



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, November 29, 2023

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

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/89234721017?pwd=e7FlwOKJ1M6ViJBpcVGsP1rpyMRSf.1>

Meeting ID: 892 3472 1017

United states: +1 346 248 7799

Passcode: 063350

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Public Comment
3. Pledge of Allegiance
4. Invocation **Pg. 3**
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes Regular Board Meeting of October 25, 2023 **Pg. 4-5**
 - b) Consideration and Possible Action to Approve Annual Financial Audit Report for the year ending June 30, 2023; as prepared by Cascos & Associates, PC.
 - c) Consideration and Possible Action Amendments to the Housing choice Voucher (HCV) Admin. Plan – Rent Increase Notice **Pg. 6-7**
 - d) Consideration and Possible Action to Approve Partnership Interest Acquisition at Retama Village Phase 1 **Pg. 8-19**
 - e) Consideration and Possible Action to Approve 2024 Utility Allowance (UA) Schedule **Pg. 20-26**
 - f) Consideration and Possible Action to Approve the McAllen Housing Commission (MHC) Logo.
6. Non-Action Items:
 - a) Executive Director's Report

7. Board Agenda Requests for January Board Meeting

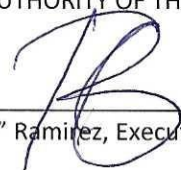
8. Adjournment

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 **Wednesday, November 22, 2023, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Authority and Municipal Government Office, 1300 Houston Ave, McAllen, TX 78501 in compliance with Chapter 551 Government Code.



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN


Rodolfo "Rudy" Ramirez, Executive Director

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

Invocation

We are thankful for this day that you have given us, for its blessings, its opportunities, its challenges. May we appreciate and use each day that comes to us. We pray for strength and guidance for each day as it comes, for each day's duties, for each day's problems. May we be challenged to give our best always and may we be assured of your presence with us. Amen.

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING AUTHORITY REGULAR BOARD MEETING
Wednesday, October 25, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Authority was held Wednesday, October 25, 2023, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:32 a.m. (concurrently with MHFC & MHDC Board Meeting) Present and attendance for roll call were:

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

Absent:

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

1. Call the meeting to order – 11:32 a.m.
2. Public Comment – None
3. Pledge of Allegiance – Assistant Attorney Austin Steveson
4. Invocation – Executive Director Rodolfo Ramirez

5. Action Items:

- a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of September 27, 2023. **Discussion ensued; edits to the minutes on Item 5. I) Board Agenda Requests for September bullet point 3 to read as follows: Check status of non-profit w/Rolando Garza Chief Appraiser w/the Hidalgo County Appraisal District. Chair Elva M. Cerda entertained a motion to approve meeting minutes. Resident Commissioner Kristel Garcia made a motion to approve; Vice-Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- Commissioner Ronnie Cruz enters meeting at 11:38 AM
- b) Consideration and Possible Action to Approve Amendments to the Emergency Housing Voucher (EHV) Admin. Plan. **Deputy Director Daniel Delgado stated amendments to the EHV Admin. Plan allow for additional flexibility in assisting families. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve amendments to the EHV Admin. Plan. Resident Commissioner Kristel Garcia made motion to approve; Commissioner Ronnie Cruz second the motion. Motion carried unanimously.**

6. Non-Action Items:

a) Executive Directors Report

- Landlord outreach scheduled for Nov. 9, 2023, at 10:00 AM at FDC
- Met with Roland Garza w/Hidalgo Appraisal District and Paul Villarreal Hidalgo County Tax Assessor to check on status of non-profit, no significant issues to report.
- Halloween at the park Oct. 26, 2023 @6:00 PM
- Carport supplies are still pending, next meeting is scheduled for next week.
- Staff Thanksgiving Luncheon at 1:00PM at FDC
- Christmas Staff Party at 11:30AM at the University Draft House
- Attending 2023 Man and Woman of the Year
- No board meeting in December

b) Financial Summary Report

- Finance Director Jose Garcia reported no significant findings. Due to Dues being identified and should be reconciled in 30 days.

c) SEMAP Results

- Sec. 8 Management Assessment Program (SEMAP) scoring for FY ending 6/30/2023 is 100%

7. Board Agenda Requests for September Board Meeting

- Regular Meeting Scheduled for November 29, at 11:30AM
- Upcoming training
- MHC Logo

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

Rodolfo "Rudy" Ramirez, Executive Director

Executive Summary

Item:

Amendments to Housing Choice Voucher Admin Plan.

Discussion:

The Housing Choice Voucher Admin Plan currently requires all landlords to provide the McAllen Housing Commission with a ninety (90) day notice requirement for all rent increases. However, the HUD program requirements and the Housing Assistance Payment (HAP) contract require a sixty (60) day notice. We are proposing to amend our HCV Admin Plan to reflect a sixty (60) day notice for all rent increases.

The reduction in notice requirements would be favorable to our program, tenants, and landlords in allowing rent increase requests to be processed faster. The sixty (60) day notice requirement would also be aligned with the current HUD guidelines.

Publications of the proposed amendments were published in the Monitor legal sections on November 11th and 18th. A thirty day (30) public comment period is also in progress and is scheduled to expire on December 13, 2023. We do not expect to receive any public comments against this amendment.

Recommendation:

Staff recommends approval of the amendment subject and contingent to the close of public comment period.

Housing Choice Voucher Admin Plan 2023-2024 Summary of Changes

1. Section VIII. Rent Increase pgs. 92-93

Purpose: All owners/landlords participating in the Housing Choice Voucher program must provide advance notice to the McAllen Housing Commission (MHC) of any proposed rent increases. MHC requires a minimum of ninety (90) days advance notice. However, the current HUD guidelines and the Housing Assistance Payment contract that is signed between the owner/landlord and MHC list sixty (60) days as the minimum number of days of advance notice.

In an effort to align our policies with the HUD guidelines and the HAP contract, we are proposing to reduce the number of days of advance notice from 90 to 60 days. This reduction should assist in processing rent increases more effectively.

Language Added (Blue):

Language Removed (Red):

RENT INCREASES

The owner/landlord must submit a rent increase in accordance with the HAP Contract. The tenant/participant and PHA must be served with the written notice of the increase request in rent and the effective date must be no sooner than **sixty (60)** **ninety (90)** days after the notice date. The PHA must receive a copy from the owner/landlord in order to process the increase request.

Executive Summary

Item: Retama Village Phase I – Reassignment of Partnership Structure

Discussion: Retama Village Phase I, a 128-unit multi-family LIHTC development has completed the initial 15-year compliance period. The partnership (Retama Village, LTD.) is now interested in a restructure which, involves a reassignment of the investment limited partner interest currently held by MMA Retama Village, LLC and MuniMae SLP II, LLC. The McAllen Housing Facility Corporation (MHFC) as an affiliate of the McAllen Housing Authority is our preferred entity to replace these parties due to MHFC's current role as sole member of the General Partner at Retama.

This transaction involves a nominal fee of \$1. The attached assignment and assumptions agreement contains full details of this transaction and has a closing date of **January 1, 2024**.

Recommendation: Staff recommends approval.

**ASSIGNMENT OF INVESTOR LIMITED PARTNER AND SPECIAL LIMITED PARTNER
INTERESTS AND THIRD AMENDMENT TO SECOND AMENDED AND RESTATED
AGREEMENT OF LIMITED PARTNERSHIP
OF
RETAMA VILLAGE LTD.**

This Assignment of Investor Limited Partner and Special Limited Partner Interests and Third Amendment to Second Amended and Restated Agreement of Limited Partnership of Retama Village LTD., a Texas limited partnership (this “Agreement”) is executed as of January 1, 2024 (the “Effective Date”) by and among:

- (i) MMA Retama Village, LLC, a Delaware limited liability company (the “Withdrawing Investor Limited Partner”) and MuniMae SLP II, LLC, a Delaware limited liability company (successor in interest to MMA Special Limited Partner, Inc., a Florida corporation) (the “Withdrawing Special Limited Partner”, collectively with the Withdrawing Investor Limited Partner, referred to herein as the “Withdrawing Limited Partners” and sometimes referred to herein as the “Assignor”);
- (ii) The McAllen Housing Facility Corporation (the “Assignee”);
- (iii) Retama Village GP, LLC, a Texas limited liability company (“General Partner”); and
- (iv) Brownstone Affordable Housing LTD., a Texas limited partnership (“Class B Limited Partner”).

