from 2013 and were issued by First National Bank. Staff is proposing to use the funds to launch a new non-profit for scholarship, supportive services, and self-sufficiency. Discussion ensued and a formal resolution would be presented in a future board meeting; per board funds will momentarily be deposited into expense account. No Action Required for deposit of funds.**
- e) Consideration and Possible Action to Approve Training Travel – 2023 Novogradac Housing Tax Credit and Bonds Conference – September 27-29 – New Orleans, LA. **Finance Director Jose Garcia will be attending the conference. Chair Elva M. Cerda entertained a motion to approve Travel. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Ronnie Cruz second the motion. Motion carried unanimously.**
- f) Non-Action Items:
- Executive Directors Report
 - Landlord outreach scheduled for Nov. 9, 2023. Process & Regulations will be discussed.
 - HUD outreach w/Hidalgo County date to be determined.
 - Carports are scheduled to begin in late October.
 - HUD/VASH outreach scheduled; currently 26 VASH Vouchers
 - CPM courses are being taken by Deputy Director Daniel Delgado
 - Financial Summary
 - Deputy Director Daniel Delgado reported no significant findings. Discussion ensued and Due to Due will be addressed.
- g) Executive Session Closed Session Under Government Code 551 Sections
- Pending Litigation Update – A&E
 - Discussion ensued and there are no further updates report.
- h) Reconvened to open session; Action if any on:
- Pending Litigation Update – A&E
 - No Action Taken

- i) Board Agenda Requests for September Board Meeting
 - Regular Meeting Scheduled for October 25, @11:30AM
 - Board Retreat will be scheduled for being of 2024.
 - Check status of non-profit w/Roland (Finance Item)
 - Car allowance
 - Personnel Ethics

- j) Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice Chair Eliseo “Tito” Salinas made motion; Commissioner Ronnie Cruz second the motion. Motion carried unanimously. Meeting Adjourned at 12:08 PM.**

Rodolfo “Rudy” Ramirez, Executive Director

Executive Summary

Item: Amendments to Emergency Housing Voucher Admin Plan.

Discussion: The American Rescue Plan Act of 2021 (ARP) and HUD Public Indian Housing (PIH) Notice 2023-23 provides for expanded use of Emergency Housing Voucher Service Fee funding. The expanded use allows for additional flexibility in assisting families. Therefore, we are proposing to amend our EHV Admin Plan to reflect these changes as listed in the attached Summary of Changes document.

Publications of the proposed annual plan were published in the Monitor legal section on September 16th and 23rd. A thirty day (30) public comment period was provided and expired on October 18, 2023. There were no comments received.

Recommendation: Staff recommends approval of the amendments.

Emergency Housing Vouchers Admission Plan 2023-2024 Summary of Changes

1. Part 1. Funding, Service Fees pg. 167-169

Purpose: The American Rescue Plan Act of 2021 (ARP) and HUD Public Indian Housing (PIH) Notice 2023-23 provides for expanded use of Emergency Housing Voucher Service Fee funding. We are proposing to amend our EHV Admin Plan to include these expanded uses as listed below.

Language Added (Blue):

Housing search assistance, which may include activities such as, but not limited to, helping a family identify and visit potentially available units during their housing search, [providing housing mobility services to encourage moves to high opportunity neighborhoods](#), helping to find a unit that meets the household's disability-related needs, providing transportation and directions, assisting with the completion of rental applications and MHA forms, and helping to expedite the EHV leasing process.

Part II. Security Deposit/Utility Deposit/Rental Application/Holding Fee Uses/[Arrears](#)

[E. Rental arrears to private landlords for admission.](#) MHA may provide applicants with rental arrear assistance for some or all of the applicant's rental arrears to a private landlord but only if the rental arrear is a barrier to leasing the EHV unit. For example, the EHV family found a landlord, but the landlord will not lease the unit because of the previous rental debt (this may occur if the EHV unit is with the same landlord or management agent). MHA may choose to pay the rental arrears assistance directly to the private landlord or may pay the rental arrears assistance to the family, provided MHA verifies the family pays the rental arrears. MHA may not use the EHV services fee for debts owed by the family to MHA, another PHA, or a closely associated entity affiliated with MHA.

Other Eligible Uses

Moving expenses (including move-in fees, [storage expenses](#), [lock change fees](#), and deposits). MHA may provide assistance for moving expenses when they initially lease a unit with the EHV program. MHA will not provide moving expenses assistance for subsequent moves unless the family is required to move for reasons other than something the family did or failed to do. MHA will reimburse families

upon providing a receipt for the incurred cost when other resources cannot. Maximum amount of reimbursement will be \$200.

Pre-tenancy services and services that support EHV families in fulfilling their family obligations under the EHV program. MHA may use the services fee funding to help create customized plans to address or mitigate barriers that individual families may face in renting a unit with an EHV, such as negative credit, lack of credit, negative rental or utility history, or to connect the family to other community resources (including COVID-related resources) that can assist with rental arrears. MHA may also use the services fee funding to mitigate barriers that individual families may face in maintaining occupancy of a unit with an EHV, such as providing access to case management, wrap-around services, life skills training (e.g., balancing a budget, paying bills on time, opening a savings account, maintaining a living space, securing a credit card, paying off debt, etc.), financial stability training, mental health care (e.g., travel costs to counseling, and co-pay charge, etc.), and/or a stability coordinator. MHA may also use the services fee for services to remedy a lease violation/prevent an eviction (e.g. rectifying unsanitary living conditions or property damage) and may establish a cap/threshold for this service; this excludes financial assistance for rental/utility arrears. All services and training provided must be voluntary for the family and cannot be a condition of the lease or an MHA requirement for admission continued participation in the EHV program. Additionally, MHA may pay fees for families to obtain vital documents needed to establish eligibility for the program and/or required by landlords as part of their rental application. (e.g., application fees and *costs for birth certificates, reasonable transportation costs to obtain social security cards or other documentation needed for eligibility, etc.*)

Essential household items. MHA may use the services fee funding to assist the family with some or all of the costs of acquiring essential household items as defined by MHA (e.g., tableware, bedding, *furniture, toiletries, cleaning supplies, etc.*). *MHA may provide a pre-paid gift card (e.g., Visa, Mastercard, American Express) directly to the family, provided MHA verifies the family purchased essential household items and obtains and maintains appropriate supporting documentation (e.g., a receipt).*

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 1,332 vouchers broken down as follows:**
 - 48 RAD
 - 12 Homeownership
 - 7 Tenant Protection
 - 20 Veterans Assistance (VASH)
 - 1,219 General HCV vouchers
 - 48 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 99.99% interest in La Vista Apartments, forty-eight units located at 2401 La Vista Ave.

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

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

- MHFC is the sole member of 4242 Jackson Apartments GP LLC which is a .01% partner of 4242 Jackson Apartments, Ltd, owns Jackson Apartments (Green Jay), 120 units located at 3701 Jackson Ave.
- MHFC is the sole member of MHA La Palomas Village, LLC, which is a .01% partner MHA Las Palomas Village, Ltd, owns Las Palomas Village Apartments, 122 units located at 1900 Dove Ave.

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

Properties: Owned and managed by MHDC

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

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

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

McAllen Housing Authority - Combined

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 5,602,863	\$ 4,712,733	↑ 18.89%	↑ \$890,130
5	Restricted				
6	Family Self-Sufficiency	\$ 80,451	\$ 31,027	↑ 159.29%	↑ \$49,424
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	→ 0.00%	→ \$0
8	Section 8	\$ 79,175	\$ 143,459	↓ -44.81%	↓ -\$64,284
9	Emergency Housing Voucher	\$ 27,028	\$ 15,647	↑ 72.74%	↑ \$11,381
10	Capital Funds	\$ 14	\$ 5	↑ 208.37%	↑ \$9
11	Tenant Security Deposits	\$ 98,160	\$ 86,628	↑ 13.31%	↑ \$11,532
12	Reserve Accounts	\$ 1,372,792	\$ 1,473,679	↓ -6.85%	↓ -\$100,886
13	Other Restricted Funds - Scholarship	\$ 13,594	\$ 23,174	↓ -41.34%	↓ -\$9,580
14	Restricted	\$ 2,656,214	\$ 2,758,619	↓ -3.71%	↓ -\$102,405
15	Total Cash	\$ 8,259,077	\$ 7,471,352	↑ 10.54%	↑ \$787,725
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant Receivables	\$ 12,470	\$ 3,458	↑ 260.64%	↑ \$9,012
19	Tenant Formal Agreements	\$ 77,950	\$ 11,216	↑ 595.00%	↑ \$66,734
20	Allowance for Doubtful Acct	\$ (78,184)	\$ (11,216)	↑ 597.09%	↓ -\$66,968
21	Management Fee	\$ 225	\$ -		↑ \$225
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ 300	↓ -100.00%	↓ -\$300
24	Miscellaneous	\$ 19,332	\$ 23,545	↓ -17.89%	↓ -\$4,213
25	Total Account Receivables	\$ 31,793	\$ 27,303	↑ 16.44%	↑ \$4,490
26	Due From Funds	\$ 572,315	\$ 124,949	↑ 358.04%	↑ \$447,366
	Inventory - Supplies	\$ 30,026	\$ 8,653	↑ 247.00%	↑ \$21,373
27	Notes Receivables				
28	Villas at Beaumont	\$ 300,241	\$ 254,167	↑ 18.13%	↑ \$46,074
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 500,241	\$ 454,167	↑ 10.14%	↑ \$46,074
32	Capital Assets				
33	Land	\$ 2,490,386	\$ 2,480,386	↑ 0.40%	↑ \$10,000
34	Leash hold Improvements	\$ 14,150	\$ 15,100	↓ -6.29%	↓ -\$950
35	Buildings	\$ 16,174,275	\$ 16,174,275	→ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 1,020,294	\$ 1,010,203	↑ 1.00%	↑ \$10,091
37	Vehicle	\$ 387,009	\$ 347,049	↑ 11.51%	↑ \$39,960
38	Accumulated Depreciation	\$ (11,227,296)	\$ (10,617,498)	↑ 5.74%	↓ -\$609,798
39	Total Capital Assets	\$ 8,858,817	\$ 9,409,514	↓ -5.85%	↓ -\$550,697
40	Prepays Insurance	\$ 12,474	\$ 8,653	↑ 44.16%	↑ \$3,821
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 220,246	\$ 204,250	↑ 7.83%	↑ \$15,996
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets - Tax Credit Fees	\$ 14,889	\$ 17,166	↓ -13.27%	↓ -\$2,277
45	Total Long-Term Assets	\$ 235,135	\$ 221,417	↑ 6.20%	↑ \$13,719
46	Total Assets	\$ 18,576,345	\$ 17,801,956	↑ 4.35%	↑ \$774,388
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McAllen Housing Authority - Combined

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 116,032	\$ 125,526	↓ -7.56%	↓ -\$9,494
50	Family Self-Sufficiency	\$ 71,851	\$ 31,267	↑ 129.80%	↑ \$40,585
51	Payroll Withholdings	\$ (119)	\$ (468)	↓ -74.59%	↑ \$349
52	Payroll Taxes Payable	\$ 22,941	\$ 23,469	↓ -2.25%	↓ -\$528
53	Accrued Wages	\$ 11,526	\$ 11,177	↑ 3.12%	↑ \$349
54	Due to Funds	\$ 572,315	\$ 124,949	↑ 358.04%	↑ \$447,366
55	Tenant Deposits	\$ 99,240	\$ 87,932	↑ 12.86%	↑ \$11,309
56	Other Current Liabilities	\$ 76,814	\$ 53,028	↑ 44.86%	↑ \$23,786
57	Total Current Liabilities	\$ 970,600	\$ 456,880	↑ 112.44%	↑ \$513,720
58	Non-Current Liabilities				⇒ \$0
59	Frost	\$ 1,969,373	\$ 2,219,214	↓ -11.26%	↓ -\$249,841
60	Brownstone	\$ -	\$ 675	↓ -100.00%	↓ -\$675
61	MHFC	\$ 299,768	\$ 257,611	↑ 16.36%	↑ \$42,157
62	Total Non-Current Liabilities	\$ 2,269,141	\$ 2,477,500	↓ -8.41%	↓ -\$208,359
63	Deferred Inflow Resources				⇒ \$0
64	Hibiscus Pre-Leasehold	\$ 935,385	\$ 948,519	↓ -1.38%	↓ -\$13,133
65	Emergency HCV Funds	\$ 37,674	\$ 48,089	↓ -21.66%	↓ -\$10,416
66	Cares Act	\$ -	\$ -		⇒ \$0
67	Other Deferred Revenue	\$ -	\$ -		⇒ \$0
68	Total Deferred Inflows	\$ 973,059	\$ 996,608	↓ -2.36%	↓ -\$23,549
69					⇒ \$0
70	Net Position	\$ 14,363,538	\$ 13,870,969	↑ 3.55%	↑ \$492,569
71					⇒ \$0
72	Total Liabilities and Net Position	\$ 18,576,339	\$ 17,801,956	↑ 4.35%	↑ \$774,382
73	Variance	\$ 6	\$ -		↑ \$6

McAllen Housing Authority
Income Statement Line-Item Report
Three Month-ending September 30, 2023, Comparison

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

Financial Summary

Actual Year-to-Date – Line Details

- **Line 49** – Net Tenant Revenue reflects a favorable variance of \$85,039 due to the rent increase.
- **Line 59** – Total Revenue reflects a favorable variance of \$141,552 due to an increase in rental income (Line 49), and HAP Administrative Fee (Line 50)
- **Line 58** – Other revenue reflects an unfavorable variance of \$13,443. As FSS forfeiture of \$8,284 was recorded last year.
- **Line 64** - Maintenance & Operations reflects an unfavorable variance of \$57,216.
 - Salaries and Wages and benefits reflect an unfavorable variance of \$14,393.
 - Materials and supplies, and contract work reflect an unfavorable variance in the amount of \$42,823, related to tree trimming work.
- **Line 65** – Other General Expenses reflect an unfavorable variance of \$17,239, detailed as follow:
 - Insurance premiums reflect an unfavorable variance of \$9,693 due to increased premiums.
 - HAP portability-In reflects an unfavorable variance of \$10,389.
 - Payment in Lieu of Taxes accrual reflects an unfavorable variance of \$3,732.
 - Dwelling Rental Paid to Retama reflects a favorable variance of \$8,606.
- **Line 69** – Operating Income reflects a favorable variance of \$ 69,758, 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.
- **Line 31** – Management fees pass through from Retama I.

McAllen Housing Authority
Income Statement Line-Item Report
Three Month-ending September 30, 2023, Budget Comparison

Financial Budget Summary

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

Budget Year-to-Date – Line Details

- **Line 134** – HAP Administrative fee reflects a favorable from increased funding in the amount of \$106,580.
- **Line 143** – Total Revenue reflects a favorable variance of \$102,083 from HAP Administrative fees.
- **Line 145** - Administrative Expenses reflect a favorable budget variance of \$48,930.
 - Favorable variance from advertising and marketing in the amount of \$7,998.
 - Favorable variance from dues and subscriptions of \$9,523
 - Favorable variance from salaries in the amount of \$14,648,
 - Favorable variance from telephone expenses in the amount of \$6,179
 - Unfavorable variance from legal fees in the amount of \$2,604
 - Favorable variance from training and travel costs in the amount of \$3,780
 - Favorable variances from other administrative expense of \$6,056,
- **Line 145** – Tenant Services reflect a favorable budget variance of \$11,523.
 - Benefits reflect a favorable variance of \$5,729,
 - LURA activity reflects a favorable variance of \$3,465.
- **Line 148** - Maintenance & Operations reflects an unfavorable budget variance of \$30,711.
 - Material and Supplies and contracts reflect an unfavorable variance of \$30,711.
- **Line 149** – Other General Expenses reflect a favorable budget variance of \$6,924 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 \$136,505 from the increase in HAP Administrative revenue and a favorable budget variance.
- **Line 160** – Replacement Reverses expenditures reflect a favorable variance of \$13,142.