The Assignor, Assignee, and General Partner are oftentimes referred to herein collectively as the “Parties.”

Recitals

A. Reference is made to that certain Second Amended and Restated Agreement of Limited Partnership dated as of October 22, 2007 (the “Partnership Agreement”) of Retama Village, LTD., a Texas limited partnership (the “Partnership”) by and among the Withdrawing Limited Partners, General Partner, and Class B Limited Partner. Capitalized terms used and not defined herein have the meanings ascribed to them in the Partnership Agreement.

B. The undersigned desire to further amend the Partnership Agreement to: (i) acknowledge the withdrawal of the Withdrawing Limited Partners as Investor Limited Partner and Special Limited Partner of the Partnership and the transfer of their Interest in the Partnership to the Assignee; (ii) admit the Assignee as a Substitute Limited Partner of the Partnership; and (iii) modify certain other provisions of the Partnership Agreement as set forth herein.

C. The General Partner of the Partnership has indicated its willingness to consent to the transfer of the Transferred Interest, as defined below, and by its signature below shall have so consented.

D. Under the terms and conditions set forth in this Agreement, the Withdrawing Limited Partners will transfer to the Assignee its Interest (defined in Paragraph 1 below) as the Investor Limited Partner and Special Limited Partner, respectively (collectively, the “Transferred Interest”); and the Assignee will assume the Transferred Interest.

E. Under the terms and conditions set forth in this Agreement, the Assignee will be admitted to the Partnership as a Substitute Limited Partner.

Now therefore, in consideration for the promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound hereby, agree as follows:

Agreement

1. Assignment of Transferred Interest. As of the Effective Date, each of the Withdrawing Investor Limited Partner and the Withdrawing Special Limited Partner irrevocably and unconditionally assigns, transfers and sets over to the Assignee and the Assignee's successors and assigns, all of its respective economic right, title and interest in the Partnership including, without limitation: (a) all of its right in the profits, losses, credits, and distributions of the Partnership; (b) its Capital Contribution; (c) its right to repayment of any loans or advances made by it to the Partnership; (d) any voting rights; and (e) all of its rights and claims now existing or hereafter arising to (i) all fees, advances, liabilities and payments due under the Partnership Agreement or any other agreement affecting the Partnership or the Project, and (ii) all other benefits, rights and claims of any kind whatsoever under the Partnership Agreement, or any other agreement affecting the Partnership or its property (collectively, the "Interest"), and shall retain no interest whatsoever in the Partnership. The Assignee agrees, as of the Effective Date, to act as a Substitute Limited Partner of the Partnership and to be bound by all terms, conditions, obligations and rights of a Substitute Limited Partner under the Partnership Agreement.

2. Withdrawal of the Assignor; Admission of the Assignee; Consent. As of the Effective Date: (a) the General Partner consents to the withdrawal of the Withdrawing Limited Partners as Investor Limited Partner and Special Limited Partner of the Partnership and the transfer of their Interest in the Partnership to the Assignee; (b) the Withdrawing Limited Partners hereby withdraw from the Partnership; (c) the Assignee is admitted to the Partnership as a Substitute Limited Partner.

3. Purchase Price. Notwithstanding anything to the contrary within the Partnership Agreement or any document the Partnership is a party to, as consideration for the transfer by the Assignor to the Assignee of the Transferred Interest, the Assignee shall, simultaneously with the execution of this Agreement, pay an aggregate amount equal to ONE AND NO/100 DOLLARS (\$1.00) (the "Purchase Price") to Assignor, plus the total amount of legal fees and costs incurred by the Assignors in connection with the transfer of the Interests (as evidenced by a legal invoice provided to Assignee or General Partner on or before the Effective Date), as follows:

- a) \$1.00 to the Withdrawing Investor Limited Partner pursuant to wire instructions to be provided by the Withdrawing Investor Limited Partner; and
- b) \$0.00 to the Withdrawing Special Limited Partner pursuant to wire instructions to be provided by the Withdrawing Special Limited Partner.

4. Representations and Warranties of the Assignor. The Assignor represents and warrants that, as of the Effective Date, that (i) it has all requisite power and authority to enter into and perform its obligations under this Agreement, (ii) the execution of this amendment by the Assignor has been duly authorized by the Assignor, and the consummation of the transaction contemplated herein is not in conflict with, and will constitute a breach of or a default under any governing instruments of the Assignor, (iii) the person signing this instrument is fully authorized by all necessary action to execute this instrument on behalf of the Assignor, (iv) the Withdrawing Investor Limited Partner and the Withdrawing Special Limited Partner are the sole owners of the respective interests in the Partnership

which constitute the Transferred Interest, and the Transferred Interest is free and a clear of all pledges, liens, encumbrances, restrictions or claims whatsoever. The foregoing representations and warranties shall survive the assignment of the Transferred Interest to the Assignee and the admission of the Assignee to the Partnership for a period of one year. The Assignee acknowledges and agrees that, except for the foregoing representations and warranties, neither Assignor nor any Affiliate of Assignor has made any representation or warranty with respect to the Transferred Interest or any matter related thereto, and that the Assignee is acquiring the Transferred Interest on an “AS IS, WHERE IS” basis.

5. Representations and Warranties; Third Party Consents.

a) *Consents.* The Assignee represents and warrants that the advance approval of both the Partner’s lender and any applicable regulatory agency, including, but not limited to the Texas Department of Housing and Community Affairs (“Credit Agency”), with approval or notification rights in connection with the Transferred Interest will, if required, be obtained prior to consummating the transfer of the Transferred Interest hereunder and the admission of the Assignee to the Partnership as a Substitute Limited Partner. With respect to any other regulatory agency having jurisdiction over the Project and any other holder of a lien on the title to the property improved by such Project besides the Partnership’s lender and Credit Agency, the Assignee represents and warrants that it will, if required, obtain any required consents to consummate the transfer of the Transferred Interests on or prior to the Effective Date. Assignee shall be responsible for notifying the Partnership’s lender, Credit Agency and any other applicable regulatory agency regarding the transfer of the Interests provided for herein.

b) *Authority.* The Assignee further represents and warrants that it has all requisite power and authority to enter into and perform its obligations under this Agreement.

c) *Indemnity.* The Assignee shall indemnify and hold the Assignor harmless from and against any and all costs, expenses, claims, losses or damages (including reasonable attorneys’ fees and consultants’ fees), resulting from the failure by the Assignee to have obtained any consent or approval required to consummate the transactions hereunder.

d) *Survival.* The foregoing representations, warranties, and indemnity shall survive the assignment of the Transferred Interest by the Assignor to the Assignee, and the admission of the Assignee to the Partnership.

6. Tax Matters. The Parties hereby acknowledge and agree that General Partner will timely file (without extension unless for reasons outside the General Partners’ control) the Partnership’s tax returns, including Schedules K-1, for the 2023 tax year and deliver to Assignor a draft copy of the tax return for its review not less than thirty (30) days prior to the date the return will be filed by the Partnership, and the cost of filing such return shall be borne by the Partnership. Assignor, General Partners, and Assignee agree to reasonably cooperate with each other in connection with the filing of such returns. In particular, Assignee and General Partner will cooperate in good faith regarding any special allocation of losses of the Partnership pursuant to the terms of the Partnership Agreement as between Assignor and Assignee based on their respective periods of ownership of the interests, and will take no position on its income tax returns contrary to or inconsistent with the terms of the Partnership Agreement. In no event shall Assignor be required to recognize any cancellation of indebtedness (COD) income for the 2023 tax year as a result of its ownership of the Transferred Interest, and Assignee shall indemnify Assignor from any damages incurred as a result of any such required recognition of COD income.

7. Allocations. Nothing in this Agreement shall affect the allocation to the Assignor of profits, losses and other items of income, gain, loss, deduction, or credit allocable to its Interest and

attributable to any period before the Effective Date or any distribution or payments made to Assignor in respect of its Interest before the Effective Date. The foregoing covenant shall survive the assignment of the Transferred Interest by the Assignor to the Assignee, and the admission of the Assignee to the Partnership.