McAllen Housing Authority - Combined

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ 235,328	\$ 200,425	↑ 17.41%	↑ \$34,903
4	Rent Gain / (Loss) on Lease	\$ (11,696)	\$ (9,525)	↓ -22.79%	↓ -\$2,171
5	Rent: Vacancy Loss, Adjust	\$ (8,026)	\$ (13,730)	↑ 41.54%	↑ \$5,704
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 215,606	\$ 177,170	↑ 21.69%	↑ \$38,436
8	Grant Admin Revenue	\$ 200,554	\$ 134,178	↑ 49.47%	↑ \$66,376
9	Grant - Capital	\$ -	\$ 105,945	↓ -100.00%	↓ -\$105,945
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ 3,667	\$ 3,198	↑ 14.67%	↑ \$469
12	Fraud Recovery	\$ 3,472	\$ 979	↑ 254.54%	↑ \$2,493
13	Resident Service / Port-in Fee	\$ 16,247	\$ 13,576	↑ 19.68%	↑ \$2,671
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ 2,965	\$ 1,486	↑ 99.46%	↑ \$1,478
16	Other, FSS, Equip. Sale, Reimb	\$ 3,659	\$ 10,663	↓ -65.68%	↓ -\$7,003
17	Total Revenue	\$ 452,264	\$ 452,489	↓ -0.05%	↓ -\$225
18	Administrative Expenses	\$ 142,647	\$ 153,571	↓ -7.11%	↓ -\$10,924
19	Tenant Services	\$ 10,525	\$ 12,920	↓ -18.54%	↓ -\$2,395
20	Fundraising Expend. (5K)	\$ -	\$ 280	↓ -100.00%	↓ -\$280
21	Utilities Expense	\$ 15,633	\$ 14,481	↑ 7.95%	↑ \$1,152
22	Maintenance & Operations	\$ 70,241	\$ 69,575	↑ 0.96%	↑ \$665
23	Other General Expenses	\$ 38,138	\$ 37,371	↑ 2.05%	↑ \$767
24	Interest Expense	\$ 16,526	\$ 18,891	↓ -12.52%	↓ -\$2,364
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 293,710	\$ 307,089	↓ -4.36%	↓ -\$13,379
27	Operating Income (Loss)	\$ 158,554	\$ 145,401	↑ 9.05%	↑ \$13,154
28	HCV / EHV Grant Revenue	\$ 701,030	\$ 594,624	↑ 17.89%	↑ \$106,406
29	HAP Grant EHV Expenditures	\$ (2,663)	\$ (1,838)	↓ -44.89%	↓ -\$825
30	Housing Assistance Payments	\$ (710,090)	\$ (621,915)	↓ -14.18%	↑ -\$88,175
31	Net Housing Assistance	\$ (11,723)	\$ (29,129)	↑ 59.76%	↑ \$17,406
32	Capital Funds - General	\$ -	\$ -		↑ \$3,695
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (13,323)	\$ (3,695)	↓ -260.57%	↓ -\$13,323
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Retama	\$ 18,963	\$ 63	↑ 29971.93%	
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ 280	↓ -100.00%	
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ 5,640	\$ (3,352)	↑ 268.25%	↑ \$8,992
44	Net Income	\$ 152,472	\$ 112,920	↑ 35.03%	↑ \$39,552

McAllen Housing Authority - Combined

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ 648,648	\$ 564,676	↑ 14.87%	↑ \$83,972
46	Rent Gain / (Loss) on Lease	\$ (42,468)	\$ (35,243)	↓ -20.50%	↓ -\$7,225
47	Rent: Vacancy Loss, Adjust	\$ (25,291)	\$ (34,152)	↑ 25.95%	↑ \$8,861
48	Rent: Write-offs	\$ (569)	\$ -		↓ -\$569
49	Net Tenant Revenue	\$ 580,320	\$ 495,281	↑ 17.17%	↑ \$85,039
50	Grant Admin Revenue	\$ 466,687	\$ 341,997	↑ 36.46%	↑ \$124,689
51	Grant - Capital	\$ 39,000	\$ 105,945	↓ -63.19%	↓ -\$66,945
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ 11,590	\$ 3,198	↑ 262.41%	↑ \$8,392
54	Fraud Recovery	\$ 7,500	\$ 2,439	↑ 207.48%	↑ \$5,061
55	Resident Service / Port-in Fee	\$ 35,128	\$ 41,347	↓ -15.04%	↓ -\$6,220
56	Office / Ground Lease	\$ 16,783	\$ 15,883	↑ 5.67%	↑ \$900
57	Interest Income	\$ 8,426	\$ 4,347	↑ 93.82%	↑ \$4,079
58	Other, FSS, Equip. Sale, Reimb	\$ 6,954	\$ 20,397	↓ -65.91%	↓ -\$13,443
59	Total Revenue	\$ 1,172,388	\$ 1,030,835	↑ 13.73%	↑ \$141,552
60	Administrative Expenses	\$ 441,914	\$ 440,261	↑ 0.38%	↑ \$1,654
61	Tenant Services	\$ 38,413	\$ 37,284	↑ 3.03%	↑ \$1,128
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 45,054	\$ 43,680	↑ 3.15%	↑ \$1,374
64	Maintenance & Operations	\$ 228,760	\$ 171,544	↑ 33.35%	↑ \$57,216
65	Other General Expenses	\$ 112,416	\$ 95,177	↑ 18.11%	↑ \$17,239
66	Interest Expense	\$ 42,956	\$ 49,773	↓ -13.70%	↓ -\$6,817
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 909,513	\$ 837,719	↑ 8.57%	↑ \$71,794
69	Operating Income (Loss)	\$ 262,875	\$ 193,116	↑ 36.12%	↑ \$69,758
70	HAP Grant Revenue	\$ 2,142,036	\$ 1,740,501	↑ 23.07%	↑ \$401,535
71	HAP Grant EHV Expenditures	\$ (11,829)	\$ (5,652)	↓ -109.29%	↓ -\$6,177
72	Housing Assistance Payments	\$ (2,089,634)	\$ (1,823,595)	↓ -14.59%	↑ -\$266,039
73	Net Housing Assistance	\$ 40,573	\$ (88,746)	↑ 145.72%	↑ \$129,319
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (34,891)	\$ (3,695)	↓ -844.24%	↓ -\$31,196
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	\$ 18,963	\$ 63	↑ 29971.93%	↑ \$18,900
82	Developer Fee - Hibiscus Villa	\$ 50	\$ 3,181	↓ -98.43%	↓ -\$3,131
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	\$ (31,469)	\$ (2,751)	↓ -1043.81%	↓ -\$28,718
87	Net Income	\$ 271,978	\$ 101,619	↑ 167.64%	↑ \$170,359

McAllen Housing Authority - Combined

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ 235,328	\$ 225,030	↑ 4.58%	↑ \$10,298
89	Rent Gain / (Loss) on Lease	\$ (11,696)	\$ (12,728)	↑ 8.11%	↑ \$1,032
90	Rent: Vacancy Loss, Adjust	\$ (8,026)	\$ (8,436)	↑ 4.86%	↑ \$410
91	Rent: Write-offs	\$ -	\$ (185)	↑ 100.00%	↑ \$185
92	Net Tenant Revenue	\$ 179,006	\$ 167,978	↑ 6.57%	↑ \$11,028
93	Grant Admin Revenue	\$ 200,554	\$ 120,036	↑ 67.08%	↑ \$80,518
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ 3,667	\$ 3,000	↑ 22.23%	↑ \$667
97	Fraud Recovery	\$ 3,472	\$ 1,323	↑ 162.42%	↑ \$2,149
98	Resident Service / Port-in Fee	\$ 16,247	\$ 15,380	↑ 5.64%	↑ \$867
99	Office / Ground Lease	\$ 6,094	\$ 6,094	↓ 0.00%	↓ \$0
100	Interest Income	\$ 2,965	\$ 3,536	↓ -16.15%	↓ -\$571
101	Other Revenue	\$ 3,659	\$ 4,703	↓ -22.19%	↓ -\$1,044
102	Total Revenue	\$ 415,664	\$ 322,049	↑ 29.07%	↑ \$93,615
103	Administrative Expenses	\$ 142,647	\$ 166,213	↓ -14.18%	↓ -\$23,566
104	Tenant Services	\$ 10,525	\$ 16,645	↓ -36.77%	↓ -\$6,120
105	Fundraising Expend. (5K)	\$ -	\$ 583	↓ -100.00%	↓ -\$583
106	Utilities Expense	\$ 15,633	\$ 15,524	↑ 0.70%	↑ \$108
107	Maintenance & Operations	\$ 70,241	\$ 67,507	↑ 4.05%	↑ \$2,734
108	Other General Expenses	\$ 38,138	\$ 40,326	↓ -5.43%	↓ -\$2,188
109	Interest Expense	\$ 16,526	\$ 16,156	↑ 2.29%	↑ \$370
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 293,710	\$ 322,955	↓ -9.06%	↓ -\$29,245
112	Operating Income (Loss)	\$ 121,954	\$ (906)	↑ 13558.66%	↑ \$122,860
113	HAP Grant Revenue	\$ 701,030	\$ 660,175	↑ 6.19%	↑ \$40,854
114	HAP Grant EHV Expenditures	\$ (2,663)	\$ (750)	↓ -255.04%	↓ -\$1,913
115	Housing Assistance Payments	\$ (710,090)	\$ (662,675)	↓ -7.15%	↑ -\$47,414
116	Net Housing Assistance	\$ (11,723)	\$ (3,250)	↓ -260.70%	↓ -\$8,473
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (13,323)	\$ (16,450)	↑ 19.01%	↑ \$3,127
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
123	Developer Fee - Green Jay	\$ 18,963	\$ -		↑ \$18,963
124	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ -	\$ -		→ \$0
126	Scholarship Expenditures	\$ -	\$ (3,000)	↑ 100.00%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ 5,640	\$ (19,450)	↑ 129.00%	↑ \$25,090
129	Net Income	115,872	(23,606)	↑ 590.86%	↑ \$139,478

McAllen Housing Authority - Combined

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ 648,648	\$ 638,093	↑ 1.65%	↑ \$10,555
130	Rent Gain / (Loss) on Lease	\$ (42,468)	\$ (42,746)	↑ 0.65%	↑ \$278
131	Rent: Vacancy Loss, Adjust	\$ (25,291)	\$ (24,199)	↓ -4.51%	↓ -\$1,092
132	Rent: Write-offs	\$ (569)	\$ (370)	↓ -53.79%	↓ -\$199
133	Net Tenant Revenue	\$ 510,181	\$ 499,371	↑ 2.16%	↑ \$10,810
134	Grant Admin Revenue	\$ 466,687	\$ 360,107	↑ 29.60%	↑ \$106,580
135	Grant - Capital	\$ 39,000	\$ 39,000	→ 0.00%	→ \$0
136	Grant - Stability / Other	\$ -	\$ -	→	→ \$0
137	Grant - Emergency Housing	\$ 11,590	\$ 9,000	↑ 28.78%	↑ \$2,590
138	Fraud Recovery	\$ 7,500	\$ 3,969	↑ 88.97%	↑ \$3,531
139	Resident Service / Port-in Fee	\$ 35,128	\$ 46,441	↓ -24.36%	↓ -\$11,313
140	Office / Ground Lease	\$ 16,783	\$ 18,283	↓ -8.20%	↓ -\$1,500
141	Interest Income	\$ 8,426	\$ 10,605	↓ -20.55%	↓ -\$2,179
142	Other Revenue	\$ 6,954	\$ 13,390	↓ -48.06%	↓ -\$6,436
143	Total Revenue	\$ 1,102,249	\$ 1,000,166	↑ 10.21%	↑ \$102,083
144	Administrative Expenses	\$ 441,914	\$ 490,845	↓ -9.97%	↓ -\$48,930
145	Tenant Services	\$ 38,413	\$ 49,936	↓ -23.08%	↓ -\$11,523
146	Fundraising Expend. (5K)	\$ -	\$ -	→	→ \$0
147	Utilities Expense	\$ 45,054	\$ 44,042	↑ 2.30%	↑ \$1,011
148	Maintenance & Operations	\$ 228,760	\$ 198,049	↑ 15.51%	↑ \$30,711
149	Other General Expenses	\$ 112,416	\$ 119,341	↓ -5.80%	↓ -\$6,924
150	Interest Expense	\$ 42,956	\$ 42,019	↑ 2.23%	↑ \$938
151	Depreciation	\$ -	\$ -	→	→ \$0
152	Total Expenses	\$ 909,513	\$ 944,232	↓ -3.68%	↓ -\$34,719
153	Operating Income (Loss)	\$ 192,736	\$ 55,934	↑ 244.58%	↑ \$136,802
154	HAP Grant Revenue	\$ 2,142,036	\$ 1,980,526	↑ 8.15%	↑ \$161,510
155	HAP Grant EHV Expenditures	\$ (11,829)	\$ (2,250)	↓ -425.77%	↓ -\$9,579
156	Housing Assistance Payments	\$ (2,089,634)	\$ (1,988,026)	↓ -5.11%	↑ -\$101,608
157	Net Housing Assistance	\$ 40,573	\$ (9,750)	↑ 516.14%	↑ \$50,323
158	Capital Funds - General	\$ -	\$ -	→	→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -	→	→ \$0
160	Replacement Reserves Expend	\$ (34,891)	\$ (48,033)	↑ 27.36%	↑ \$13,142
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (1,092)	\$ -	↓	↓ -\$1,092
163	Developer Fee - Las Palomas	\$ -	\$ -	→	→ \$0
164	Developer Fee - Green Jay	\$ 18,963	\$ (69,000)	↑ 127.48%	↑ \$87,963
165	Developer Fee - Hibiscus Villa	\$ 50	\$ -	↑	↑ \$50
166	Scholarship Fundraising	\$ -	\$ -	→	→ \$0
167	Scholarship Expenditures	\$ (15,000)	\$ (1,750)	↓ -757.15%	↓ -\$13,250
168	Transfer In (Out)	\$ -	\$ -	→	→ \$0
169	Total Other Funding	\$ (31,469)	\$ (58,783)	↑ 46.47%	↑ \$27,314
170	Net Income	\$ 201,839	\$ (12,599)	↑ 1702.01%	↑ \$214,438

McAllen Housing Authority - MHA

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 469,632	\$ 534,507	↓ -12.14%	↓ -\$64,875
5	Restricted				
6	Family Self-Sufficiency	\$ 7,074	\$ 3,953	↑ 78.96%	↑ \$3,121
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	\$ 992,074	\$ 988,953	↑ 0.32%	↑ \$3,121
15	Total Cash	\$ 1,461,706	\$ 1,523,460	↓ -4.05%	↓ -\$61,754
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		→ \$0
19	Tenant Formal Agreements	\$ -	\$ -		→ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		→ \$0
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds / Donations	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ 19,282	\$ 19,186	↑ 0.50%	↑ \$96
25	Total Account Receivables	\$ 19,282	\$ 19,186	↑ 0.50%	↑ \$96
26	Due From Funds	\$ 51,076	\$ 44,289	→ 0.00%	↑ \$6,787
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ 1,249,342	\$ 1,249,342	→ 0.00%	→ \$0
34	Leash hold Improvements	\$ 6,000	\$ -		↑ \$6,000
35	Buildings	\$ 1,710,552	\$ 1,710,552	→ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 326,860	\$ 326,860	→ 0.00%	→ \$0
37	Vehicle	\$ 251,969	\$ 212,009	↑ 18.85%	↑ \$39,960
38	Accumulated Depreciation	\$ (1,376,830)	\$ (1,310,445)	↑ 5.07%	↓ -\$66,384
39	Total Capital Assets	\$ 2,167,893	\$ 2,188,317	↓ -0.93%	↓ -\$20,424
40	Prepays Insurance	\$ 4,568	\$ 3,300	↑ 38.44%	↑ \$1,268
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets	\$ -	\$ -		→ \$0
45	Total Long-Term Assets	\$ -	\$ -		→ \$0
46	Total Assets	\$ 3,780,993	\$ 3,854,502	↓ -1.91%	↓ -\$73,510
47					

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McAllen Housing Authority - MHA