8. Transfer Tax. To the extent that any local and/or state governmental authority in the State of Texas imposes or enforces a tax in connection with the transfer of Transferred Interest (e.g., a tax on the consideration paid, or the fair market value of the Transferred Interest, but not any income tax, franchise tax, or similar tax), then Assignee shall promptly pay such tax and any costs related thereto. Assignee, for itself and its successors and assigns, shall indemnify and hold Assignor harmless from and against all costs and liabilities arising out of Assignee's failure to pay any such transfer tax if and when due.

9. Amendment to Partnership Agreement. As of the Effective Date, the Partnership Agreement is amended as follows:

- a) Exhibit A to the Partnership Agreement is hereby deleted in its entirety and replaced with the Exhibit A attached hereto.

10. Assignee Release & Indemnity. Effective as of the Effective Date and except for obligations arising from this Agreement, Assignee and its Affiliates (collectively, the "Assignee Parties") fully and finally acquits, quitclaims, releases and forever discharges the Assignor and each of its Affiliates, partners, members, officers, directors, shareholders, employees, successors and assigns (collectively, the "Assignor Parties"), from any and all obligations, claims, liabilities, damages, demands, debts, losses, liens, costs and expenses (including reasonable attorney's fees and other litigation expenses), deficiencies or causes of action (collectively, the "Claims") of whatever kind and character, at law or in equity, known or unknown, contingent or otherwise, whether asserted or not asserted, whether now known or hereafter discovered, arising out of or in any way related to or concerning, whether directly or indirectly, proximately or remotely, which the Assignee Parties, now has or ever had against the Assignor Parties at any time from the beginning of time arising under or in connection with (i) the Partnership Agreement or (ii) the Project. The Assignee Parties shall indemnify and hold the Assignor Parties harmless from all Claims asserted against any Assignor Party as a result of or in connection with any liabilities or obligations arising under the Partnership Agreement or otherwise directed against the Partnership or any Assignor Party which accrue or relate to the period after the Effective Date.

11. Filings. The Assignee is authorized to make, and shall make, any filings with the State of Texas and to the Partnership's lender that are necessary to effect the purposes of this Agreement.

12. Conditions Precedent. As of the Effective Date, Assignee shall have satisfied all of the contingencies set forth below. This Agreement is subject to Assignor's receipt and approval of the following items:

- a) A fully executed original of this Agreement;
- b) A distribution to the Assignor in the amount of the Purchase Price; and
- c) Evidence of all required consents pursuant to Section 5(a) hereof.

13. Miscellaneous.

- a) *Governing Law.* This Agreement, and the application and interpretation hereof, shall be governed by and construed in accordance with the law of the State of Texas.
- b) *Construction.* Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural and vice versa, and the masculine gender shall include the feminine and neuter genders and vice versa.
- c) *Headings and Pronouns.* The headings in this Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Agreement or any provision hereof. All pronouns and any variation thereof shall be deemed to refer to masculine, feminine, or neuter, singular or plural as the identity of the person or persons may require.
- d) *Waivers.* The failure of any party to seek redress for violation of or to insist upon the strict performance of any covenant or condition of this Agreement shall not prevent a subsequent act, which would have originally constituted a violation, from having the effect of an original violation.
- e) *Rights and Remedies Cumulative.* The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive the right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law, statute, ordinance or otherwise.
- f) *Severability.* If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.
- g) *Heirs, Successors and Assigns.* Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns.
- h) *Third Parties.* None of the provisions of this Agreement shall be for the benefit of or enforceable by any third parties, including any creditor, except as required by the law.
- i) *Integrated Agreement.* This Agreement, including Schedule A hereto, constitutes the entire agreement among the Parties with respect to the subject matter hereof. There are no other agreements, understandings, or undertakings which modify or supplement this Agreement.
- j) *Recitals.* The Recitals to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.
- k) *Counterparts.* This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement, binding on all of the Parties hereto. Any counterpart of this Agreement that has attached to it separate signature pages that together contain the signatures of all Parties hereto or is executed by an attorney-in-fact on behalf of some or all of the Parties hereto, shall for all purposes be deemed a fully executed instrument.

- l) *Time is of the Essence.* Time is of the essence of all provisions of this Agreement.
- m) *Binding Nature of Amendment.* Notwithstanding anything within the Partnership Agreement or any other agreement between the Parties to the contrary, every covenant, term, and provision of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors, transferees, and assigns.
- n) *Waiver of Notice.* Each Party hereby waives any notice rights it may otherwise be entitled to with respect to the amendment process provided for in the Partnership Agreement.
- o) *Ratification of Agreement as Amended.* The Partnership Agreement, as amended by this Agreement, is hereby ratified and confirmed and is and shall remain in full force and effect subject to the terms thereof; provided, however, in the event of a conflict between the Partnership Agreement and this Agreement, then this Agreement shall control. Except as specifically amended by this Amendment, the Partnership Agreement shall remain in full force and effect in accordance with its terms.

[No further text. Signature pages follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

GENERAL PARTNER:

Retama Village GP, LLC,
a Texas limited liability company

By: _____
Rodolfo “Rudy” Ramirez
Manager

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

ASSIGNEE:

McAllen Housing Facility Corporation,

By:

Rodolfo “Rudy” Ramirez
Executive Director

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

CLASS B LIMITED PARTNER:

Brownstone Affordable Housing LTD.,
a Texas limited partnership

Three B Ventures, Inc.,
a Texas corporation
its general partner

By: _____
Doak Brown
Vice President

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

ASSIGNORS:

INVESTOR LIMITED PARTNER

MMA Retama Village, LLC,
a Delaware limited liability company

By: _____
Dan Kagey
Authorized Representative

SPECIAL LIMITED PARTNER

MUNIMAE SLP II, LLC,
a Delaware limited liability company
(successor in interest to MMA Special Limited Partner, Inc., a Florida corporation)

By: _____
Dan Kagey
Authorized Representative

EXHIBIT A
TO THE THIRD AMENDMENT TO THE SECOND AMENDED AND RESTATED
AGREEMENT OF LIMITED PARTNERSHIP OF
RETAMA VILLAGE, LTD.

SCHEDULE OF PARTNERS

As of [EFFECTIVE DATE], 2023

	Total Capital Contribution	Percentage Interests
<u>General Partners</u>		
Retama Village GP, LLC c/o McAllen Housing Authority 2301 Jasmine Avenue McAllen, Texas 78501 (956) 686-3951 (Telephone No.) (956) 686-3112 (Fax No.)	\$100	100%
<u>Class B Limited Partner</u>		
Brownstone Affordable Housing, Ltd. 6517 Maple ridge Houston, Texas 77081 (713) 432-7727 x17 (Telephone No.) (713) 432-0129 (Fax No.)	\$100	100%
<u>Limited Partner</u>		
_____	\$__	__%

Executive Summary

Item: McAllen Housing Authority Utility Allowances.

Discussion: MHA has contracted with The NelRod Company in completing the annual review of the Public Housing and Housing Choice Voucher Utility Allowance (UA) Schedules. All schedules were analyzed by NelRod with support documentation and have changed +/- in excess of 10% of the prior year. Therefore, MHA is seeking Board approval for all Utility Allowance Schedules as prepared by The NelRod Company.

Publications of the proposed revisions were published in the Monitor legal section on Saturdays November 11th and 18th, 2023 along with a thirty day (30) comment period which expires on 12-13-2023. All revised utility allowance schedules will be available for public inspection on the MHA website and in hard copy at the MHA administration office. We do not anticipate any public comments against these UA schedules.

Recommendation: Staff recommends approval of the revisions subject to and contingent upon the close of the public comment period.

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City of McAllen, TX		Unit Type: Multi-Family (Apartment/Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$12.00	\$14.00	\$15.00	\$15.00	\$17.00	\$17.00
	Bottle Gas	\$30.00	\$33.00	\$36.00	\$36.00	\$39.00	\$39.00
	Electric	\$9.00	\$10.00	\$11.00	\$13.00	\$14.00	\$15.00
	Electric Heat Pump	\$7.00	\$9.00	\$10.00	\$11.00	\$13.00	\$14.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas	\$9.00	\$9.00	\$15.00	\$21.00	\$27.00	\$30.00
	Electric	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$22.00
Other Electric		\$25.00	\$30.00	\$41.00	\$53.00	\$65.00	\$76.00
Air Conditioning		\$27.00	\$32.00	\$44.00	\$57.00	\$69.00	\$82.00
Water Heating	Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
	Bottle Gas	\$21.00	\$24.00	\$33.00	\$42.00	\$51.00	\$63.00
	Electric	\$15.00	\$17.00	\$22.00	\$27.00	\$31.00	\$36.00
	Fuel Oil						
Water		\$18.00	\$19.00	\$21.00	\$24.00	\$27.00	\$30.00
Sewer		\$19.00	\$19.00	\$21.00	\$24.00	\$27.00	\$29.00
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Other specify: Electric Charge \$15.35		\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Other specify: Natural Gas Charge \$19.67		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667

(04/2023)

The Nelrod Company 8/2023 Update

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City of McAllen, TX		Unit Type Single-Family (Detached House/Manufactured/Mobile Home)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$17.00	\$21.00	\$21.00	\$22.00	\$24.00	\$25.00
	Bottle Gas	\$39.00	\$48.00	\$48.00	\$51.00	\$57.00	\$60.00
	Electric	\$15.00	\$17.00	\$19.00	\$20.00	\$21.00	\$23.00
	Electric Heat Pump	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas	\$9.00	\$9.00	\$15.00	\$21.00	\$27.00	\$30.00
	Electric	\$7.00	\$8.00	\$11.00	\$15.00	\$18.00	\$22.00
Other Electric		\$37.00	\$44.00	\$61.00	\$78.00	\$95.00	\$112.00
Air Conditioning		\$21.00	\$25.00	\$56.00	\$87.00	\$118.00	\$148.00
Water Heating	Natural Gas	\$10.00	\$11.00	\$17.00	\$22.00	\$28.00	\$32.00
	Bottle Gas	\$24.00	\$27.00	\$39.00	\$51.00	\$66.00	\$75.00
	Electric	\$18.00	\$21.00	\$27.00	\$33.00	\$39.00	\$45.00
	Fuel Oil						
Water		\$18.00	\$19.00	\$21.00	\$24.00	\$27.00	\$30.00
Sewer		\$19.00	\$19.00	\$21.00	\$24.00	\$27.00	\$29.00
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Other specify: Electric Charge \$15.35		\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Other specify: Natural Gas Charge \$19.67		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
Unit Address					Cooking		
Number of Bedrooms					Other Electric		
					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City of McAllen, TX		Unit Type: Energy Efficient Multi-Family (Apartment/Row House/Townhouse/Semi-Detached/Duplex)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$10.00	\$11.00	\$12.00	\$12.00	\$14.00	\$14.00
	Bottle Gas						
	Electric	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00
	Electric Heat Pump	\$6.00	\$7.00	\$8.00	\$9.00	\$10.00	\$11.00
	Fuel Oil						
Cooking	Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$8.00	\$11.00
	Bottle Gas	\$9.00	\$9.00	\$15.00	\$21.00	\$27.00	\$30.00
	Electric	\$6.00	\$6.00	\$9.00	\$12.00	\$15.00	\$18.00
Other Electric		\$21.00	\$24.00	\$34.00	\$43.00	\$53.00	\$63.00
Air Conditioning		\$22.00	\$26.00	\$36.00	\$46.00	\$57.00	\$67.00
Water Heating	Natural Gas	\$7.00	\$7.00	\$11.00	\$14.00	\$18.00	\$21.00
	Bottle Gas						
	Electric	\$12.00	\$14.00	\$18.00	\$22.00	\$26.00	\$30.00
	Fuel Oil						
Water		\$17.00	\$19.00	\$21.00	\$24.00	\$27.00	\$29.00
Sewer		\$18.00	\$19.00	\$21.00	\$24.00	\$26.00	\$29.00
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Other specify: Electric Charge \$15.35		\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Other specify: Natural Gas Charge \$19.67		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667

(04/2023)

The Nelrod Company 8/2023 Update



HOUSING AUTHORITY OF THE CITY OF MCALLEN, TX

Mixed-Finance Tax Credit Property

Public Housing Units

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 1

UPDATE 2023

Building Type: Apartment/Multi-Family

Retama Village Phase I & II (All Electric) (EE Equip: Win-V)	OBR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,H,WH,C)		\$70.00	\$82.00	\$96.00		

A monthly average cost of the summer and winter adjustments were used for the electric costs.

L&A= Lights & Appliances

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win-V= Windows-Vinyl

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.



HOUSING AUTHORITY OF THE CITY OF MCALLEN, TX

Mixed-Finance Tax Credit Property

Non-Public Housing Units

PROPOSED MONTHLY UTILITY ALLOWANCES

Chart 2

UPDATE 2023

Building Type: Apartment/Multi-Family

Retama Village Phase I & II (All Electric) (EE Equip: Win-V)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,A/C,H,WH,C)		\$91.00	\$111.00	\$133.00		

A monthly average cost of the summer and winter adjustments were used for the electric costs.

L&A= Lights & Appliances

A/C= Air Conditioning

H= Space Heating

WH= Water Heating

C= Cooking

EE Equip= Energy Efficient Equipment

Win-V= Windows-Vinyl

Note: Public Housing utility allowances are calculated similar to the method used by each utility provider. These allowances are not calculated by end use (like Section 8 HCV), but by total usage for each utility type. Utility providers' monthly charges are included in the calculations.

**Allowances for
Tenant-Furnished Utilities
and Other Services**

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

Locality		Green Discount		Unit Type			Date (mm/dd/yyyy)
McAllen		ENERGY STAR		Larger Apartment Bldgs. (5+ units)			9/14/2023
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0
	Bottled Gas	\$0	\$0	\$0	\$0	\$0	\$0
	Electric Resistance	\$22	\$23	\$24	\$25	\$26	\$27
	Electric Heat Pump	\$6	\$7	\$8	\$9	\$10	\$11
	Fuel Oil	\$0	\$0	\$0	\$0	\$0	\$0
Cooking	Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0
	Bottled Gas	\$0	\$0	\$0	\$0	\$0	\$0
	Electric	\$5	\$6	\$9	\$12	\$15	\$18
	Other	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric		\$21	\$24	\$34	\$43	\$53	\$62
Air Conditioning		\$22	\$26	\$36	\$46	\$57	\$67
Water Heating	Natural Gas	\$0	\$0	\$0	\$0	\$0	\$0
	Bottled Gas	\$0	\$0	\$0	\$0	\$0	\$0
	Electric	\$12	\$14	\$18	\$22	\$26	\$30
	Fuel Oil	\$0	\$0	\$0	\$0	\$0	\$0
Water		\$0	\$0	\$0	\$0	\$0	\$0
Sewer		\$0	\$0	\$0	\$0	\$0	\$0
Trash Collection		\$0	\$0	\$0	\$0	\$0	\$0
Range/Microwave		\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator		\$0	\$0	\$0	\$0	\$0	\$0
Other - specify		\$0	\$0	\$0	\$0	\$0	\$0

Spreadsheet (ver13) based on form HUD-52667 (12/97).