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 61,081	\$ 81,889	↓ -25.41%	↓ -\$20,808
50	Family Self-Sufficiency	\$ 7,073	\$ 3,953	↑ 78.93%	↑ \$3,120
51	Payroll Withholdings	\$ 124	\$ -		↑ \$124
52	Payroll Taxes Payable	\$ 22,708	\$ 22,619	↑ 0.39%	↑ \$89
53	Accrued Wages	\$ 1,747	\$ 648	↑ 169.51%	↑ \$1,099
54	Due to Funds	\$ 4,525	\$ 2,924	↑ 54.77%	↑ \$1,601
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 19,446	\$ 22,860	↓ -14.93%	↓ -\$3,414
57	Total Current Liabilities	\$ 116,704	\$ 134,893	↓ -13.48%	↓ -\$18,189
58	Non-Current Liabilities				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		→ \$0
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ 934,291	\$ 947,424	↓ -1.39%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ 934,291	\$ 947,424	↓ -1.39%	↓ -\$13,133
69					→ \$0
70	Net Position	\$ 2,729,998	\$ 2,772,185	↓ -1.52%	↓ -\$42,187
71					→ \$0
72	Total Liabilities and Net Position	\$ 3,780,993	\$ 3,854,502	↓ -1.91%	↓ -\$73,509
73	Variance	\$ (0)	\$ (0)		↓ \$0

McAllen Housing Authority - McAllen Housing Authority

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		➡ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
6	Rent: Write-offs	\$ -	\$ -		➡ \$0
7	Net Tenant Revenue	\$ -	\$ -		➡ \$0
8	Grant Admin Revenue	\$ 28,204	\$ 29,081	↓ -3.02%	↓ -\$877
9	Grant - Capital	\$ -	\$ -		➡ \$0
10	Grant - Stability / Other	\$ -	\$ -		➡ \$0
11	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
12	Fraud Recovery	\$ -	\$ -		➡ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		➡ \$0
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ 30	\$ 4	↑ 662.47%	↑ \$26
16	Other Revenue	\$ 126	\$ 554	↓ -77.24%	↓ -\$428
17	Total Revenue	\$ 34,455	\$ 34,933	↓ -1.37%	↓ -\$478
18	Administrative Expenses	\$ 16,404	\$ 26,737	↓ -38.65%	↓ -\$10,334
19	Tenant Services	\$ 3,582	\$ 4,110	↓ -12.85%	↓ -\$528
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ 3,921	\$ 4,118	↓ -4.79%	↓ -\$197
22	Maintenance & Operations	\$ 5,019	\$ 10,039	↓ -50.00%	↓ -\$5,019
23	Other General Expenses	\$ 9,074	\$ 15,061	↓ -39.75%	↓ -\$5,987
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ 38,000	\$ 60,065	↓ -36.74%	↓ -\$22,066
27	Operating Income (Loss)	\$ (3,545)	\$ (25,132)	↑ 85.89%	↑ \$21,587
28	HAP Grant Revenue	\$ -	\$ -		➡ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
30	Housing Assistance Payments	\$ (265)	\$ (384)	↑ 30.99%	↑ \$119
31	Net Housing Assistance	\$ (265)	\$ (384)	↑ 30.99%	↑ \$119
32	Capital Funds - General	\$ -	\$ -		➡ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
34	Replacement Reserves Exp	\$ -	\$ -		➡ \$0
35	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
38	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
39	Developer Fee - Hibiscus	\$ -	\$ -		➡ \$0
40	Scholarship Fundraising	\$ -	\$ -		➡ \$0
41	Scholarship Expenditures	\$ -	\$ -		➡ \$0
42	Transfer In (Out)	\$ -	\$ 105,945	↓ -100.00%	↓ -\$105,945
43	Total Other Funding	\$ -	\$ 105,945	↓ -100.00%	↓ -\$105,945
44	Net Income	(3,810)	\$ 80,429	↓ -104.74%	↓ -\$84,239

McAllen Housing Authority - McAllen Housing Authority

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	Net Tenant Revenue	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ 83,510	\$ 85,074	↓ -1.84%	↓ -\$1,565
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ -	\$ -		\$0
55	Resident Service / Port-in Fee	\$ -	\$ -		\$0
56	Office / Ground Lease	\$ 16,783	\$ 15,883	↑ 5.67%	↑ \$900
57	Interest Income	\$ 95	\$ 12	↑ 719.64%	↑ \$84
58	Other Revenue	\$ 610	\$ 1,797	↓ -66.07%	↓ -\$1,187
59	Total Revenue	\$ 100,998	\$ 102,766	↓ -1.72%	↓ -\$1,769
60	Administrative Expenses	\$ 56,009	\$ 77,791	↓ -28.00%	↓ -\$21,782
61	Tenant Services	\$ 11,650	\$ 10,847	↑ 7.40%	↑ \$803
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 14,417	\$ 13,179	↑ 9.39%	↑ \$1,238
64	Maintenance & Operations	\$ 25,800	\$ 20,606	↑ 25.21%	↑ \$5,195
65	Other General Expenses	\$ 26,571	\$ 32,048	↓ -17.09%	↓ -\$5,476
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 134,448	\$ 154,470	↓ -12.96%	↓ -\$20,023
69	Operating Income (Loss)	\$ (33,450)	\$ (51,704)	↑ 35.30%	↑ \$18,254
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (1,243)	\$ (1,001)	↓ -24.18%	↑ -\$242
73	Net Housing Assistance	\$ (1,243)	\$ (1,001)	↓ -24.18%	↓ -\$242
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expenc	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ 39,000	\$ 105,945	↓ -63.19%	↓ -\$66,945
86	Total Other Funding	\$ 39,000	\$ 105,945	↓ -63.19%	↓ -\$66,945
87	Net Income	4,307	\$ 53,240	↓ -91.91%	↓ -\$48,933

McAllen Housing Authority - McAllen Housing Authority

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		➡ \$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
91	Rent: Write-offs	\$ -	\$ -		➡ \$0
92	Net Tenant Revenue	\$ -	\$ -		➡ \$0
93	Grant Admin Revenue	\$ 28,204	\$ 30,160	↓ -6.48%	↓ -\$1,956
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
97	Fraud Recovery	\$ -	\$ -		➡ \$0
98	Resident Service / Port-in Fee	\$ -	\$ -		➡ \$0
99	Office / Ground Lease	\$ 6,094	\$ 6,094	↓ 0.00%	↓ \$0
100	Interest Income	\$ 30	\$ 59	↓ -48.80%	↓ -\$29
101	Other Revenue	\$ 126	\$ 582	↓ -78.35%	↓ -\$456
102	Total Revenue	\$ 34,455	\$ 36,895	↓ -6.61%	↓ -\$2,440
103	Administrative Expenses	\$ 16,404	\$ 21,049	↓ -22.07%	↓ -\$4,646
104	Tenant Services	\$ 3,582	\$ 5,140	↓ -30.31%	↓ -\$1,558
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 3,921	\$ 4,461	↓ -12.11%	↓ -\$540
107	Maintenance & Operations	\$ 5,019	\$ 2,600	↑ 93.01%	↑ \$2,419
108	Other General Expenses	\$ 9,074	\$ 11,564	↓ -21.53%	↓ -\$2,489
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 38,000	\$ 44,814	↓ -15.21%	↓ -\$6,814
112	Operating Income (Loss)	\$ (3,545)	\$ (7,919)	↑ 55.23%	↑ \$4,374
113	HAP Grant Revenue	\$ -	\$ -		➡ \$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
115	Housing Assistance Payments	\$ (265)	\$ (365)	↑ 27.45%	↑ \$100
116	Net Housing Assistance	\$ (265)	\$ (365)	↑ 27.45%	↑ \$100
117	Capital Funds - General	\$ -	\$ -		➡ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
119	Replacement Reserves Expenc	\$ -	\$ -		➡ \$0
120	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
124	Developer Fee - Hibiscus Villag	\$ -	\$ -		➡ \$0
125	Scholarship Fundraising	\$ -	\$ -		➡ \$0
126	Scholarship Expenditures	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		➡ \$0
128	Total Other Funding	\$ -	\$ -		➡ \$0
129	Net Income	(3,810)	(8,284)	↑ 54.01%	↑ \$4,474

McAllen Housing Authority - McAllen Housing Authority

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		➡ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
132	Rent: Write-offs	\$ -	\$ -		➡ \$0
133	Net Tenant Revenue	\$ -	\$ -		➡ \$0
134	Grant Admin Revenue	\$ 83,510	\$ 90,479	↓ -7.70%	↓ -\$6,969
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	\$ 16,783	\$ 18,283	↓ -8.20%	↓ -\$1,500
141	Interest Income	\$ 95	\$ 175	↓ -45.57%	↓ -\$80
142	Other Revenue	\$ 610	\$ 1,746	↓ -65.07%	↓ -\$1,136
143	Total Revenue	\$ 100,998	\$ 110,683	↓ -8.75%	↓ -\$9,685
144	Administrative Expenses	\$ 56,009	\$ 63,148	↓ -11.30%	↓ -\$7,139
145	Tenant Services	\$ 11,650	\$ 15,420	↓ -24.45%	↓ -\$3,770
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 14,417	\$ 13,382	↑ 7.73%	↑ \$1,035
148	Maintenance & Operations	\$ 25,800	\$ 7,801	↑ 230.72%	↑ \$17,999
149	Other General Expenses	\$ 26,571	\$ 34,691	↓ -23.41%	↓ -\$8,120
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 134,448	\$ 134,442	↑ 0.00%	↑ \$6
153	Operating Income (Loss)	\$ (33,450)	\$ (23,759)	↓ -40.79%	↓ -\$9,691
154	HAP Grant Revenue	\$ -	\$ -		➡ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
156	Housing Assistance Payments	\$ (1,243)	\$ (1,096)	↓ -13.43%	↑ -\$147
157	Net Housing Assistance	\$ (1,243)	\$ (1,096)	↓ -13.43%	↓ -\$147
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 Village	\$ -	\$ -		➡ \$0
166	Scholarship Fundraising	\$ -	\$ -		➡ \$0
167	Scholarship Expenditures	\$ -	\$ -		➡ \$0
168	Transfer In (Out)	\$ 39,000	\$ 39,000	➡ 0.00%	➡ \$0
169	Total Other Funding	\$ 39,000	\$ 39,000	➡ 0.00%	➡ \$0
170	Net Income	\$ 4,307	\$ 14,145	↓ -69.55%	↓ -\$9,838

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% 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	\$ 14	\$ 5	↑ 207.05%	↑ \$9
11	Tenant Security Deposits	\$ -	\$ -		⇒ \$0
12	Reserve Accounts	\$ -	\$ -		⇒ \$0
13	Other Restricted Assets	\$ -	\$ -		⇒ \$0
14	Restricted	\$ 14	\$ 5	↑ 207.05%	↑ \$9
15	Total Cash	\$ 14	\$ 5	↑ 207.05%	↑ \$9
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		⇒ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		⇒ \$0
19	Tenant Formal Agreements	\$ -	\$ -		⇒ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		⇒ \$0
21	Management Fee	\$ -	\$ -		⇒ \$0
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds	\$ -	\$ -		⇒ \$0
24	Miscellaneous	\$ -	\$ -		⇒ \$0
25	Total Account Receivables	\$ -	\$ -		⇒ \$0
26	Due From Funds	\$ -	\$ -		⇒ \$0
	Inventory - Supplies	\$ -	\$ -		⇒ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		⇒ \$0
29	Retama Village II	\$ -	\$ -		⇒ \$0
30	Orchid and Hibiscus	\$ -	\$ -		⇒ \$0
31	Total Note Receivables	\$ -	\$ -		⇒ \$0
32	Capital Assets				
33	Land	\$ -	\$ -		⇒ \$0
34	Leash hold Improvements	\$ -	\$ -		⇒ \$0
35	Buildings	\$ -	\$ -		⇒ \$0
36	Furniture and Fixtures	\$ -	\$ -		⇒ \$0
37	Vehicle	\$ -	\$ -		⇒ \$0
38	Accumulated Depreciation	\$ -	\$ -		⇒ \$0
39	Total Capital Assets	\$ -	\$ -		⇒ \$0
40	Prepays Insurance	\$ -	\$ -		⇒ \$0
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets	\$ -	\$ -		⇒ \$0
45	Total Long-Term Assets	\$ -	\$ -		⇒ \$0
46	Total Assets	\$ 14	\$ 5	↑ 207.05%	↑ \$9
47					

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ -	\$ -		\$0
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages	\$ -	\$ -		\$0
54	Due to Funds	\$ -	\$ -		\$0
55	Tenant Deposits	\$ -	\$ -		\$0
56	Other Current Liabilities	\$ -	\$ -		\$0
57	Total Current Liabilities	\$ -	\$ -		\$0
58	Non-Current Liabilities				
59	Frost	\$ -	\$ -		\$0
60	Brownstone	\$ -	\$ -		\$0
61	MHFC	\$ -	\$ -		\$0
62	Total Non-Current Liabilities	\$ -	\$ -		\$0
63	Deferred Inflow Resources				
64	Hibiscus Pre-Leasehold	\$ -	\$ -		\$0
65	Emergency HCV Funds	\$ -	\$ -		\$0
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	Total Deferred Inflows	\$ -	\$ -		\$0
69					\$0
70	Net Position	14	\$ 5	↑ 207.05%	\$9
71					\$0
72	Total Liabilities and Net Position	\$ 14	\$ 5	↑ 207.05%	\$9
73	Variance	\$ -	\$ -		\$0

McAllen Housing Authority - Capital Funds

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	Net Tenant Revenue	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ -	\$ -		\$0
51	Grant - Capital	\$ 39,000	\$ 105,945	↓ -63.19%	-\$66,945
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	\$ 2	\$ -		\$2
58	Other Revenue	\$ -	\$ -		\$0
59	Total Revenue	\$ 39,002	\$ 105,945	↓ -63.19%	-\$66,943
60	Administrative Expenses	\$ -	\$ -		\$0
61	Tenant Services	\$ -	\$ -		\$0
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ -	\$ -		\$0
64	Maintenance & Operations	\$ -	\$ -		\$0
65	Other General Expenses	\$ -	\$ -		\$0
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ -	\$ -		\$0
69	Operating Income (Loss)	\$ 39,002	\$ 105,945	↓ -63.19%	-\$66,943
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ -	\$ -		\$0
73	Net Housing Assistance	\$ -	\$ -		\$0
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expend	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ (39,000)	\$ (105,945)	↑ 63.19%	\$66,945
86	Total Other Funding	\$ (39,000)	\$ (105,945)	↑ 63.19%	\$66,945
87	Net Income	2	\$ -		\$2

McAllen Housing Authority - Capital Funds

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		➡ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
6	Rent: Write-offs	\$ -	\$ -		➡ \$0
7	Net Tenant Revenue	\$ -	\$ -		➡ \$0
8	Grant Admin Revenue	\$ -	\$ -		➡ \$0
9	Grant - Capital	\$ -	\$ 105,945	↓ -100.00%	↓ -\$105,945
10	Grant - Stability / Other	\$ -	\$ -		➡ \$0
11	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
12	Fraud Recovery	\$ -	\$ -		➡ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		↓ -\$105,945
14	Office / Ground Lease	\$ -	\$ -		➡ \$0
15	Interest Income	\$ -	\$ 0		➡ \$0
16	Other Revenue	\$ -	\$ -		➡ \$0
17	Total Revenue	\$ -	\$ 105,945	↓ -100.00%	↓ -\$105,945
18	Administrative Expenses	\$ -	\$ -		➡ \$0
19	Tenant Services	\$ -	\$ -		➡ \$0
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ -	\$ -		➡ \$0
22	Maintenance & Operations	\$ -	\$ -		➡ \$0
23	Other General Expenses	\$ -	\$ -		➡ \$0
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ -	\$ -		➡ \$0
27	Operating Income (Loss)	\$ -	\$ 105,945	↓ -100.00%	↓ -\$105,945
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	\$ -	\$ -		➡ \$0
35	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		➡ \$0
42	Transfer In (Out)	\$ -	\$ (105,945)	↑ 100.00%	⬆ \$105,945
43	Total Other Funding	\$ -	\$ (105,945)	↑ 100.00%	⬆ \$105,945
44	Net Income	-	\$ 0	↓ -100.00%	↓ \$0