Previous editions are obsolete

ref. Handbook 7420.8

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169

(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Housing Authority of the City of McAllen, TX		Unit Type Detached House				Date (mm/dd/yyyy)	
Utility of Service Vine Terrace	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric		\$10.00	\$12.00	\$15.00	\$17.00	
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas		\$7.00	\$10.00	\$10.00	\$11.00	
	Bottle Gas						
	Electric						
Other Electric			\$27.00	\$34.00	\$42.00	\$49.00	
Air Conditioning			\$16.00	\$37.00	\$58.00	\$78.00	
Water Heating	Natural Gas		\$29.00	\$33.00	\$37.00	\$40.00	
	Bottle Gas						
	Electric						
	Fuel Oil						
Water			\$17.00	\$20.00	\$24.00	\$28.00	
Sewer			\$17.00	\$21.00	\$24.00	\$28.00	
Trash Collection			\$23.00	\$23.00	\$23.00	\$23.00	
Other specify: Electric Charge \$15.35			\$15.00	\$15.00	\$15.00	\$15.00	
Other specify: Natural Gas Charge \$19.67			\$20.00	\$20.00	\$20.00	\$20.00	
Range /Microwave							
Refrigerator							
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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 - Excludes La Vista Apartments
October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 5,704,972	\$ 4,739,903	↑ 20.36%	↑ \$965,068
5	Restricted				
6	Family Self-Sufficiency	\$ 89,395	\$ 39,208	↑ 128.01%	↑ \$50,188
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	→ 0.00%	→ \$0
8	Section 8	\$ 110,441	\$ 134,555	↓ -17.92%	↓ -\$24,114
9	Emergency Housing Voucher	\$ 20,046	\$ 693	↑ 2793.89%	↑ \$19,353
10	Capital Funds	\$ 14	\$ 5	↑ 179.08%	↑ \$9
11	Tenant Security Deposits	\$ 100,175	\$ 90,722	↑ 10.42%	↑ \$9,453
12	Reserve Accounts	\$ 1,386,737	\$ 1,487,532	↓ -6.78%	↓ -\$100,795
13	Other Restricted Funds - Scholarship	\$ 13,594	\$ 24,954	↓ -45.52%	↓ -\$11,360
14	Restricted	\$ 2,705,403	\$ 2,762,669	↓ -2.07%	↓ -\$57,266
15	Total Cash	\$ 8,410,374	\$ 7,502,572	↑ 12.10%	↑ \$907,802
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant Receivables	\$ 20,860	\$ 6,536	↑ 219.19%	↑ \$14,325
19	Tenant Formal Agreements	\$ 82,908	\$ 11,216	↑ 639.22%	↑ \$71,693
20	Allowance for Doubtful Acct	\$ (82,907)	\$ (11,216)	↑ 639.20%	↓ -\$71,691
21	Management Fee	\$ 1,225	\$ 1,000	↑ 22.50%	↑ \$225
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ 19,232	\$ 16,688	↑ 15.24%	↑ \$2,544
25	Total Account Receivables	\$ 41,319	\$ 24,223	↑ 70.57%	↑ \$17,095
26	Due From Funds	\$ 101,654	\$ 245,516	↓ -58.60%	↓ -\$143,862
	Inventory - Supplies	\$ 24,414	\$ 15,216	↑ 60.44%	↑ \$9,197
27	Notes Receivables				
28	Villas at Beaumont	\$ 298,008	\$ 251,965	↑ 18.27%	↑ \$46,042
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 498,008	\$ 451,965	↑ 10.19%	↑ \$46,042
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	\$ 1,025,580	\$ 1,010,203	↑ 1.52%	↑ \$15,377
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	\$ 8,864,103	\$ 9,409,514	↓ -5.80%	↓ -\$545,411
40	Prepays Insurance	\$ (10,287)	\$ 126,592	↓ -108.13%	↓ -\$136,878
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 222,912	\$ 206,916	↑ 7.73%	↑ \$15,996
43	Accrued Interest	\$ (15,000)	\$ -		↓ -\$15,000
44	Other Assets - Tax Credit Fees	\$ 53,254	\$ 16,971	↑ 213.79%	↑ \$36,283
45	Total Long-Term Assets	\$ 261,167	\$ 223,888	↑ 16.65%	↑ \$37,279
46	Total Assets	\$ 18,267,219	\$ 18,075,436	↑ 1.06%	↑ \$191,783
47					

McAllen Housing Authority - Combined
Dashboard Financial Summary - Excludes La Vista Apartments
October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 149,120	\$ 155,487	↓ -4.10%	↓ -\$6,368
50	Family Self-Sufficiency	\$ 80,787	\$ 27,434	↑ 194.47%	↑ \$53,353
51	Payroll Withholdings	\$ 248	\$ (108)	↓ -329.37%	↑ \$356
52	Payroll Taxes Payable	\$ 23,174	\$ 24,319	↓ -4.71%	↓ -\$1,145
53	Accrued Wages	\$ 11,526	\$ (0)	↓ #####	↑ \$11,526
54	Due to Funds	\$ 101,654	\$ 246,859	↓ -58.82%	↓ -\$145,205
55	Tenant Deposits	\$ 102,280	\$ 91,942	↑ 11.24%	↑ \$10,339
56	Other Current Liabilities	\$ 88,540	\$ 90,991	↓ -2.69%	↓ -\$2,451
57	Total Current Liabilities	\$ 557,328	\$ 636,924	↓ -12.50%	↓ -\$79,596
58	Non-Current Liabilities				→ \$0
59	Frost	\$ 1,926,266	\$ 2,178,691	↓ -11.59%	↓ -\$252,425
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 297,055	\$ 256,641	↑ 15.75%	↑ \$40,415
62	Total Non-Current Liabilities	\$ 2,223,321	\$ 2,435,332	↓ -8.71%	↓ -\$212,011
63	Deferred Inflow Resources				→ \$0
64	Hibiscus Pre-Leasehold	\$ 933,196	\$ 946,330	↓ -1.39%	↓ -\$13,133
65	Emergency HCV Funds	\$ 30,608	\$ 40,771	↓ -24.93%	↓ -\$10,163
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ 963,804	\$ 987,100	↓ -2.36%	↓ -\$23,296
69					→ \$0
70	Net Position	\$ 14,522,765	\$ 14,016,079	↑ 3.62%	↑ \$506,686
71					→ \$0
72	Total Liabilities and Net Position	\$ 18,267,219	\$ 18,075,436	↑ 1.06%	↑ \$191,783
73	Variance	\$ 0	\$ 0		↓ \$0

**McAllen Housing Authority
Income Statement Line-Item Report
Month-ending October 31, 2023, Comparison**

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

Financial Summary

Actual Year-to-Date – Line Details

- **Line 7** – Net Tenant Revenue reflects a favorable variance of \$24,885 due to the rent increase.
- **Line 17** – Total Revenue reflects a favorable variance of \$31,542 due to an increase in rental income (Line 7).
- **Line 22** - Maintenance & Operations reflects an unfavorable variance of \$28,120.
- **Line 27** – Operating Income reflects a favorable variance of \$ 3,736.
- **Line 34** – Replacement reserves is the amount of fund expenditure used on the purchases of small appliances and air conditioning units.

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Tenant Revenue	\$ 187,932	\$ 163,826	↑ 14.71%	↑ \$24,106
4	Rent Gain / (Loss) on Lease	\$ (9,754)	\$ (9,555)	↓ -2.08%	↓ -\$199
5	Rent: Vacancy Loss, Adjust	\$ (6,256)	\$ (7,234)	↑ 13.52%	↑ \$978
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 171,922	\$ 147,037	↑ 16.92%	↑ \$24,885
8	Grant Admin Revenue	\$ 110,390	\$ 111,489	↓ -0.99%	↓ -\$1,099
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ 3,966	\$ 1,233	↑ 221.65%	↑ \$2,733
12	Fraud Recovery	\$ 2,226	\$ 877	↑ 153.84%	↑ \$1,349
13	Resident Service / Port-in Fee	\$ 17,873	\$ 15,553	↑ 14.92%	↑ \$2,320
14	Office / Ground Lease	\$ 6,094	\$ 5,294	↑ 15.11%	↑ \$800
15	Interest Income	\$ 2,495	\$ 1,125	↑ 121.80%	↑ \$1,370
16	Other, FSS, Equip. Sale, Reimb	\$ 2,002	\$ 2,818	↓ -28.97%	↓ -\$816
17	Total Revenue	\$ 316,967	\$ 285,426	↑ 11.05%	↑ \$31,542
18	Administrative Expenses	\$ 135,867	\$ 135,061	↑ 0.60%	↑ \$806
19	Tenant Services	\$ 11,834	\$ 12,124	↓ -2.39%	↓ -\$290
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 11,677	\$ 11,275	↑ 3.56%	↑ \$402
22	Maintenance & Operations	\$ 72,906	\$ 44,786	↑ 62.79%	↑ \$28,120
23	Other General Expenses	\$ 40,990	\$ 40,105	↑ 2.21%	↑ \$885
24	Interest Expense	\$ 9,436	\$ 11,553	↓ -18.33%	↓ -\$2,117
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 282,709	\$ 254,903	↑ 10.91%	↑ \$27,806
27	Operating Income (Loss)	\$ 34,259	\$ 30,523	↑ 12.24%	↑ \$3,736
28	HCV / EHV Grant Revenue	\$ 718,226	\$ 634,031	↑ 13.28%	↑ \$84,196
29	HAP Grant EHV Expenditures	\$ (3,359)	\$ (4,248)	↑ 20.92%	↑ \$889
30	Housing Assistance Payments	\$ (721,048)	\$ (635,629)	↓ -13.44%	↑ -\$85,419
31	Net Housing Assistance	\$ (6,181)	\$ (5,847)	↓ -5.72%	↓ -\$334
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		
34	Replacement Reserves Exp	\$ (7,243)	\$ -		↓ -\$7,243
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Retama	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ 1,500	\$ 7,260	↓ -79.34%	
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ (5,743)	\$ 7,260	↓ -179.11%	↓ -\$13,003
44	Net Income	\$ 22,335	\$ 31,936	↓ -30.06%	↓ -\$9,602