McAllen Housing Authority - Capital Funds

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		\$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
91	Rent: Write-offs	\$ -	\$ -		\$0
92	Net Tenant Revenue	\$ -	\$ -		\$0
93	Grant Admin Revenue	\$ -	\$ -		\$0
94	Grant - Capital	\$ -	\$ -		\$0
95	Grant - Stability / Other	\$ -	\$ -		\$0
96	Grant - Emergency Housing	\$ -	\$ -		\$0
97	Fraud Recovery	\$ -	\$ -		\$0
98	Resident Service / Port-in Fee	\$ -	\$ -		\$0
99	Office / Ground Lease	\$ -	\$ -		\$0
100	Interest Income	\$ -	\$ 1		-\$1
101	Other Revenue	\$ -	\$ -		\$0
102	Total Revenue	\$ -	\$ 1	↓ -100.00%	-\$1
103	Administrative Expenses	\$ -	\$ -		\$0
104	Tenant Services	\$ -	\$ -		\$0
105	Fundraising Expend. (5K)	\$ -	\$ -		\$0
106	Utilities Expense	\$ -	\$ -		\$0
107	Maintenance & Operations	\$ -	\$ -		\$0
108	Other General Expenses	\$ -	\$ -		\$0
109	Interest Expense	\$ -	\$ -		\$0
110	Depreciation	\$ -	\$ -		\$0
111	Total Expenses	\$ -	\$ -		\$0
112	Operating Income (Loss)	\$ -	\$ 1	↓ -100.00%	-\$1
113	HAP Grant Revenue	\$ -	\$ -		\$0
114	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
115	Housing Assistance Payments	\$ -	\$ -		\$0
116	Net Housing Assistance	\$ -	\$ -		\$0
117	Capital Funds - General	\$ -	\$ -		\$0
118	Capital Funds - Expenditures	\$ -	\$ -		\$0
119	Replacement Reserves Expend	\$ -	\$ -		\$0
120	CDBG Grants / Donations	\$ -	\$ -		\$0
121	Grant/Donations Expenditure:	\$ -	\$ -		\$0
122	Developer Fee - Las Palomas	\$ -	\$ -		\$0
123	Developer Fee - Green Jay	\$ -	\$ -		\$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
125	Scholarship Fundraising	\$ -	\$ -		\$0
126	Scholarship Expenditures	\$ -	\$ -		\$0
127	Transfer In (Out)	\$ -	\$ -		\$0
128	Total Other Funding	\$ -	\$ -		\$0
129	Net Income	\$ -	\$ 1	↓ -100.00%	-\$1

McAllen Housing Authority - Capital Funds

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		\$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
132	Rent: Write-offs	\$ -	\$ -		\$0
133	Net Tenant Revenue	\$ -	\$ -		\$0
134	Grant Admin Revenue	\$ -	\$ -		\$0
135	Grant - Capital	\$ 39,000	\$ 39,000	⇒ 0.00%	\$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	\$ 2	\$ 2	⇒ 0.00%	\$0
142	Other Revenue	\$ -	\$ -		\$0
143	Total Revenue	\$ 39,002	\$ 39,002	⇒ 0.00%	\$0
144	Administrative Expenses	\$ -	\$ -		\$0
145	Tenant Services	\$ -	\$ -		\$0
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ -	\$ -		\$0
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	Total Expenses	\$ -	\$ -		\$0
153	Operating Income (Loss)	\$ 39,002	\$ 39,002	⇒ 0.00%	\$0
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	\$ -	\$ -		\$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 Village	\$ -	\$ -		\$0
166	Scholarship Fundraising	\$ -	\$ -		\$0
167	Scholarship Expenditures	\$ -	\$ -		\$0
168	Transfer In (Out)	\$ (39,000)	\$ (39,000)	⇒ 0.00%	\$0
169	Total Other Funding	\$ (39,000)	\$ (39,000)	⇒ 0.00%	\$0
170	Net Income	2	2	⇒ 0.00%	\$0

McAllen Housing Authority - Section 8

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,042,366	\$ 1,750,599	↑ 16.67%	↑ \$291,767
5	Restricted				
6	Family Self-Sufficiency	\$ 77,808	\$ 32,184	↑ 141.76%	↑ \$45,624
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ 121,421	\$ 134,403	↓ -9.66%	↓ -\$12,982
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	\$ 199,229	\$ 166,587	↑ 19.59%	↑ \$32,642
15	Total Cash	\$ 2,241,595	\$ 1,917,186	↑ 16.92%	↑ \$324,409
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ (5,032)	\$ -		↓ -\$5,032
19	Tenant Formal Agreements	\$ 77,950	\$ 11,216	↑ 595.00%	↑ \$66,734
20	Allowance for Doubtful Acct	\$ (79,352)	\$ (11,216)	↑ 607.51%	↓ -\$68,136
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ -		→ \$0
25	Total Account Receivables	\$ (6,434)	\$ -		↓ -\$6,434
26	Due From Funds	\$ 45,693	\$ 7,967	↑ 473.53%	↑ \$37,726
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ -	\$ -		→ \$0
34	Leash hold Improvements	\$ -	\$ -		→ \$0
35	Buildings	\$ -	\$ -		→ \$0
36	Furniture and Fixtures	\$ 58,645	\$ 57,826	↑ 1.42%	↑ \$819
37	Vehicle	\$ 100,500	\$ 100,500	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (132,375)	\$ (109,995)	↑ 20.35%	↓ -\$22,380
39	Total Capital Assets	\$ 26,770	\$ 48,331	↓ -44.61%	↓ -\$21,561
40	Prepays Insurance	\$ 313	\$ -		↑ \$313
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets	\$ 6	\$ -		↑ \$6
45	Total Long-Term Assets	\$ 6	\$ -		↑ \$6
46	Total Assets	\$ 2,307,942	\$ 1,973,484	↑ 16.95%	↑ \$334,459
47					

McAllen Housing Authority - Section 8

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 22,512	\$ 38,473	↓ -41.49%	↓ -\$15,961
50	Family Self-Sufficiency	\$ 69,206	\$ 21,670	↑ 219.36%	↑ \$47,535
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 2,220	\$ 1,374	↑ 61.53%	↑ \$846
54	Due to Funds	\$ 40,815	\$ 30,502	↑ 33.81%	↑ \$10,313
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 25,779	\$ 18,904	↑ 36.37%	↑ \$6,875
57	Total Current Liabilities	\$ 160,531	\$ 110,924	↑ 44.72%	↑ \$49,608
58	Non-Current Liabilities				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		→ \$0
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ -	\$ -		→ \$0
69					→ \$0
70	Net Position	\$ 2,147,411	\$ 1,862,560	↑ 15.29%	↑ \$284,851
71					→ \$0
72	Total Liabilities and Net Position	\$ 2,307,942	\$ 1,973,484	↑ 16.95%	↑ \$334,459
73	Variance	\$ -	\$ -		→ \$0

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		⇒ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		⇒ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		⇒ \$0
6	Rent: Write-offs	\$ -	\$ -		⇒ \$0
7	Net Tenant Revenue	\$ -	\$ -		⇒ \$0
8	Grant Admin Revenue	\$ 172,350	\$ 105,097	↑ 63.99%	↑ \$67,253
9	Grant - Capital	\$ -	\$ -		⇒ \$0
10	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
11	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
12	Fraud Recovery	\$ 3,472	\$ 979	↑ 254.54%	↑ \$2,493
13	Port-in Fee	\$ 13,210	\$ 10,088	↑ 30.94%	↑ \$3,121
14	Office / Ground Lease	\$ -	\$ -		⇒ \$0
15	Interest Income	\$ 126	\$ 134	↓ -6.23%	↓ -\$8
16	Other Revenue	\$ -	\$ 8,284	↓ -100.00%	↓ -\$8,284
17	Total Revenue	\$ 189,157	\$ 124,582	↑ 51.83%	↑ \$64,575
18	Administrative Expenses	\$ 70,912	\$ 69,650	↑ 1.81%	↑ \$1,262
19	Tenant Services	\$ -	\$ -		⇒ \$0
20	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
21	Utilities Expense	\$ 694	\$ 556	↑ 24.92%	↑ \$139
22	Maintenance & Operations	\$ 673	\$ 3,011	↓ -77.64%	↓ -\$2,338
23	Other General Expenses	\$ 14,626	\$ 10,410	↑ 40.50%	↑ \$4,216
24	Interest Expense	\$ -	\$ -		⇒ \$0
25	Depreciation	\$ -	\$ -		⇒ \$0
26	Total Expenses	\$ 86,905	\$ 83,627	↑ 3.92%	↑ \$3,278
27	Operating Income (Loss)	\$ 102,252	\$ 40,956	↑ 149.66%	↑ \$61,296
28	HAP Grant Revenue	\$ 672,979	\$ 572,250	↑ 17.60%	↑ \$100,729
29	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
30	Housing Assistance Payments	\$ (683,319)	\$ (599,498)	↓ -13.98%	↑ -\$83,821
31	Net Housing Assistance	\$ (10,340)	\$ (27,248)	↑ 62.05%	↑ \$16,909
32	Capital Funds - General	\$ -	\$ -		⇒ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ -	\$ -		⇒ \$0
35	CDBG Grants / Donations	\$ -	\$ -		⇒ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		⇒ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
42	Transfer In (Out)	\$ -	\$ -		⇒ \$0
43	Total Other Funding	\$ -	\$ -		⇒ \$0
44	Net Income	91,912	13,708	↑ 570.52%	↑ \$78,205

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		\$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		\$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		\$0
48	Rent: Write-offs	\$ -	\$ -		\$0
49	Net Tenant Revenue	\$ -	\$ -		\$0
50	Grant Admin Revenue	\$ 383,177	\$ 256,923	↑ 49.14%	\$126,254
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 7,500	\$ 2,439	↑ 207.48%	\$5,061
55	Resident Service / Port-in Fee	\$ 27,115	\$ 30,885	↓ -12.21%	-\$3,770
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 369	\$ 287	↑ 28.65%	\$82
58	Other Revenue	\$ 333	\$ 8,284	↓ -95.98%	-\$7,951
59	Total Revenue	\$ 418,495	\$ 298,818	↑ 40.05%	\$119,677
60	Administrative Expenses	\$ 217,554	\$ 190,924	↑ 13.95%	\$26,630
61	Tenant Services	\$ 1,914	\$ 240	↑ 697.45%	\$1,674
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 1,397	\$ 1,687	↓ -17.22%	-\$291
64	Maintenance & Operations	\$ 1,525	\$ 8,103	↓ -81.18%	-\$6,578
65	Other General Expenses	\$ 41,254	\$ 28,991	↑ 42.30%	\$12,262
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 263,643	\$ 229,945	↑ 14.65%	\$33,698
69	Operating Income (Loss)	\$ 154,852	\$ 68,872	↑ 124.84%	\$85,979
70	HAP Grant Revenue	\$ 2,066,742	\$ 1,695,345	↑ 21.91%	\$371,397
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (2,010,724)	\$ (1,755,456)	↓ -14.54%	-\$255,268
73	Net Housing Assistance	\$ 56,018	\$ (60,111)	↑ 193.19%	\$116,129
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)	\$ -	\$ -		\$0
86	Total Other Funding	\$ -	\$ -		\$0
87	Net Income	210,870	\$ 8,762	↑ 2306.71%	\$202,108

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		➡ \$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
91	Rent: Write-offs	\$ -	\$ -		➡ \$0
92	Net Tenant Revenue	\$ -	\$ -		➡ \$0
93	Grant Admin Revenue	\$ 172,350	\$ 89,876	↑ 91.76%	↑ \$82,474
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
97	Fraud Recovery	\$ 3,472	\$ 1,323	↑ 162.42%	↑ \$2,149
98	Resident Service / Port-in Fee	\$ 13,210	\$ 13,355	↓ -1.09%	↓ -\$145
99	Office / Ground Lease	\$ -	\$ -		➡ \$0
100	Interest Income	\$ 126	\$ 232	↓ -45.96%	↓ -\$107
101	Other Revenue	\$ -	\$ 678	↓ -100.00%	↓ -\$678
102	Total Revenue	\$ 189,157	\$ 105,464	↑ 79.36%	↑ \$83,693
103	Administrative Expenses	\$ 70,912	\$ 85,038	↓ -16.61%	↓ -\$14,126
104	Tenant Services	\$ -	\$ 155	↓ -100.00%	↓ -\$155
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 694	\$ 528	↑ 31.41%	↑ \$166
107	Maintenance & Operations	\$ 673	\$ 2,364	↓ -71.52%	↓ -\$1,691
108	Other General Expenses	\$ 14,626	\$ 11,703	↑ 24.97%	↑ \$2,922
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 86,905	\$ 99,789	↓ -12.91%	↓ -\$12,884
112	Operating Income (Loss)	\$ 102,252	\$ 5,675	↑ 1701.68%	↑ \$96,577
113	HAP Grant Revenue	\$ 672,979	\$ 639,425	↑ 5.25%	↑ \$33,554
114	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
115	Housing Assistance Payments	\$ (683,319)	\$ (642,310)	↓ -6.38%	↑ -\$41,008
116	Net Housing Assistance	\$ (10,340)	\$ (2,885)	↓ -258.43%	↓ -\$7,455
117	Capital Funds - General	\$ -	\$ -		➡ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
119	Replacement Reserves Expenc	\$ -	\$ -		➡ \$0
120	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		➡ \$0
125	Scholarship Fundraising	\$ -	\$ -		➡ \$0
126	Scholarship Expenditures	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		➡ \$0
128	Total Other Funding	\$ -	\$ -		➡ \$0
129	Net Income	91,912	2,791	↑ 3193.57%	↑ \$89,122

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		➡ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
132	Rent: Write-offs	\$ -	\$ -		➡ \$0
133	Net Tenant Revenue	\$ -	\$ -		➡ \$0
134	Grant Admin Revenue	\$ 383,177	\$ 269,628	⬆ 42.11%	⬆ \$113,549
135	Grant - Capital	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
138	Fraud Recovery	\$ 7,500	\$ 3,969	⬆ 88.97%	⬆ \$3,531
139	Resident Service / Port-in Fee	\$ 27,115	\$ 40,064	⬆ -32.32%	⬆ -\$12,949
140	Office / Ground Lease	\$ -	\$ -		➡ \$0
141	Interest Income	\$ 369	\$ 697	⬆ -47.09%	⬆ -\$328
142	Other Revenue	\$ 333	\$ 2,035	⬆ -83.62%	⬆ -\$1,701
143	Total Revenue	\$ 418,495	\$ 316,393	⬆ 32.27%	⬆ \$102,102
144	Administrative Expenses	\$ 217,554	\$ 255,114	⬆ -14.72%	⬆ -\$37,561
145	Tenant Services	\$ 1,914	\$ 464	⬆ 312.44%	⬆ \$1,450
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 1,397	\$ 1,585	⬆ -11.90%	⬆ -\$189
148	Maintenance & Operations	\$ 1,525	\$ 7,093	⬆ -78.50%	⬆ -\$5,568
149	Other General Expenses	\$ 41,254	\$ 35,110	⬆ 17.50%	⬆ \$6,143
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 263,643	\$ 299,367	⬆ -11.93%	⬆ -\$35,724
153	Operating Income (Loss)	\$ 154,852	\$ 17,026	⬆ 809.50%	⬆ \$137,826
154	HAP Grant Revenue	\$ 2,066,742	\$ 1,918,276	⬆ 7.74%	⬆ \$148,466
155	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
156	Housing Assistance Payments	\$ (2,010,724)	\$ (1,926,931)	⬆ -4.35%	⬆ -\$83,793
157	Net Housing Assistance	\$ 56,018	\$ (8,654)	⬆ 747.30%	⬆ \$64,672
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 Village	\$ -	\$ -		➡ \$0
166	Scholarship Fundraising	\$ -	\$ -		➡ \$0
167	Scholarship Expenditures	\$ -	\$ -		➡ \$0
168	Transfer In (Out)	\$ -	\$ -		➡ \$0
169	Total Other Funding	\$ -	\$ -		➡ \$0
170	Net Income	210,870	\$ 8,372	⬆ 2418.74%	⬆ \$202,498