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% Change	\$ Change
45	Tenant Revenue	\$ 751,728	\$ 655,304	↑ 14.71%	↑ \$96,424
46	Rent Gain / (Loss) on Lease	\$ (52,113)	\$ (44,798)	↓ -16.33%	↓ -\$7,315
47	Rent: Vacancy Loss, Adjust	\$ (26,999)	\$ (27,098)	↑ 0.37%	↑ \$99
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 672,616	\$ 583,408	↑ 15.29%	↑ \$89,208
50	Grant Admin Revenue	\$ 577,076	\$ 453,486	↑ 27.25%	↑ \$123,590
51	Grant - Capital	\$ 39,000	\$ 105,945	↓ -63.19%	↓ -\$66,945
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ 15,556	\$ 4,431	↑ 251.07%	↑ \$11,125
54	Fraud Recovery	\$ 11,217	\$ 3,316	↑ 238.23%	↑ \$7,900
55	Resident Service / Port-in Fee	\$ 53,001	\$ 56,900	↓ -6.85%	↓ -\$3,899
56	Office / Ground Lease	\$ 22,878	\$ 21,178	↑ 8.03%	↑ \$1,700
57	Interest Income	\$ 10,920	\$ 5,473	↑ 99.53%	↑ \$5,447
58	Other, FSS, Equip. Sale, Reimb	\$ 9,246	\$ 22,305	↓ -58.55%	↓ -\$13,059
59	Total Revenue	\$ 1,411,510	\$ 1,256,443	↑ 12.34%	↑ \$155,067
60	Administrative Expenses	\$ 552,901	\$ 553,440	↓ -0.10%	↓ -\$539
61	Tenant Services	\$ 50,246	\$ 49,408	↑ 1.70%	↑ \$838
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 51,013	\$ 49,494	↑ 3.07%	↑ \$1,519
64	Maintenance & Operations	\$ 291,892	\$ 202,524	↑ 44.13%	↑ \$89,368
65	Other General Expenses	\$ 149,685	\$ 131,414	↑ 13.90%	↑ \$18,271
66	Interest Expense	\$ 38,993	\$ 47,507	↓ -17.92%	↓ -\$8,515
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 1,134,730	\$ 1,033,787	↑ 9.76%	↑ \$100,943
69	Operating Income (Loss)	\$ 276,780	\$ 222,655	↑ 24.31%	↑ \$54,125
70	HAP Grant Revenue	\$ 2,860,262	\$ 2,374,532	↑ 20.46%	↑ \$485,731
71	HAP Grant EHV Expenditures	\$ (15,986)	\$ (9,900)	↓ -61.48%	↓ -\$6,086
72	Housing Assistance Payments	\$ (2,809,884)	\$ (2,459,224)	↓ -14.26%	↑ -\$350,660
73	Net Housing Assistance	\$ 34,392	\$ (94,592)	↑ 136.36%	↑ \$128,984
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expend	\$ (26,021)	\$ -		↓ -\$26,021
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure:	\$ (788)	\$ -		↓ -\$788
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	\$ 1,500	\$ 7,260	↓ -79.34%	↓ -\$5,760
84	Scholarship Expenditures	\$ (15,304)	\$ (3,000)	↓ -410.12%	↓ -\$12,304
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (21,099)	\$ 8,204	↓ -357.19%	↓ -\$29,303
87	Net Income	\$ 290,073	\$ 136,267	↑ 112.87%	↑ \$153,806

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	Budget 10/31/23	% Change	\$ Change
88	Tenant Revenue	\$ 187,932	\$ 188,032	↓ -0.05%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (9,754)	\$ (9,963)	↑ 2.10%	↑ \$209
90	Rent: Vacancy Loss, Adjust	\$ (6,256)	\$ (7,326)	↑ 14.61%	↑ \$1,070
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 171,922	\$ 170,743	↑ 0.69%	↑ \$1,179
93	Grant Admin Revenue	\$ 110,390	\$ 120,036	↓ -8.04%	↓ -\$9,646
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ 3,966	\$ 3,000	↑ 32.20%	↑ \$966
97	Fraud Recovery	\$ 2,226	\$ 1,323	↑ 68.27%	↑ \$903
98	Resident Service / Port-in Fee	\$ 17,873	\$ 15,380	↑ 16.21%	↑ \$2,493
99	Office / Ground Lease	\$ 6,094	\$ 6,094	↓ 0.00%	↓ \$0
100	Interest Income	\$ 2,495	\$ 3,536	↓ -29.44%	↓ -\$1,041
101	Other Revenue	\$ 2,002	\$ 4,286	↓ -53.30%	↓ -\$2,284
102	Total Revenue	\$ 316,967	\$ 324,397	↓ -2.29%	↓ -\$7,429
103	Administrative Expenses	\$ 135,867	\$ 154,416	↓ -12.01%	↓ -\$18,550
104	Tenant Services	\$ 11,834	\$ 16,645	↓ -28.91%	↓ -\$4,812
105	Fundraising Expend. (5K)	\$ -	\$ 583	↓ -100.00%	↓ -\$583
106	Utilities Expense	\$ 11,677	\$ 12,993	↓ -10.13%	↓ -\$1,316
107	Maintenance & Operations	\$ 72,906	\$ 63,036	↑ 15.66%	↑ \$9,870
108	Other General Expenses	\$ 40,990	\$ 38,688	↑ 5.95%	↑ \$2,302
109	Interest Expense	\$ 9,436	\$ 9,688	↓ -2.60%	↓ -\$252
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 282,709	\$ 296,050	↓ -4.51%	↓ -\$13,341
112	Operating Income (Loss)	\$ 34,259	\$ 28,347	↑ 20.86%	↑ \$5,912
113	HAP Grant Revenue	\$ 718,226	\$ 660,175	↑ 8.79%	↑ \$58,051
114	HAP Grant EHV Expenditures	\$ (3,359)	\$ (750)	↓ -347.88%	↓ -\$2,609
115	Housing Assistance Payments	\$ (721,048)	\$ (662,675)	↓ -8.81%	↑ -\$58,373
116	Net Housing Assistance	\$ (6,181)	\$ (3,250)	↓ -90.18%	↓ -\$2,931
117	Capital Funds - General	\$ -	\$ -		→ \$0
118	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
119	Replacement Reserves Expend	\$ (7,243)	\$ (12,500)	↑ 42.05%	↑ \$5,257
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	\$ 1,500	\$ -		↑ \$1,500
126	Scholarship Expenditures	\$ -	\$ (3,000)	↑ 100.00%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ (5,743)	\$ (15,500)	↑ 62.95%	↑ \$9,757
129	Net Income	22,335	9,597	↑ 132.73%	↑ \$12,738

McAllen Housing Authority - Combined

Excludes La Vista Apartments

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% Change	\$ Change
129	Tenant Revenue	\$ 751,728	\$ 752,128	↓ -0.05%	↓ -\$400
130	Rent Gain / (Loss) on Lease	\$ (52,113)	\$ (52,709)	↑ 1.13%	↑ \$596
131	Rent: Vacancy Loss, Adjust	\$ (26,999)	\$ (29,305)	↑ 7.87%	↑ \$2,306
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 672,616	\$ 670,114	↑ 0.37%	↑ \$2,502
134	Grant Admin Revenue	\$ 577,076	\$ 480,143	↑ 20.19%	↑ \$96,934
135	Grant - Capital	\$ 39,000	\$ 39,000	→ 0.00%	→ \$0
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ 15,556	\$ 12,000	↑ 29.63%	↑ \$3,556
138	Fraud Recovery	\$ 11,817	\$ 5,292	↑ 123.29%	↑ \$6,525
139	Resident Service / Port-in Fee	\$ 53,001	\$ 61,922	↓ -14.41%	↓ -\$8,921
140	Office / Ground Lease	\$ 22,878	\$ 24,378	↓ -6.15%	↓ -\$1,500
141	Interest Income	\$ 10,920	\$ 14,139	↓ -22.76%	↓ -\$3,219
142	Other Revenue	\$ 9,246	\$ 16,743	↓ -44.78%	↓ -\$7,497
143	Total Revenue	\$ 1,412,110	\$ 1,323,729	↑ 6.68%	↑ \$88,380
144	Administrative Expenses	\$ 552,901	\$ 617,666	↓ -10.49%	↓ -\$64,765
145	Tenant Services	\$ 50,246	\$ 66,582	↓ -24.53%	↓ -\$16,335
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 51,013	\$ 51,973	↓ -1.85%	↓ -\$960
148	Maintenance & Operations	\$ 291,892	\$ 252,142	↑ 15.76%	↑ \$39,750
149	Other General Expenses	\$ 149,685	\$ 154,752	↓ -3.27%	↓ -\$5,067
150	Interest Expense	\$ 38,993	\$ 38,751	↑ 0.62%	↑ \$241
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 1,134,730	\$ 1,181,867	↓ -3.99%	↓ -\$47,137
153	Operating Income (Loss)	\$ 277,380	\$ 141,863	↑ 95.53%	↑ \$135,517
154	HAP Grant Revenue	\$ 2,860,262	\$ 2,640,702	↑ 8.31%	↑ \$219,560
155	HAP Grant EHV Expenditures	\$ (15,986)	\$ (3,000)	↓ -432.87%	↓ -\$12,986
156	Housing Assistance Payments	\$ (2,809,884)	\$ (2,650,702)	↓ -6.01%	↑ -\$159,183
157	Net Housing Assistance	\$ 34,392	\$ (13,000)	↑ 364.56%	↑ \$47,392
158	Capital Funds - General	\$ -	\$ -		→ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
160	Replacement Reserves Expend	\$ (26,021)	\$ (50,000)	↑ 47.96%	↑ \$23,979
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure:	\$ (788)	\$ -		↓ -\$788
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ 18,963	\$ (72,000)	↑ 126.34%	↑ \$90,963
165	Developer Fee - Hibiscus Village	\$ 50	\$ -		↑ \$50
166	Scholarship Fundraising	\$ 1,500	\$ -		↑ \$1,500
167	Scholarship Expenditures	\$ (15,304)	\$ (2,333)	↓ -555.88%	↓ -\$12,970
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (21,099)	\$ (64,333)	↑ 67.20%	↑ \$43,234
170	Net Income	\$ 290,673	\$ 64,530	↑ 350.45%	↑ \$226,143

McAllen Housing Authority - MHA

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 475,754	\$ 376,167	↑ 26.47%	↑ \$99,587
5	Restricted				
6	Family Self-Sufficiency	\$ 7,339	\$ 2,980	↑ 146.26%	↑ \$4,359
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	\$ 992,339	\$ 987,980	↑ 0.44%	↑ \$4,359
15	Total Cash	\$ 1,468,093	\$ 1,364,148	↑ 7.62%	↑ \$103,946
16	Certificate of Deposit - Unrestricted	\$ 76,467	\$ 75,949	↑ 0.68%	↑ \$518
17	Accounts Receivable				
18	Tenant Receivables	\$ (165)	\$ -		↓ -\$165
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	\$ 19,232	\$ 19,136	↑ 0.50%	↑ \$96
25	Total Account Receivables	\$ 19,067	\$ 19,136	↓ -0.36%	↓ -\$69
26	Due From Funds	\$ 6,215	\$ 164,680	→ 0.00%	↓ -\$158,465
	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	\$ 332,146	\$ 326,860	↑ 1.62%	↑ \$5,286
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	\$ 2,173,179	\$ 2,188,317	↓ -0.69%	↓ -\$15,138
40	Prepays Insurance	\$ 1,843	\$ 24,570	↓ -92.50%	↓ -\$22,727
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets (Payroll in Transit)	\$ 38,371	\$ -		↑ \$38,371
45	Total Long-Term Assets	\$ 38,371	\$ -		↑ \$38,371
46	Total Assets	\$ 3,783,236	\$ 3,836,800	↓ -1.40%	↓ -\$53,564
47					

McAllen Housing Authority - MHA

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 68,704	\$ 81,773	↓ -15.98%	↓ -\$13,069
50	Family Self-Sufficiency	\$ 7,338	\$ 2,980	↑ 146.21%	↑ \$4,357
51	Payroll Withholdings	\$ 248	\$ (108)	↓ -329.37%	↑ \$356
52	Payroll Taxes Payable	\$ 22,708	\$ 22,619	↑ 0.39%	↑ \$89
53	Accrued Wages	\$ 1,747	\$ -		↑ \$1,747
54	Due to Funds	\$ 1,609	\$ 3,534	↓ -54.46%	↓ -\$1,925
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 21,128	\$ 24,399	↓ -13.41%	↓ -\$3,271
57	Total Current Liabilities	\$ 123,482	\$ 135,197	↓ -8.67%	↓ -\$11,715
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	\$ 933,196	\$ 946,330	↓ -1.39%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ -		→ \$0
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ 933,196	\$ 946,330	↓ -1.39%	↓ -\$13,133
69					→ \$0
70	Net Position	\$ 2,726,558	\$ 2,755,274	↓ -1.04%	↓ -\$28,716
71					→ \$0
72	Total Liabilities and Net Position	\$ 3,783,236	\$ 3,836,800	↓ -1.40%	↓ -\$53,564
73	Variance	\$ 0	\$ (0)		→ \$0

\$ (655)

McAllen Housing Authority - McAllen Housing Authority

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% 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	\$ 27,563	\$ 26,576	↑ 3.71%	↑ \$987
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	\$ 31	\$ 4	↑ 677.92%	↑ \$27
16	Other Revenue	\$ 1,529	\$ 556	↑ 175.15%	↑ \$973
17	Total Revenue	\$ 35,217	\$ 32,430	↑ 8.59%	↑ \$2,787
18	Administrative Expenses	\$ 15,608	\$ 26,696	↓ -41.53%	↓ -\$11,087
19	Tenant Services	\$ 3,869	\$ 3,854	↑ 0.37%	↑ \$14
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ 3,730	\$ 4,004	↓ -6.85%	↓ -\$274
22	Maintenance & Operations	\$ 5,481	\$ 4,209	↑ 30.24%	↑ \$1,273
23	Other General Expenses	\$ 9,327	\$ 10,208	↓ -8.63%	↓ -\$881
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ 38,015	\$ 48,971	↓ -22.37%	↓ -\$10,955
27	Operating Income (Loss)	\$ (2,799)	\$ (16,541)	↑ 83.08%	↑ \$13,742
28	HAP Grant Revenue	\$ -	\$ -		➡ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
30	Housing Assistance Payments	\$ (265)	\$ (371)	↑ 28.57%	↑ \$106
31	Net Housing Assistance	\$ (265)	\$ (371)	↑ 28.57%	↑ \$106
32	Capital Funds - General	\$ -	\$ -		➡ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
34	Replacement Reserves Exp	\$ -	\$ -		➡ \$0
35	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
38	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
39	Developer Fee - Hibiscus	\$ -	\$ -		➡ \$0
40	Scholarship Fundraising	\$ -	\$ -		➡ \$0
41	Scholarship Expenditures	\$ -	\$ -		➡ \$0
42	Transfer In (Out)	\$ -	\$ -		➡ \$0
43	Total Other Funding	\$ -	\$ -		➡ \$0
44	Net Income	(3,064)	(16,912)	↑ 81.88%	↑ \$13,848