McAllen Housing Authority - EHV

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 12,433	\$ 4,439	↑ 180.08%	↑ \$7,994
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		→ \$0
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ -	\$ -		→ \$0
9	Emergency Housing Voucher	\$ 35,011	\$ 48,089	↓ -27.20%	↓ -\$13,078
10	Capital Funds	\$ -	\$ -		→ \$0
11	Tenant Security Deposits	\$ -	\$ -		→ \$0
12	Reserve Accounts	\$ -	\$ -		→ \$0
13	Other Restricted Funds	\$ -	\$ -		→ \$0
14	Restricted	\$ 35,011	\$ 48,089	↓ -27.20%	↓ -\$13,078
15	Total Cash	\$ 47,444	\$ 52,528	↓ -9.68%	↓ -\$5,084
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 811	\$ 27	↑ 2903.70%	↑ \$784
19	Tenant Formal Agreements	\$ -	\$ -		→ \$0
20	Allowance for Doubtful Acct	\$ (234)	\$ -		↓ -\$234
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ -		→ \$0
25	Total Account Receivables	\$ 577	\$ 27	↑ 2037.04%	↑ \$550
26	Due From Funds	\$ -	\$ -		→ \$0
	Inventory - Supplies	\$ -	\$ -		→ \$0
27	Notes Receivables				
28	Villas at Beaumont	\$ -	\$ -		→ \$0
29	Retama Village II	\$ -	\$ -		→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ -	\$ -		→ \$0
32	Capital Assets				
33	Land	\$ -	\$ -		→ \$0
34	Leash hold Improvements	\$ -	\$ -		→ \$0
35	Buildings	\$ -	\$ -		→ \$0
36	Furniture and Fixtures	\$ -	\$ -		→ \$0
37	Vehicle	\$ -	\$ -		→ \$0
38	Accumulated Depreciation	\$ -	\$ -		→ \$0
39	Total Capital Assets	\$ -	\$ -		→ \$0
40	Prepays Insurance	\$ -	\$ -		→ \$0
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets	\$ -	\$ -		→ \$0
45	Total Long-Term Assets	\$ -	\$ -		→ \$0
46	Total Assets	\$ 48,021	\$ 52,555	↓ -8.63%	↓ -\$4,534
47					

McAllen Housing Authority - EHV

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 926	\$ (332)	↓ -378.92%	↑ \$1,258
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ 202	↓ -100.00%	↓ -\$202
54	Due to Funds	\$ 33,099	\$ 12,235	↑ 170.52%	↑ \$20,864
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 684	\$ 1,869	↓ -63.40%	↓ -\$1,185
57	Total Current Liabilities	\$ 34,709	\$ 13,973	↑ 148.40%	↑ \$20,736
58	Non-Current Liabilities				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		→ \$0
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ 35,011	\$ 48,089	↓ -27.20%	↓ -\$13,078
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ 35,011	\$ 48,089	↓ -27.20%	↓ -\$13,078
69					→ \$0
70	Net Position	\$ (21,698)	\$ (9,507)	↑ 128.23%	↓ -\$12,191
71		\$ -			→ \$0
72	Total Liabilities and Net Position	\$ 48,021	\$ 52,555	↓ -8.63%	↓ -\$4,534
73	Variance	\$ -	\$ 0		↓ \$0

McAllen Housing Authority - Emergency Housing Voucher

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ -	\$ -		➡ \$0
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
5	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
6	Rent: Write-offs	\$ -	\$ -		➡ \$0
7	Net Tenant Revenue	\$ -	\$ -		➡ \$0
8	Grant Admin Revenue	\$ -	\$ -		➡ \$0
9	Grant - Capital	\$ -	\$ -		➡ \$0
10	Grant - Stability / Other	\$ -	\$ -		➡ \$0
11	Grant - Emergency Housing	\$ 3,667	\$ 3,198	↑ 14.67%	↑ \$469
12	Fraud Recovery	\$ -	\$ -		➡ \$0
13	Port-in Fee	\$ 550	\$ -		↑ \$550
14	Office / Ground Lease	\$ -	\$ -		➡ \$0
15	Interest Income	\$ -	\$ -		➡ \$0
16	Other Revenue	\$ -	\$ -		➡ \$0
17	Total Revenue	\$ 4,217	\$ 3,198	↑ 31.86%	↑ \$1,019
18	Administrative Expenses	\$ 1,119	\$ 3,626	↓ -69.12%	↓ -\$2,506
19	Tenant Services	\$ 1,748	\$ 1,949	↓ -10.29%	↓ -\$200
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ -	\$ -		➡ \$0
22	Maintenance & Operations	\$ -	\$ -		➡ \$0
23	Other General Expenses	\$ -	\$ -		➡ \$0
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ 2,868	\$ 5,575	↓ -48.56%	↓ -\$2,707
27	Operating Income (Loss)	\$ 1,349	\$ (2,377)	↑ 156.77%	↑ \$3,726
28	HAP Grant Revenue	\$ 28,051	\$ 22,374	↑ 25.37%	↑ \$5,677
29	HAP Grant EHV Expenditures	\$ (2,663)	\$ (1,838)	↓ -44.89%	↓ -\$825
30	Housing Assistance Payments	\$ (26,506)	\$ (22,033)	↓ -20.30%	↑ -\$4,473
31	Net Housing Assistance	\$ (1,118)	\$ (1,497)	↑ 25.30%	↑ \$379
32	Capital Funds - General	\$ -	\$ -		➡ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ -	\$ -		➡ \$0
35	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
36	Grant/Donations Expenditure	\$ -	\$ -		➡ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Green Jay	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		➡ \$0
42	Transfer In (Out)	\$ -	\$ -		➡ \$0
43	Total Other Funding	\$ -	\$ -		➡ \$0
44	Net Income	231	\$ (3,873)	↑ 105.97%	↑ \$4,104

McAllen Housing Authority - Emergency Housing Voucher

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ -	\$ -		➡ \$0
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
47	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
48	Rent: Write-offs	\$ -	\$ -		➡ \$0
49	Net Tenant Revenue	\$ -	\$ -		➡ \$0
50	Grant Admin Revenue	\$ -	\$ -		➡ \$0
51	Grant - Capital	\$ -	\$ -		➡ \$0
52	Grant - Stability / Other	\$ -	\$ -		➡ \$0
53	Grant - Emergency Housing	\$ 11,590	\$ 3,198	⬆ 262.41%	⬆ \$8,392
54	Fraud Recovery	\$ -	\$ -		➡ \$0
55	Port-in Fee	\$ 550	\$ -		⬆ \$550
56	Office / Ground Lease	\$ -	\$ -		➡ \$0
57	Interest Income	\$ -	\$ -		➡ \$0
58	Other Revenue	\$ -	\$ -		➡ \$0
59	Total Revenue	\$ 12,140	\$ 3,198	⬆ 279.61%	⬆ \$8,942
60	Administrative Expenses	\$ 3,381	\$ 9,450	⬆ -64.22%	⬆ -\$6,069
61	Tenant Services	\$ 5,135	\$ 3,073	⬆ 67.09%	⬆ \$2,062
62	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
63	Utilities Expense	\$ -	\$ -		➡ \$0
64	Maintenance & Operations	\$ -	\$ -		➡ \$0
65	Other General Expenses	\$ 1,100	\$ -		⬆ \$1,100
66	Interest Expense	\$ -	\$ -		➡ \$0
67	Depreciation	\$ -	\$ -		➡ \$0
68	Total Expenses	\$ 9,616	\$ 12,523	⬆ -23.22%	⬆ -\$2,907
69	Operating Income (Loss)	\$ 2,524	\$ (9,325)	⬆ 127.07%	⬆ \$11,849
70	HAP Grant Revenue	\$ 75,294	\$ 45,156	⬆ 66.74%	⬆ \$30,138
71	HAP Grant EHV Expenditures	\$ (11,829)	\$ (5,652)	⬆ -109.29%	⬆ -\$6,177
72	Housing Assistance Payments	\$ (77,667)	\$ (67,138)	⬆ -15.68%	⬆ -\$10,529
73	Net Housing Assistance	\$ (14,202)	\$ (27,634)	⬆ 48.61%	⬆ \$13,432
74	Capital Funds - General	\$ -	\$ -		➡ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
77	Replacement Reserves Expend	\$ -	\$ -		➡ \$0
78	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
79	Grant/Donations Expenditure	\$ -	\$ -		➡ \$0
80	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
82	Developer Fee - Hibiscus Village	\$ -	\$ -		➡ \$0
83	Scholarship Fundraising	\$ -	\$ -		➡ \$0
84	Scholarship Expenditures	\$ -	\$ -		➡ \$0
85	Transfer In (Out)	\$ -	\$ -		➡ \$0
86	Total Other Funding	\$ -	\$ -		➡ \$0
87	Net Income	(11,678)	(36,959)	⬆ 68.40%	⬆ \$25,281

McAllen Housing Authority - Emergency Housing Voucher

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ -	\$ -		➡ \$0
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
90	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
91	Rent: Write-offs	\$ -	\$ -		➡ \$0
92	Net Tenant Revenue	\$ -	\$ -		➡ \$0
93	Grant Admin Revenue	\$ -	\$ -		➡ \$0
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ 3,667	\$ 3,000	⬆ 22.23%	⬆ \$667
97	Fraud Recovery	\$ -	\$ -		➡ \$0
98	Resident Service / Port-in Fee	\$ 550	\$ 10	⬆ 5472.44%	⬆ \$540
99	Office / Ground Lease	\$ -	\$ -		➡ \$0
100	Interest Income	\$ -	\$ -		➡ \$0
101	Other Revenue	\$ -	\$ 101	⬇ -100.00%	⬇ -\$101
102	Total Revenue	\$ 4,217	\$ 3,111	⬆ 35.56%	⬆ \$1,106
103	Administrative Expenses	\$ 1,119	\$ 783	⬆ 42.89%	⬆ \$336
104	Tenant Services	\$ 1,748	\$ 2,515	⬇ -30.47%	⬇ -\$766
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ -	\$ -		➡ \$0
107	Maintenance & Operations	\$ -	\$ -		➡ \$0
108	Other General Expenses	\$ -	\$ 451	⬇ -100.00%	⬇ -\$451
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 2,868	\$ 3,749	⬇ -23.50%	⬇ -\$881
112	Operating Income (Loss)	\$ 1,349	\$ (638)	⬆ 311.48%	⬆ \$1,987
113	HAP Grant Revenue	\$ 28,051	\$ 20,750	⬆ 35.18%	⬆ \$7,301
114	HAP Grant EHV Expenditures	\$ (2,663)	\$ (750)	⬇ -255.04%	⬇ -\$1,913
115	Housing Assistance Payments	\$ (26,506)	\$ (20,000)	⬇ -32.53%	⬆ -\$6,506
116	Net Housing Assistance	\$ (1,118)	\$ 0	⬇ #####	⬆ -\$1,118
117	Capital Funds - General	\$ -	\$ -		➡ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
119	Replacement Reserves Expend	\$ -	\$ -		➡ \$0
120	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
121	Grant/Donations Expenditures	\$ -	\$ -		➡ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		➡ \$0
125	Scholarship Fundraising	\$ -	\$ -		➡ \$0
126	Scholarship Expenditures	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		➡ \$0
128	Total Other Funding	\$ -	\$ -		➡ \$0
129	Net Income	231	(638)	⬆ 136.24%	⬆ \$869

McAllen Housing Authority - Emergency Housing Voucher

Month Ending September 30, 2023

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ -	\$ -		➡ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		➡ \$0
131	Rent: Vacancy Loss, Adjust	\$ -	\$ -		➡ \$0
132	Rent: Write-offs	\$ -	\$ -		➡ \$0
133	Net Tenant Revenue	\$ -	\$ -		➡ \$0
134	Grant Admin Revenue	\$ -	\$ -		➡ \$0
135	Grant - Capital	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ 11,590	\$ 9,000	⬆ 28.78%	⬆ \$2,590
138	Fraud Recovery	\$ -	\$ -		➡ \$0
139	Resident Service / Port-in Fee	\$ 550	\$ 332	⬆ 65.61%	⬆ \$218
140	Office / Ground Lease	\$ -	\$ -		➡ \$0
141	Interest Income	\$ -	\$ -		➡ \$0
142	Other Revenue	\$ -	\$ -		➡ \$0
143	Total Revenue	\$ 12,140	\$ 9,332	⬆ 30.09%	⬆ \$2,808
144	Administrative Expenses	\$ 3,381	\$ 2,350	⬆ 43.86%	⬆ \$1,031
145	Tenant Services	\$ 5,135	\$ 7,544	⬆ -31.94%	⬆ -\$2,409
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ -	\$ -		➡ \$0
148	Maintenance & Operations	\$ -	\$ -		➡ \$0
149	Other General Expenses	\$ 1,100	\$ 1,352	⬆ -18.64%	⬆ -\$252
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 9,616	\$ 11,246	⬆ -14.50%	⬆ -\$1,630
153	Operating Income (Loss)	\$ 2,524	\$ (1,914)	⬆ 231.88%	⬆ \$4,438
154	HAP Grant Revenue	\$ 75,294	\$ 62,250	⬆ 20.95%	⬆ \$13,044
155	HAP Grant EHV Expenditures	\$ (11,829)	\$ (2,250)	⬆ -425.77%	⬆ -\$9,579
156	Housing Assistance Payments	\$ (77,667)	\$ (60,000)	⬆ -29.45%	⬆ -\$17,667
157	Net Housing Assistance	\$ (14,202)	\$ 0	⬆ #####	⬆ -\$14,202
158	Capital Funds - General	\$ -	\$ -		➡ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
160	Replacement Reserves Expend	\$ -	\$ -		➡ \$0
161	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
162	Grant/Donations Expenditures	\$ -	\$ -		➡ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
165	Developer Fee - Hibiscus Village	\$ -	\$ -		➡ \$0
166	Scholarship Fundraising	\$ -	\$ -		➡ \$0
167	Scholarship Expenditures	\$ -	\$ -		➡ \$0
168	Transfer In (Out)	\$ -	\$ -		➡ \$0
169	Total Other Funding	\$ -	\$ -		➡ \$0
170	Net Income	(11,678)	(1,914)	⬆ -510.18%	⬆ -\$9,764



U.S. Department of Housing and Urban Development
San Antonio Field Office, Region VI
Office of Public Housing
Hipolito Garcia Post Office and Courthouse
615 E. Houston Street, Suite 347
San Antonio, Texas 78205
Phone (210) 475-6860 Fax (210) 472-6817
www.hud.gov www.espanol.hud.gov

September 28, 2023

McAllen Housing Authority
1200 N. 25th St.
McAllen, TX 78501

Dear Mr. Rudy Ramirez:

We have recently completed Section 8 Management Assessment Program (SEMAP) scoring for the Housing Authority. Your overall SEMAP score for the fiscal year ended on 6/30/2023 is 100%. Individual SEMAP indicator scores are available in the Inventory Management System (IMS)/ PIH Information Center (PIC).

HUD reserves the right to conduct an on-site confirmatory review to verify the PHA certification and the HUD rating under any indicator, in accordance with 24 CFR Part 985.105(c). Please note that a PHA must correct any SEMAP deficiencies (indicator rating of zero) identified in IMS/PIC within 45 calendar days of receipt of this letter (or receipt of the final resolution of an appeal) and submit evidence of the corrective actions taken to its Portfolio Management Specialist. If a PHA fails to correct the deficiencies within 45 calendar days, then a corrective action plan describing steps to be taken to address deficiencies may be required.

A PHA may appeal its overall SEMAP rating if it received a SEMAP designation of Standard or Troubled by providing the reasons and supporting justification to our Office within 30 days of receipt of this notice. Any appeal should be submitted electronically in IMS/PIC and should include comments justifying the appeal request. Please also notify your respective Portfolio Management Specialist by phone or email of any submission of an appeal. At that time, a PHA may provide any additional documentation to support its appeal request. If a PHA does not submit an appeal, this notice will serve as the final notification of its SEMAP score and status.

If you have any questions regarding your SEMAP score, please contact your Portfolio Management Specialist. Thank you for your cooperation with the SEMAP process.

Sincerely,

DAVID POHLER

Digitally signed by: DAVID POHLER
DN: CN = DAVID POHLER C = US O = U.S.
Government OU = Department of Housing and
Urban Development, Office of Administration
Date: 2023.09.29 08:02:29 -05'00'

David Pohler
Director,
Office of Public Housing



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, October 25, 2023
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501
or
via ZOOM Teleconference

<https://us06web.zoom.us/j/83189579309?pwd=uFmWzpFgJL6ZnVO9qAfr6INv1U3W46.1>

Meeting ID: 831 8957 9309
United states: +1 346 248 7799
Passcode: 605162

For the following purpose:

AGENDA


1. Call Meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of September 27, 2023. Pg. 2
 - b) Consideration and Possible Action to Approve the Disposition of Surplus Inventory and Equipment. Pg. 3-24
3. Non-Action Items:
 - a) Financial Summary Report Pg.25-30
 - b) La Vista Financial Summary Report Pg. 31-37
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, October 20, 2023, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Facility Corporation and Regional 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, September 27, 2023

CALL TO ORDER AND ROLL CALL - The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, September 27, 2023, held via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 12:08 p.m. Present and attendance for roll call were:

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

Absent: Commissioner Marc David Garcia

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

1. Call Meeting to Order – 12:08 p.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of August 23, 2023. **Chair Elva M. Cerda entertained a motion to approve meeting minutes. Vice Chair Eliseo "Tito" Salinas made motion to approve; Commissioner Ronnie Cruz second the motion. Motion carried unanimously.**
3. Non-Action Items:
 - a) Financial; Summary Report
 - Deputy Director reported no significant findings.
 - b) La Vista Financial
 - MHFC has taken over partnership. Property does have some equity, but expenses are high due to maintenance needs.
 - c) Villas at Beaumont UPCS Scoring
 - Score of 89 due to roof repairs; TML is currently being repaired. All other findings have been addressed.
4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Cruz made motion; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously. Meeting adjourned at 12:23 p.m.**

Rodolfo "Rudy" Ramirez, Executive Director

Executive Summary



Item: Disposition of Surplus Property




Discussion: The McAllen Housing Facility Corp. has identified miscellaneous tools, parts, supplies, appliances and materials which have been either fully depreciated or do not function with other items in our inventory. The breakdown of these items is reflected in the attached listing. Since these items do not have an estimated useful life or application within our inventory, it is in our best interest to designate them for disposal.

Recommendation: Staff requests approval to dispose of the inventory in the attached listing through public or salvage yard sale.




MHFC List of Used Appliances for Disposal



Water Heaters

Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
AO Smith Electric Water Heater	Model#: ECS 40 200 Serial#: 1417J001366	Sunset Gardens Sticker#: 30210	Non Functioning	
AO Smith Electric Water Heater	Model#: ELJF 30 917 Serial#: GG03-1734314-917	Orchid Place Sticker# 50186	Non Functioning	

AO Smith Electric Water Heater	Model#: ENS 40 100 Serial#: 1604J004687	Sunset Gardens Sticker#: 30061	Non Functioning	
Rheem Electric Water Heater	Model#: 82V40-1 Serial#: RH1008200784	Orchid Place Sticker#: 50062	Non Functioning	
AO Smith Electric Water Heater	Model#: ENS 40 100 Serial#: 1527J014082	Sunset Gardens Sticker#: 30263	Non Functioning	




Rheem Electric Water Heater	Model#: XE38S06ST45U1 Serial#: Q351629200		Non Functioning	
American Standard Electric Water Heater	Model#: E50L26-240V-4500W Serial#: H09- 001016		Non Functioning	
Rheem Electric Water Heater	Model#: 82SV40-1 Serial#: RH0507230442	Orchid Place Sticker#: 50118	Non Functioning	


AO Smith Electric Water Heater	Model#: ECS 40 200 Serial#: 1417J001352	Sunset Gardens Sticker#: 30154	Non Functioning	
American Standard Electric Water Heater	Model#: E50L26 240V- 4500W Serial#: L10-002573		Non Functioning	
AO Smith Electric Water Heater	Model#: ENS 40 100 Serial#: 1604J004645	Sunset Gardens Sticker#: 30069	Non Functioning	

RUDD Electric Water Heater	Model#: PE2S40-1 Serial#: RU1204205041	Orchid Place Sticker#: 50130	Non Functioning	
AO Smith Electric Water Heater	Model#: ENS 40 100 Serial#: 1603J004104	Sunset Gardens Sticker#: 30269	Non Functioning	




Condensers


Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
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Carrier Condenser Unit	Model#: 24ABR336A310 Serial#: 2306E17944	Sunset Gardens	Non Functioning	
Carrier Condenser Unit	Model#: 38CKS024300 Serial#: 2903E12983	Sunset Gardens	Non Functioning	
Goodman Condenser Unit	Model#: CKL24-1D Serial: 0204519826	Sunset Gardens	Non Functioning	



RUDD Condenser Unit	Model#: 13AJA24A01757 Serial#: 8342W081222738		Non Functioning	
RUDD Condenser Unit	Model#: RA1424AJ1NA Serial#: W241518916		Non Functioning	
Goodman Condenser Unit	Model#: GSC130301CA Serial#: 0806337692		Non Functioning	



Condenser Unit	Model and Serial Number not Found		Non Functioning	
Goodman Condenser Unit	Model#: GSX130181CA Serial#: 1011263041		Non Functioning	
Goodman Condenser Unit	Model#: GSC130241AE Serial#: 0807098876		Non Functioning	




Goodman Condenser Unit	Model#: GSX130181CA Serial#: 1011263012		Non Functioning	
Goodman Condenser Unit	Model#: GSX130181CA Serial#: 1011263039		Non Functioning	
Carrier Condenser Unit	Model and Serial Number not Found		Non Functioning	

Condenser Unit	Model and Serial Number not Found		Non Functioning	
Rheem Condenser Unit	Model#: 13AJA24A01757 Serial#: 8342W191227722		Non Functioning	
Rheem Condenser Unit	Model#: 13AJA24A01757 Serial#: 8342W081222738		Non Functioning	

Air Handlers








Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
Carrier Air Handler	Model#: KFCEH0801N08 Serial#: 0906V92402	Sunset Gardens	Non Functioning	
Carrier Air Handler	Model#: F4ACNF024 Serial#: 2806A72340	Sunset Gardens	Non Functioning	

Carrier Air Handler	Model and Serial Number not Found	Sunset Gardens	Non Functioning	
RHEEN Air Handler	Model#: RH1P3017STANJA Serial#: W421829430		Non Functioning	
Ranges				
Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image

<p>Frigidaire Electric Range</p>	<p>Model#: FEF316BSA Serial#: VF32915852</p>	<p>Sunset Gardens Sticker#: 30184</p>	<p>Non Functioning</p>	
<p>Whirlpool Electric Range</p>	<p>Model#: RF263LXTQ Serial#: R10153980</p>		<p>Non Functioning</p>	
<p>Frigidaire Electric Range</p>	<p>Model#: FFEF3016TWC Serial#: VF81424242</p>	<p>Orchid Place Sticker#: 50143</p>	<p>Non Functioning</p>	

Inventory Disposal Item List

Qty	Item Description	Condition	Reason for Disposal	Image
1	Capacitor 35+3 MFD	New	Wrong Item Ordered	
81	BUMPER FLOOR/DOOR STOPPER	New	Obsolete	
4	Call for Aid Wall System	New	Vine Obsolete Item	
2	Dryer Door Switch	New	Obsolete	
10	Insect Fogger 2oz Cans	New	Obsolete	
29	8" Drip Pan Ring Reason: Wrong Item ordered	New	Wrong Model Ordered	
51	8" Drip Pan Ring	New	Wrong Item Ordered	

22	6" Drip Pan	New	Wrong Model Ordered	
10	6" Drip Pan Ring	New	Wrong Item Ordered	
27	LED Flushmount Light Fixture	New	Upgraded to a Complete Fixture	
91	LED Address Light	New	Obsolete	
6	18" T8 Light Undercabinet Fixture	New	La Vista, Obsolete	
19	18" T8 Light Bulb	New	La Vista, Obsolete	
26	Programmable Thermostat	New	Not Compatible	
1	100ft Coax Cable	New	Item Rendered From Old Project	

1	50ft Coax Cable	New	Item Rendered From Old Project	
28	Sink & Shower Tub Handle (Valley)	New	Obsolete, Upgraded to a Delta Model	
21	3' T8 Light Bulbs	New	La Vista, Obsolete	
2	Furnace Gas Valves	New	La Vista, Obsolete	
7	32"x64" Vinyl Mini Blinds	New	Wrong Size	
1	35"x 36" Aluminum Mini Blind	New	Wrong Size	
1	29"x 64" Vinyl Mini Blind	New	Wrong Size	
1	Dryer Heating Coil	New	Wrong Model	

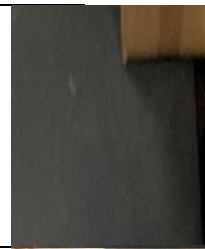
4	Key Entry Door Knobs Brushed Nickel	Used	Used No Keys found	
1	Key Entry Door Knob and Dead Bolt Gold	Used	removed from apartment complex	
2	Roof Chimney Cap	New	Obsolete	
3	12" Turbine Ventilator	New	Obsolete	
1	Paper Towel Holder	New	Obsolete	
3	Motion Activated Security Lights	New	Obsolete	
1	1 1/2" Metal Compression Coupling	New	Obsolete	
3	1" Male Adapters	New	Obsolete	

18	1 1/2" Copper 90° Elbows	New	Obsolete	
4	1 1/2" Female 90° Elbows	New	Obsolete	
2	1 1/2" Female Metal Tees	New	Obsolete	
8	1 3/4" Copper Couplings	New	Obsolete	
3	1 3/4" Copper Male Connectors	New	Obsolete	
3	1 3/4" Copper 90° Elbows	New	Obsolete	
2	1" x 7" Metal Nipple	New	Obsolete	
5	1" x 4" Metal Nipples	New	Obsolete	

2	1" x 3" Metal Nipples	New	Obsolete	
1	1" x 2½" Metal Nipple	New	Obsolete	
1	1" x 2" Metal Nipple	New	Obsolete	
1	1" x 4½" Metal Nipple	New	Obsolete	
1	1" x 1½" Metal Nipple	New	Obsolete	
4	1" Female Metal Nut Fittings	New	Obsolete	
6	1½" Female Metal Nut Fittings	New	Obsolete	
2	1" Metal Female Coupling	New	Obsolete	

1	1" Metal Female 90° Elbow	New	Obsolete	
1	1½" Metal 90° Elbow Coupling	New	Obsolete	

81	Door Bumper Stop, Brushed Nickel	New	La Vista Apts. Obsolete	\$7	=PRODUCT(A1:E1)	
1	Capacitor 35+3 MFD	New	Wrong Item Ordered	3	3	
4	Call for Aid Wall System	New	Vine Obsolete Item	7	28	
2	Dryer Door Switch	New	Obsolete		\$6	



McAllen Housing Authority - MHFC

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,099,123	\$ 1,923,695	↑ 9.12%	↑ \$175,428
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	\$ 84,961	\$ 76,435	↑ 11.15%	↑ \$8,526
12	Reserve Accounts	\$ 386,460	\$ 515,339	↓ -25.01%	↓ -\$128,879
13	Other Restricted Funds - Scholarship	\$ 12,094	\$ 22,704	↓ -46.73%	↓ -\$10,610
14	Restricted	\$ 483,515	\$ 614,478	↓ -21.31%	↓ -\$130,963
15	Total Cash	\$ 2,582,638	\$ 2,538,173	↑ 1.75%	↑ \$44,466
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		⇒ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 16,790	\$ 5,733	↑ 192.87%	↑ \$11,057
19	Tenant Formal Agreements	\$ -	\$ -		⇒ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		⇒ \$0
21	Management Fee	\$ 2,488	\$ -		↑ \$2,488
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds / Donations	\$ -	\$ 300	↓ -100.00%	↓ -\$300
24	Miscellaneous	\$ -	\$ -		⇒ \$0
25	Total Account Receivables	\$ 19,278	\$ 6,033	↑ 219.54%	↑ \$13,245
26	Due From Funds	\$ 8,855	\$ 71,808	↓ -87.67%	↓ -\$62,953
	Inventory - Supplies	\$ 30,054	\$ 14,712	↑ 104.29%	↑ \$15,343
27	Notes Receivables				
28	Villas at Beaumont	\$ 299,366	\$ 251,965	↑ 18.81%	↑ \$47,401
29	Retama Village II	\$ 200,000	\$ 200,000	⇒ 0.00%	⇒ \$0
30	Orchid and Hibiscus	\$ -	\$ -		⇒ \$0
31	Total Note Receivables	\$ 499,366	\$ 451,965	↑ 10.49%	↑ \$47,401
32	Capital Assets				
33	Land	\$ 712,544	\$ 702,544	↑ 1.42%	↑ \$10,000
34	Leash hold Improvements	\$ 8,150	\$ 15,100	↓ -46.03%	↓ -\$6,950
35	Buildings	\$ 9,510,752	\$ 9,510,752	⇒ 0.00%	⇒ \$0
36	Furniture and Fixtures	\$ 439,825	\$ 439,825	⇒ 0.00%	⇒ \$0
37	Vehicle	\$ 34,540	\$ 34,540	⇒ 0.00%	⇒ \$0
38	Accumulated Depreciation	\$ (5,220,924)	\$ (4,792,890)	↑ 8.93%	↓ -\$428,034
39	Total Capital Assets	\$ 5,484,887	\$ 5,909,871	↓ -7.19%	↓ -\$424,984
40	Prepays Insurance	\$ -	\$ -		⇒ \$0
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 221,579	\$ 205,583	↑ 7.78%	↑ \$15,996
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets - Tax Credit Fees	\$ 14,883	\$ 16,971	↓ -12.30%	↓ -\$2,088
45	Total Long-Term Assets	\$ 236,462	\$ 222,555	↑ 6.25%	↑ \$13,908
46	Total Assets	\$ 8,861,541	\$ 9,215,116	↓ -3.84%	↓ -\$353,575
47					

9215116

McAllen Housing Authority - MHFC

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 26,177	\$ 18,138	↑ 44.32%	↑ \$8,038
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 349	\$ 1,275	↓ -72.61%	↓ -\$926
53	Accrued Wages	\$ 5,436	\$ 2,468	↑ 120.26%	↑ \$2,968
54	Due to Funds	\$ 19,054	\$ 76,662	↓ -75.15%	↓ -\$57,608
55	Tenant Deposits	\$ 87,191	\$ 77,362	↑ 12.71%	↑ \$9,830
56	Other Current Liabilities	\$ 18,771	\$ 23,993	↓ -21.77%	↓ -\$5,222
57	Total Current Liabilities	\$ 156,978	\$ 199,898	↓ -21.47%	↓ -\$42,920
58	Non-Current Liabilities				→ \$0
59	Frost	\$ 1,948,017	\$ 2,199,169	↓ -11.42%	↓ -\$251,152
60	Brownstone	\$ -	\$ 675	↓ -100.00%	↓ -\$675
61	MHFC	\$ 298,414	\$ 257,128	↑ 16.06%	↑ \$41,286
62	Total Non-Current Liabilities	\$ 2,246,431	\$ 2,456,971	↓ -8.57%	↓ -\$210,540
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ -	\$ -		→ \$0
69					→ \$0
70	Net Position	\$ 6,458,132	\$ 6,558,247	↓ -1.53%	↓ -\$100,115
71					→ \$0
72	Total Liabilities and Net Position	\$ 8,861,541	\$ 9,215,116	↓ -3.84%	↓ -\$353,575
73	Variance	\$ 0	\$ 0		→ \$0

McAllen Housing Facility Corporation

Month Ending September 30, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ 147,146	\$ 116,178	↑ 26.66%	↑ \$30,968
4	Rent Gain / (Loss) on Lease	\$ (10,043)	\$ (8,525)	↓ -17.81%	↓ -\$1,518
5	Rent: Vacancy Loss	\$ (5,890)	\$ (5,270)	↓ -11.76%	↓ -\$620
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 131,213	\$ 102,383	↑ 28.16%	↑ \$28,830
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	\$ 2,809	\$ 1,348	↑ 108.31%	↑ \$1,460
16	Other Revenue	\$ 1,160	\$ 1,110	↑ 4.52%	↑ \$50
17	Total Revenue	\$ 137,669	\$ 108,328	↑ 27.08%	↑ \$29,341
18	Administrative Expenses	\$ 33,799	\$ 35,542	↓ -4.90%	↓ -\$1,743
19	Tenant Services	\$ 4,722	\$ 6,861	↓ -31.18%	↓ -\$2,139
20	Fundraising Expend	\$ -	\$ 280	↓ -100.00%	↓ -\$280
21	Utilities Expense	\$ 5,780	\$ 5,157	↑ 12.08%	↑ \$623
22	Maintenance & Operations	\$ 41,732	\$ 36,490	↑ 14.37%	↑ \$5,242
23	Other General Expenses	\$ 6,474	\$ 5,357	↑ 20.85%	↑ \$1,117
24	Interest Expense	\$ 9,835	\$ 11,989	↓ -17.97%	↓ -\$2,154
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 102,343	\$ 101,676	↑ 0.66%	↑ \$666
27	Operating Income (Loss)	\$ 35,326	\$ 6,652	↑ 431.06%	↑ \$28,674
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	\$ (8,134)	\$ -		↓ -\$8,134
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Retama	\$ 18,963	\$ 63	↑ 29971.93%	
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ 280	↓ -100.00%	
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ 10,829	\$ 343	↑ 3056.70%	↑ \$10,486
44	Net Income	46,156	6,995	↑ 559.83%	↑ \$39,161

McAllen Housing Facility Corporation

Month Ending September 30, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ 421,558	\$ 348,534	↑ 20.95%	↑ \$73,024
46	Rent Gain / (Loss) on Lease	\$ (36,362)	\$ (29,405)	↓ -23.66%	↓ -\$6,957
47	Rent: Vacancy Loss, Write-off	\$ (17,450)	\$ (18,403)	↑ 5.18%	↑ \$953
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 367,746	\$ 300,726	↑ 22.29%	↑ \$67,020
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	\$ 7,463	\$ 10,463	↓ -28.67%	↓ -\$3,000
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ 7,960	\$ 4,049	↑ 96.59%	↑ \$3,911
58	Other Revenue	\$ 4,720	\$ 8,794	↓ -46.32%	↓ -\$4,074
59	Total Revenue	\$ 387,889	\$ 324,032	↑ 19.71%	↑ \$63,857
60	Administrative Expenses	\$ 105,559	\$ 109,082	↓ -3.23%	↓ -\$3,524
61	Tenant Services	\$ 18,405	\$ 23,125	↓ -20.41%	↓ -\$4,720
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 17,090	\$ 17,509	↓ -2.40%	↓ -\$420
64	Maintenance & Operations	\$ 126,748	\$ 99,496	↑ 27.39%	↑ \$27,252
65	Other General Expenses	\$ 20,739	\$ 15,870	↑ 30.68%	↑ \$4,869
66	Interest Expense	\$ 29,557	\$ 35,955	↓ -17.79%	↓ -\$6,398
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 318,097	\$ 301,036	↑ 5.67%	↑ \$17,061
69	Operating Income (Loss)	\$ 69,791	\$ 22,995	↑ 203.50%	↑ \$46,796
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	\$ (17,728)	\$ -		↓ -\$17,728
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	\$ 18,963	\$ 63	↑ 29971.93%	↑ \$18,900
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	\$ (14,356)	\$ (2,237)	↓ -541.78%	↓ -\$12,119
87	Net Income	\$ 55,435	\$ 20,758	↑ 167.05%	↑ \$34,676

McAllen Housing Facility Corporation

Month Ending September 30, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ 147,146	\$ 137,306	↑ 7.17%	↑ \$9,840
89	Rent Gain / (Loss) on Lease	\$ (10,043)	\$ (11,728)	↑ 14.37%	↑ \$1,685
90	Rent: Vacancy Loss, Write-off	\$ (5,890)	\$ (6,224)	↑ 5.36%	↑ \$334
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 131,213	\$ 119,354	↑ 9.94%	↑ \$11,859
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	\$ 2,809	\$ 3,243	↓ -13.41%	↓ -\$435
101	Other Revenue	\$ 1,160	\$ 2,630	↓ -55.91%	↓ -\$1,470
102	Total Revenue	\$ 137,669	\$ 127,243	↑ 8.19%	↑ \$10,426
103	Administrative Expenses	\$ 33,799	\$ 35,132	↓ -3.79%	↓ -\$1,333
104	Tenant Services	\$ 4,722	\$ 8,042	↓ -41.29%	↓ -\$3,321
105	Fundraising Expend. (5K)	\$ -	\$ 583	↓ -100.00%	↓ -\$583
106	Utilities Expense	\$ 5,780	\$ 6,112	↓ -5.44%	↓ -\$332
107	Maintenance & Operations	\$ 41,732	\$ 38,501	↑ 8.39%	↑ \$3,232
108	Other General Expenses	\$ 6,474	\$ 7,907	↓ -18.12%	↓ -\$1,433
109	Interest Expense	\$ 9,835	\$ 9,688	↑ 1.52%	↑ \$147
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 102,343	\$ 105,965	↓ -3.42%	↓ -\$3,623
112	Operating Income (Loss)	\$ 35,326	\$ 21,278	↑ 66.02%	↑ \$14,049
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	\$ (8,134)	\$ (9,000)	↑ 9.62%	↑ \$866
120	CDBG Grants / Donations	\$ -	\$ -		→ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
123	Developer Fee - Green Jay	\$ 18,963	\$ -		↑ \$18,963
124	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
125	Scholarship Fundraising	\$ -	\$ -		→ \$0
126	Scholarship Expenditures	\$ -	\$ (3,000)	↑ 100.00%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ 10,829	\$ (12,000)	↑ 190.24%	↑ \$22,829
129	Net Income	46,156	\$ 9,278	↑ 397.49%	↑ \$36,878

McAllen Housing Facility Corporation

Month Ending September 30, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ 421,558	\$ 411,918	↑ 2.34%	↑ \$9,640
130	Rent Gain / (Loss) on Lease	\$ (36,362)	\$ (39,446)	↑ 7.82%	↑ \$3,084
131	Rent: Vacancy Loss, Write-off	\$ (17,450)	\$ (18,671)	↑ 6.54%	↑ \$1,221
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Total Revenue	\$ 367,746	\$ 353,801	↑ 3.94%	↑ \$13,945
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	\$ 7,463	\$ 6,045	↑ 23.45%	↑ \$1,418
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 7,960	\$ 9,730	↓ -18.20%	↓ -\$1,771
142	Other Revenue	\$ 4,720	\$ 7,891	↓ -40.18%	↓ -\$3,170
143	Total Revenue	\$ 387,889	\$ 377,467	↑ 2.76%	↑ \$10,422
144	Administrative Expenses	\$ 105,559	\$ 105,396	↑ 0.15%	↑ \$163
145	Tenant Services	\$ 18,405	\$ 24,126	↓ -23.71%	↓ -\$5,721
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 17,090	\$ 18,336	↓ -6.80%	↓ -\$1,246
148	Maintenance & Operations	\$ 126,748	\$ 115,502	↑ 9.74%	↑ \$11,246
149	Other General Expenses	\$ 20,739	\$ 23,722	↓ -12.57%	↓ -\$2,983
150	Interest Expense	\$ 29,557	\$ 29,063	↑ 1.70%	↑ \$494
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 318,097	\$ 316,145	↑ 0.62%	↑ \$1,952
153	Operating Income (Loss)	\$ 69,791	\$ 61,322	↑ 13.81%	↑ \$8,470
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	\$ (17,728)	\$ (27,000)	↑ 34.34%	↑ \$9,272
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (1,092)	\$ -		↓ -\$1,092
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ 18,963	\$ (69,000)	↑ 127.48%	↑ \$87,963
165	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ -	\$ -		→ \$0
167	Scholarship Expenditures	\$ (15,000)	\$ (1,750)	↓ -757.15%	↓ -\$13,250
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (14,356)	\$ (37,750)	↑ 61.97%	↑ \$23,394
170	Net Income	55,435	\$ 23,572	↑ 135.18%	↑ \$31,863

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

Current Balance

10000000	ASSETS	
10010000	CURRENT ASSETS	
11000000	CASH	
11200000	Cash - Operating	168,945.11
11700000	Cash - Security Deposits	14,776.87
11910000	Cash - Partnership Money Market	115,862.93
11999999	TOTAL CASH	299,584.91
12000000	ACCOUNTS RECEIVABLE	
12100000	Receivable - Tenants	14,763.85
12300000	HAP Accounts Receivable	6,355.00
12500000	HAP Suspense Receivable	513.00
12999999	TOTAL ACCOUNTS RECEIVABLE	21,631.85
13000000	PREPAID EXPENSES	
13100000	Prepaid Insurance	1,638.35
13300000	Prepaid Payroll	3,987.05
13400000	Prepaid Other	304,968.14
13999999	TOTAL PREPAID EXPENSES	310,593.54
14000000	RESTRICTED FUNDS	
14100000	Replacement Reserve	169,804.18
14400000	Insurance Escrow	66,363.29
14999999	TOTAL RESTRICTED FUNDS	236,167.47
15999999	TOTAL CURRENT ASSETS	867,977.77
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 = Sep 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	2,039,162.28
20000000	LIABILITIES AND EQUITY	
20010000	LIABILITIES	
20020000	CURRENT LIABILITIES	
21000000	ACCOUNTS PAYABLE	
21100000	Accounts Payable	2,201.43
21999999	TOTAL ACCOUNTS PAYABLE	2,201.43
22000000	ACCRUED EXPENSES	
22200000	Accrued Ground Lease	2,799.00
22400000	Interest Payable -Mortgage	6,522.44
22920000	Other Accrued Expenses	923.10
22999999	TOTAL ACCRUED EXPENSES	10,244.54
23000000	DEFERRED INCOME	
23100000	Rent Prepayment Liability	14,639.33
23300000	HAP Repayment	-482.00
23750000	Unclaimed Security Deposit Refunds	12.00
23800000	HAP Suspense Clearing	630.00
23999999	TOTAL DEFERRED INCOME	14,799.33
24000000	DEPOSITS HELD	
24100000	Tenant Security Deposit	11,503.00
24999999	TOTAL DEPOSITS HELD	11,503.00
25000000	OTHER CURRENT LIABILITIES	

Balance Sheet

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance
25500000	Partnership Management Fee	182,089.82
25999998	TOTAL OTHER CURRENT LIABILITIES	182,089.82
25999999	TOTAL CURRENT LIABILITIES	220,838.12
26000000	LONG TERM LIABILITIES	
26100000	LONG TERM DEBT	
26130000	Mortgage Note Payable	995,415.01
26199999	TOTAL LONG TERM DEBT	995,415.01
26999998	TOTAL LONG TERM LIABILITIES	995,415.01
29999999	TOTAL LIABILITIES	1,216,253.13
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	-73,982.17
32200000	Retained Earnings Prior Years	-298,872.68
32999999	TOTAL RETAINED EARNINGS	-372,854.85
33000000	TOTAL EQUITY	822,909.15
39999999	TOTAL LIABILITIES AND EQUITY	2,039,162.28
99999999	TOTAL OF ALL	0.00

La Vista Apartments

Month Ending September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ 37,456	\$ 36,599	↑ 2.34%	↑ \$857
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
5	Rent: Vacancy Loss	\$ (856)	\$ (8,967)	↑ 90.45%	↑ \$8,111
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 36,600	\$ 27,632	↑ 32.46%	↑ \$8,968
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	\$ -	\$ -		→ \$0
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ -	\$ -		→ \$0
16	Other Revenue	\$ 1,420	\$ 618	↑ 129.82%	↑ \$802
17	Total Revenue	\$ 38,020	\$ 28,250	↑ 34.58%	↑ \$9,770
18	Administrative Expenses	\$ 10,092	\$ 7,281	↑ 38.60%	↑ \$2,811
19	Tenant Services	\$ -	\$ -		→ \$0
20	Fundraising Expend	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 3,116	\$ 2,748	↑ 13.41%	↑ \$369
22	Maintenance & Operations	\$ 4,166	\$ 5,667	↓ -26.48%	↓ -\$1,501
23	Other General Expenses	\$ 1,706	\$ 1,934	↓ -11.78%	↓ -\$228
24	Interest Expense	\$ 6,691	\$ 6,901	↓ -3.05%	↓ -\$210
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 25,772	\$ 24,532	↑ 5.06%	↑ \$1,240
27	Operating Income (Loss)	\$ 12,248	\$ 3,718	↑ 229.40%	↑ \$8,529
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	\$ (4,664)	\$ (3,695)	↓ -26.23%	↓ -\$969
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	\$ (4,664)	\$ (3,695)	↓ -26.23%	↓ -\$969
44	Net Income	7,583	23	↑ 32798.92%	↑ \$7,560

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ 74,912	\$ 73,198	↑ 2.34%	↑ \$1,714
46	Rent Gain / (Loss) on Lease	\$ (856)	\$ -		↓ -\$856
47	Rent: Vacancy Loss, Write-off	\$ (3,348)	\$ (14,288)	↑ 76.57%	↑ \$10,940
48	Rent: Write-offs	\$ (569)	\$ -		↓ -\$569
49	Net Tenant Revenue	\$ 70,139	\$ 58,910	↑ 19.06%	↑ \$11,229
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	\$ (291)	\$ 909	↓ -131.97%	↓ -\$1,199
59	Total Revenue	\$ 69,848	\$ 59,819	↑ 16.77%	↑ \$10,030
60	Administrative Expenses	\$ 24,880	\$ 21,881	↑ 13.71%	↑ \$2,999
61	Tenant Services	\$ -	\$ -		→ \$0
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 6,095	\$ 5,461	↑ 11.60%	↑ \$633
64	Maintenance & Operations	\$ 9,773	\$ 13,805	↓ -29.21%	↓ -\$4,032
65	Other General Expenses	\$ 3,345	\$ 3,868	↓ -13.54%	↓ -\$524
66	Interest Expense	\$ 13,399	\$ 13,819	↓ -3.04%	↓ -\$419
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 57,492	\$ 58,834	↓ -2.28%	↓ -\$1,342
69	Operating Income (Loss)	\$ 12,356	\$ 984	↑ 1155.45%	↑ \$11,372
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 Expen	\$ (16,113)	\$ (3,695)	↓ -336.06%	↓ -\$12,418
78	CDBG Grants / Donations	\$ -	\$ -		→ \$0
79	Grant/Donations Expenditur	\$ -	\$ -		→ \$0
80	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
82	Developer Fee - Hibiscus Vill	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (16,113)	\$ (3,695)	↓ -336.06%	↓ -\$12,418
87	Net Income	(3,757)	(2,711)	↓ -38.57%	↓ -\$1,046

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ 37,456	\$ 36,998	↑ 1.24%	↑ \$458
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
90	Rent: Vacancy Loss, Write-off	\$ (856)	\$ (1,110)	↑ 22.88%	↑ \$254
91	Rent: Write-offs	\$ -	\$ (185)	↑ 100.00%	↑ \$185
92	Net Tenant Revenue	\$ 36,600	\$ 35,703	↑ 2.51%	↑ \$897
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	\$ -	\$ -		→ \$0
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ -	\$ -		→ \$0
101	Other Revenue	\$ 1,420	\$ 418	↑ 240.01%	↑ \$1,002
102	Total Revenue	\$ 38,020	\$ 36,121	↑ 5.26%	↑ \$1,899
103	Administrative Expenses	\$ 10,092	\$ 11,796	↓ -14.45%	↓ -\$1,704
104	Tenant Services	\$ -	\$ -		→ \$0
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 3,116	\$ 2,531	↑ 23.12%	↑ \$585
107	Maintenance & Operations	\$ 4,166	\$ 4,471	↓ -6.82%	↓ -\$305
108	Other General Expenses	\$ 1,706	\$ 1,638	↑ 4.14%	↑ \$68
109	Interest Expense	\$ 6,691	\$ 6,469	↑ 3.44%	↑ \$222
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 25,772	\$ 26,905	↓ -4.21%	↓ -\$1,133
112	Operating Income (Loss)	\$ 12,248	\$ 9,215	↑ 32.90%	↑ \$3,032
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 Expen	\$ (4,664)	\$ (3,950)	↓ -18.09%	↓ -\$714
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	\$ (4,664)	\$ (3,950)	↓ -18.09%	↓ -\$714
129	Net Income	7,583	5,265	↑ 44.02%	↑ \$2,318

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ 74,912	\$ 73,997	↑ 1.24%	↑ \$915
130	Rent Gain / (Loss) on Lease	\$ (856)	\$ -		↓ -\$856
131	Rent: Vacancy Loss, Write-off	\$ (3,348)	\$ (2,220)	↓ -50.82%	↓ -\$1,128
132	Rent: Write-offs	\$ (569)	\$ (370)	↓ -53.79%	↓ -\$199
133	Total Revenue	\$ 70,139	\$ 71,407	↓ -1.78%	↓ -\$1,268
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	\$ (291)	\$ 835	↓ -134.79%	↓ -\$1,126
143	Total Revenue	\$ 69,848	\$ 72,242	↓ -3.31%	↓ -\$2,393
144	Administrative Expenses	\$ 24,880	\$ 27,595	↓ -9.84%	↓ -\$2,715
145	Tenant Services	\$ -	\$ -		→ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 6,095	\$ 5,062	↑ 20.39%	↑ \$1,032
148	Maintenance & Operations	\$ 9,773	\$ 8,943	↑ 9.29%	↑ \$831
149	Other General Expenses	\$ 3,345	\$ 3,277	↑ 2.07%	↑ \$68
150	Interest Expense	\$ 13,399	\$ 12,955	↑ 3.43%	↑ \$444
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 57,492	\$ 57,832	↓ -0.59%	↓ -\$340
153	Operating Income (Loss)	\$ 12,356	\$ 14,410	↓ -14.25%	↓ -\$2,053
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	\$ (16,113)	\$ (10,533)	↓ -52.97%	↓ -\$5,580
161	CDBG Grants / Donations	\$ -	\$ -		→ \$0
162	Grant/Donations Expenditures	\$ -	\$ -		→ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
165	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ -	\$ -		→ \$0
167	Scholarship Expenditures	\$ -	\$ -		→ \$0
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (16,113)	\$ (10,533)	↓ -52.97%	↓ -\$5,580
170	Net Income	(3,757)	3,876	↓ -196.91%	↓ -\$7,633



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, October 25, 2023
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501
or
via ZOOM Teleconference

<https://us06web.zoom.us/j/83189579309?pwd=uFmWzpFgJL6ZnVO9qAfr6INv1U3W46.1>

Meeting ID: 831 8957 9309
United states: +1 346 248 7799
Passcode: 605162

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 September 27, 2023. Pg. 2
 - b) Consideration and Possible Action to Approve the Disposition of Surplus Inventory and Equipment. Pg. 3-5
3. Non-Action Items
 - a) Financial Summary Report Pg. 6-11
 - b) Vine Terrace Appraisal District Tax Status
4. Adjournment

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

I certify that the Notice of Regular Meeting was posted on **Friday, October 20, 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 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.

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

Wednesday, September 27, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, September 27, 2023, held via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 12:23 p.m. Present and attendance for roll call were:

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

Absent: Commissioner Marc David Garcia

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

1. Call Meeting to Order – 12:23 p.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of August 23, 2023. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Ronnie Cruz made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
3. Non-Action Items:
 - a) Financial Summary Report
 - Deputy Director Daniel Delgado reported no significant finds.
4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn meeting. Vice Chair Eliseo “Tito” Salinas made motion; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:28 PM.**

Rodolfo “Rudy” Ramirez, Executive Director

Executive Summary



Item: Disposition of Surplus Property

Discussion: The McAllen Housing Development Corp. has identified miscellaneous tools, parts, supplies, appliances, and materials which have been either fully depreciated or do not function with other items in our inventory. The breakdown of these items is reflected in the attached listing. Since these items do not have an estimated useful life or application within our inventory, it is in our best interest to designate them for disposal.



Recommendation: Staff requests approval to dispose of the inventory in the attached listing through public or salvage yard sale.

MHDC List of Used Appliances for Disposal

Water Heaters

Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
Rheem Gas Water Heater	Model#: XG29T06EC32U1 Serial#: Q262026913	Vine Terrace	Non Functioning	
Bradford White Gas Water Heater	Model#: MI40T6FBN Serial#: HE14942816	Vine Terrace Sticker#: 10157	Non Functioning	

Ranges

Item Description	Model and Serial #	Location & Sticker #	Reason for Disposal	Image
Frigidaire Gas Range	Model#: FGF319KSB Serial#: VF94638484	Vine Terrace Sticker#: 10107	Non Functioning	
Frigidaire Gas Range	Model#: FGF319KSB Serial#: VF94638468	Vine Terrace Sticker#: 10055	Non Functioning	

McAllen Housing Authority - MHDC

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,047,867	\$ 593,749	↑ 76.48%	↑ \$454,118
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		⇒ \$0
7	Hibiscus Leasehold	\$ -	\$ -		⇒ \$0
8	Section 8	\$ -	\$ -		⇒ \$0
9	Emergency Housing Voucher	\$ -	\$ -		⇒ \$0
10	Capital Funds	\$ -	\$ 0	↓ -100.00%	↓ \$0
11	Tenant Security Deposits	\$ 14,133	\$ 12,300	↑ 14.90%	↑ \$1,833
12	Reserve Accounts	\$ 993,305	\$ 965,255	↑ 2.91%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -		⇒ \$0
14	Restricted	\$ 1,007,438	\$ 977,555	↑ 3.06%	↑ \$29,883
15	Total Cash	\$ 2,055,305	\$ 1,571,304	↑ 30.80%	↑ \$484,001
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		⇒ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 2,652	\$ -		↑ \$2,652
19	Tenant Formal Agreements	\$ -	\$ -		⇒ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		⇒ \$0
21	Management Fee	\$ -	\$ -		⇒ \$0
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds	\$ -	\$ -		⇒ \$0
24	Miscellaneous	\$ -	\$ -		⇒ \$0
25	Total Account Receivables	\$ 2,652	\$ -		↑ \$2,652
26	Due From Funds	\$ -	\$ 2,099	↓ -100.00%	↓ -\$2,099
	Inventory - Supplies	\$ (788)	\$ 508	↓ -255.29%	↓ -\$1,296
27	Notes Receivables	\$ -			
28	Villas at Beaumont		\$ -		⇒ \$0
29	Retama Village II	\$ -	\$ -		⇒ \$0
30	Orchid and Hibiscus	\$ -	\$ -		⇒ \$0
31	Total Note Receivables	\$ -	\$ -		⇒ \$0
32	Capital Assets				
33	Land	\$ 528,500	\$ 528,500	⇒ 0.00%	⇒ \$0
34	Leash hold Improvements	\$ -	\$ -		⇒ \$0
35	Buildings	\$ 4,952,971	\$ 4,952,971	⇒ 0.00%	⇒ \$0
36	Furniture and Fixtures	\$ 194,964	\$ 185,692	↑ 4.99%	↑ \$9,272
37	Vehicle	\$ -	\$ -		⇒ \$0
38	Accumulated Depreciation	\$ (4,497,168)	\$ (4,404,168)	↑ 2.11%	↓ -\$93,000
39	Total Capital Assets	\$ 1,179,268	\$ 1,262,996	↓ -6.63%	↓ -\$83,728
40	Prepays Insurance	\$ 0	\$ -		⇒ \$0
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets	\$ -	\$ -		⇒ \$0
45	Total Long-Term Assets	\$ -	\$ -		⇒ \$0
46	Total Assets	\$ 3,236,437	\$ 2,836,906	↑ 14.08%	↑ \$399,531
47					

2853307

McAllen Housing Authority - MHDC

Dashboard Financial Summary

September 30, 2023

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 2,037	\$ 3,631	↓ -43.89%	↓ -\$1,594
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 2,123	\$ 880	↑ 141.20%	↑ \$1,243
54	Due to Funds	\$ 8,133	\$ 3,841	↑ 111.76%	↑ \$4,292
55	Tenant Deposits	\$ 14,133	\$ 12,350	↑ 14.44%	↑ \$1,783
56	Other Current Liabilities	\$ 15,064	\$ 15,550	↓ -3.13%	↓ -\$486
57	Total Current Liabilities	\$ 41,491	\$ 36,252	↑ 14.45%	↑ \$5,238
58	Non-Current Liabilities				→ \$0
59	Frost	\$ -	\$ -		→ \$0
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ -	\$ -		→ \$0
62	Total Non-Current Liabilities	\$ -	\$ -		→ \$0
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ -	\$ -		→ \$0
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ -	\$ -		→ \$0
69					→ \$0
70	Net Position	\$ 3,194,946	\$ 2,800,654	↑ 14.08%	↑ \$394,293
71					→ \$0
72	Total Liabilities and Net Position	\$ 3,236,437	\$ 2,836,906	↑ 14.08%	↑ \$399,531
73	Variance	\$ (0)	\$ 0		↓ \$0

McAllen Housing Development Corporation

Month Ending September 30, 2023

Hibiscus
Vine Terrace

Line	Description	Current Month 09/30/23	PY Month 09/30/22	% Change	\$ Change
3	Tenant Revenue	\$ 50,726	\$ 47,648	↑ 6.46%	↑ \$3,078
4	Rent Gain / (Loss) on Lease	\$ (1,653)	\$ (1,000)	↓ -65.30%	↓ -\$653
5	Rent: Vacancy Loss, Write-off	\$ (1,280)	\$ 507	↓ -352.47%	↓ -\$1,787
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 47,793	\$ 47,155	↑ 1.35%	↑ \$638
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	\$ 954	\$ 98	↑ 873.47%	↑ \$856
17	Total Revenue	\$ 48,747	\$ 47,253	↑ 3.16%	↑ \$1,494
18	Administrative Expenses	\$ 10,321	\$ 10,735	↓ -3.86%	↓ -\$414
19	Tenant Services	\$ 473	\$ -		↑ \$473
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 2,121	\$ 1,903	↑ 11.50%	↑ \$219
22	Maintenance & Operations	\$ 18,649	\$ 14,368	↑ 29.80%	↑ \$4,281
23	Other General Expenses	\$ 6,177	\$ 4,608	↑ 34.03%	↑ \$1,568
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 37,742	\$ 31,614	↑ 19.38%	↑ \$6,127
27	Operating Income (Loss)	\$ 11,005	\$ 15,639	↓ -29.63%	↓ -\$4,633
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	\$ (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	10,480	15,639	↓ -32.98%	↓ -\$5,158

McAllen Housing Development Corporation

Month Ending September 30, 2023

Hibiscus
Vine Terrace

Line	Description	YTD 09/30/23	PYR-YTD 09/30/22	% Change	\$ Change
45	Tenant Revenue	\$ 152,178	\$ 142,944	↑ 6.46%	↑ \$9,234
46	Rent Gain / (Loss) on Lease	\$ (5,250)	\$ (5,838)	↑ 10.07%	↑ \$588
47	Rent: Vacancy Loss, Write-off	\$ (4,493)	\$ (1,461)		↓ -\$3,032
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 142,435	\$ 135,645	↑ 5.01%	↑ \$6,790
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	\$ 1,581	\$ 613	↑ 157.91%	↑ \$968
59	Total Revenue	\$ 144,016	\$ 136,258	↑ 5.69%	↑ \$7,758
60	Administrative Expenses	\$ 34,531	\$ 31,132	↑ 10.92%	↑ \$3,400
61	Tenant Services	\$ 1,309	\$ -		↑ \$1,309
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 6,056	\$ 5,843	↑ 3.64%	↑ \$213
64	Maintenance & Operations	\$ 64,913	\$ 29,534	↑ 119.79%	↑ \$35,379
65	Other General Expenses	\$ 19,031	\$ 14,401	↑ 32.15%	↑ \$4,630
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 125,840	\$ 80,910	↑ 55.53%	↑ \$44,931
69	Operating Income (Loss)	\$ 18,176	\$ 55,348	↓ -67.16%	↓ -\$37,172
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	\$ (1,050)	\$ -		↓ -\$1,050
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	\$ 50	\$ 3,181	↓ -98.43%	↓ -\$3,131
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (1,000)	\$ 3,181	↓ -131.44%	↓ -\$4,181
87	Net Income	17,176	\$ 58,529	↓ -70.65%	↓ -\$41,353

McAllen Housing Development Corporation

Month Ending September 30, 2023

Hibiscus
Vine Terrace

Line	Description	Current Month 09/30/23	Budget 09/30/23	% Change	\$ Change
88	Tenant Revenue	\$ 50,726	\$ 50,726	→ 0.00%	→ \$0
89	Rent Gain / (Loss) on Lease	\$ (1,653)	\$ (1,000)	↓ -65.30%	↓ -\$653
90	Rent: Vacancy Loss, Write-off	\$ (1,280)	\$ (1,103)	↓ -16.09%	↓ -\$177
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 47,793	\$ 48,623	↓ -1.71%	↓ -\$830
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	\$ 954	\$ 295	↑ 223.89%	↑ \$659
102	Total Revenue	\$ 48,747	\$ 48,918	↓ -0.35%	↓ -\$171
103	Administrative Expenses	\$ 10,321	\$ 12,414	↓ -16.86%	↓ -\$2,093
104	Tenant Services	\$ 473	\$ 794	↓ -40.40%	↓ -\$321
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 2,121	\$ 1,892	↑ 12.12%	↑ \$229
107	Maintenance & Operations	\$ 18,649	\$ 19,570	↓ -4.70%	↓ -\$921
108	Other General Expenses	\$ 6,177	\$ 7,063	↓ -12.54%	↓ -\$886
109	Interest Expense	\$ -	\$ -		→ \$0
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 37,742	\$ 41,733	↓ -9.56%	↓ -\$3,991
112	Operating Income (Loss)	\$ 11,005	\$ 7,185	↑ 53.17%	↑ \$3,820
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 Village	\$ -	\$ -		→ \$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	10,480	3,685	↑ 184.41%	↑ \$6,795

McAllen Housing Development Corporation

Month Ending September 30, 2023

Hibiscus
Vine Terrace

Line	Description	YTD 09/30/23	YTD - Budget 09/30/23	% Change	\$ Change
129	Tenant Revenue	\$ 152,178	\$ 152,178	➡ 0.00%	➡ \$0
130	Rent Gain / (Loss) on Lease	\$ (5,250)	\$ (3,300)	⬇ -59.09%	⬇ -\$1,950
131	Rent: Vacancy Loss, Write-off	\$ (4,493)	\$ (3,308)	⬇ -35.83%	⬇ -\$1,185
132	Rent: Write-offs	\$ -	\$ -		➡ \$0
133	Net Tenant Revenue	\$ 142,435	\$ 145,570	⬇ -2.15%	⬇ -\$3,135
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	\$ 1,581	\$ 884	⬆ 78.92%	⬆ \$697
143	Total Revenue	\$ 144,016	\$ 146,454	⬇ -1.66%	⬇ -\$2,438
144	Administrative Expenses	\$ 34,531	\$ 37,241	⬇ -7.28%	⬇ -\$2,710
145	Tenant Services	\$ 1,309	\$ 2,382	⬇ -45.04%	⬇ -\$1,073
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 6,056	\$ 5,677	⬆ 6.68%	⬆ \$379
148	Maintenance & Operations	\$ 64,913	\$ 58,710	⬆ 10.56%	⬆ \$6,203
149	Other General Expenses	\$ 19,031	\$ 21,189	⬇ -10.18%	⬇ -\$2,158
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 125,840	\$ 125,199	⬆ 0.51%	⬆ \$641
153	Operating Income (Loss)	\$ 18,176	\$ 21,255	⬇ -14.49%	⬇ -\$3,079
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	\$ (1,050)	\$ (10,500)	⬆ 90.00%	⬆ \$9,450
161	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
165	Developer Fee - Hibiscus Village	\$ 50	\$ -		⬆ \$50
166	Scholarship Fundraising	\$ -	\$ -		➡ \$0
167	Scholarship Expenditures	\$ -	\$ -		➡ \$0
168	Transfer In (Out)	\$ -	\$ -		➡ \$0
169	Total Other Funding	\$ (1,000)	\$ (10,500)	⬆ 90.48%	⬆ \$9,500
170	Net Income	17,176	10,755	⬆ 59.71%	⬆ \$6,421