McAllen Housing Authority - McAllen Housing Authority

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% 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	\$ 111,072	\$ 111,650	↓ -0.52%	↓ -\$578
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	\$ 22,878	\$ 21,178	↑ 8.03%	↑ \$1,700
57	Interest Income	\$ 126	\$ 15	↑ 714.83%	↑ \$110
58	Other Revenue	\$ 2,139	\$ 2,353	↓ -9.10%	↓ -\$214
59	Total Revenue	\$ 136,215	\$ 135,196	↑ 0.75%	↑ \$1,018
60	Administrative Expenses	\$ 71,617	\$ 104,487	↓ -31.46%	↓ -\$32,870
61	Tenant Services	\$ 15,519	\$ 14,702	↑ 5.56%	↑ \$818
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 18,524	\$ 17,183	↑ 7.80%	↑ \$1,341
64	Maintenance & Operations	\$ 31,282	\$ 24,814	↑ 26.06%	↑ \$6,467
65	Other General Expenses	\$ 35,899	\$ 42,256	↓ -15.04%	↓ -\$6,357
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 172,840	\$ 203,441	↓ -15.04%	↓ -\$30,601
69	Operating Income (Loss)	\$ (36,626)	\$ (68,245)	↑ 46.33%	↑ \$31,619
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (1,508)	\$ (1,372)	↓ -9.91%	↑ -\$136
73	Net Housing Assistance	\$ (1,508)	\$ (1,372)	↓ -9.91%	↓ -\$136
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	866	\$ 36,328	↓ -97.61%	↓ -\$35,462

McAllen Housing Authority - McAllen Housing Authority

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	Budget 10/31/23	% 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	\$ 27,563	\$ 30,160	↓ -8.61%	↓ -\$2,597
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	\$ 31	\$ 59	↓ -48.16%	↓ -\$28
101	Other Revenue	\$ 1,529	\$ 582	↑ 162.77%	↑ \$947
102	Total Revenue	\$ 35,217	\$ 36,895	↓ -4.55%	↓ -\$1,678
103	Administrative Expenses	\$ 15,608	\$ 21,049	↓ -25.85%	↓ -\$5,441
104	Tenant Services	\$ 3,869	\$ 5,140	↓ -24.73%	↓ -\$1,271
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 3,730	\$ 4,461	↓ -16.39%	↓ -\$731
107	Maintenance & Operations	\$ 5,481	\$ 2,600	↑ 110.79%	↑ \$2,881
108	Other General Expenses	\$ 9,327	\$ 11,564	↓ -19.34%	↓ -\$2,236
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 38,015	\$ 44,814	↓ -15.17%	↓ -\$6,799
112	Operating Income (Loss)	\$ (2,799)	\$ (7,919)	↑ 64.66%	↑ \$5,120
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	(3,064)	(8,284)	↑ 63.02%	↑ \$5,221

McAllen Housing Authority - McAllen Housing Authority

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% 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	\$ 111,072	\$ 120,639	↓ -7.93%	↓ -\$9,566
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	\$ 22,878	\$ 24,378	↓ -6.15%	↓ -\$1,500
141	Interest Income	\$ 126	\$ 233	↓ -46.03%	↓ -\$107
142	Other Revenue	\$ 2,139	\$ 2,331	↓ -8.25%	↓ -\$192
143	Total Revenue	\$ 136,215	\$ 147,581	↓ -7.70%	↓ -\$11,366
144	Administrative Expenses	\$ 71,617	\$ 84,197	↓ -14.94%	↓ -\$12,579
145	Tenant Services	\$ 15,519	\$ 20,560	↓ -24.52%	↓ -\$5,041
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 18,524	\$ 17,843	↑ 3.82%	↑ \$681
148	Maintenance & Operations	\$ 31,282	\$ 10,402	↑ 200.74%	↑ \$20,880
149	Other General Expenses	\$ 35,899	\$ 46,255	↓ -22.39%	↓ -\$10,356
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 172,840	\$ 179,256	↓ -3.58%	↓ -\$6,416
153	Operating Income (Loss)	\$ (36,626)	\$ (31,676)	↓ -15.63%	↓ -\$4,950
154	HAP Grant Revenue	\$ -	\$ -		➡ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
156	Housing Assistance Payments	\$ (1,508)	\$ (1,461)	↓ -3.21%	↑ -\$47
157	Net Housing Assistance	\$ (1,508)	\$ (1,461)	↓ -3.21%	↓ -\$47
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	866	\$ 5,863	↓ -85.22%	↓ -\$4,997

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% 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

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% 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 October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% 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	\$ -	\$ -		➡ \$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	\$ -	\$ -		➡ \$0
17	Total Revenue	\$ -	\$ 0	⬇ -100.00%	⬇ \$0
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)	\$ -	\$ 0	⬇ -100.00%	⬇ \$0
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)	\$ -	\$ -		➡ \$0
43	Total Other Funding	\$ -	\$ -		➡ \$0
44	Net Income	\$ -	\$ 0	⬇ -100.00%	⬇ \$0

McAllen Housing Authority - Capital Funds

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% 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	\$ 0	↑ 2642.86%	↑ \$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	0	↑ 2642.86%	↑ \$2

McAllen Housing Authority - Capital Funds

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	Budget 10/31/23	% 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 October 31, 2023

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% 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

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,017,330	\$ 1,772,989	↑ 13.78%	↑ \$244,341
5	Restricted				
6	Family Self-Sufficiency	\$ 82,056	\$ 36,227	↑ 126.50%	↑ \$45,829
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ 110,441	\$ 134,555	↓ -17.92%	↓ -\$24,114
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	\$ 192,497	\$ 170,782	↑ 12.71%	↑ \$21,715
15	Total Cash	\$ 2,209,827	\$ 1,943,771	↑ 13.69%	↑ \$266,056
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 9,185	\$ -		↑ \$9,185
19	Tenant Formal Agreements	\$ 82,674	\$ 11,216	↑ 637.13%	↑ \$71,459
20	Allowance for Doubtful Acct	\$ (82,673)	\$ (11,216)	↑ 637.12%	↓ -\$71,457
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ (2,448)	↓ -100.00%	↑ \$2,448
25	Total Account Receivables	\$ 9,187	\$ (2,448)	↓ -475.28%	↑ \$11,635
26	Due From Funds	\$ 88,575	\$ 7,724	↑ 1046.81%	↑ \$80,851
	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	\$ (371)	\$ 8,435	↓ -104.40%	↓ -\$8,807
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	\$ 2,333,986	\$ 2,005,813	↑ 16.36%	↑ \$328,174
47					

McAllen Housing Authority - Section 8

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 33,270	\$ 31,873	↑ 4.38%	↑ \$1,397
50	Family Self-Sufficiency	\$ 73,450	\$ 24,454	↑ 200.36%	↑ \$48,995
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 2,220	\$ (0)	↓ #####	↑ \$2,220
54	Due to Funds	\$ 59,270	\$ 43,320	↑ 36.82%	↑ \$15,951
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 27,226	\$ 16,234	↑ 67.71%	↑ \$10,992
57	Total Current Liabilities	\$ 195,436	\$ 115,881	↑ 68.65%	↑ \$79,555
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	\$ 2,138,550	\$ 1,889,932	↑ 13.15%	↑ \$248,619
71					→ \$0
72	Total Liabilities and Net Position	\$ 2,333,986	\$ 2,005,813	↑ 16.36%	↑ \$328,174
73	Variance	\$ -	\$ 0		↓ \$0

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% 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	\$ 82,827	\$ 84,913	↓ -2.46%	↓ -\$2,086
9	Grant - Capital	\$ -	\$ -		⇒ \$0
10	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
11	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
12	Fraud Recovery	\$ 2,826	\$ 877	↑ 222.26%	↑ \$1,949
13	Port-in Fee	\$ 15,386	\$ 12,065	↑ 27.52%	↑ \$3,320
14	Office / Ground Lease	\$ -	\$ -		⇒ \$0
15	Interest Income	\$ 135	\$ (229)	↑ 158.97%	↑ \$364
16	Other Revenue	\$ -	\$ 1	↓ -100.00%	↓ -\$1
17	Total Revenue	\$ 101,174	\$ 97,628	↑ 3.63%	↑ \$3,546
18	Administrative Expenses	\$ 71,612	\$ 59,959	↑ 19.43%	↑ \$11,653
19	Tenant Services	\$ -	\$ 84	↓ -100.00%	↓ -\$84
20	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
21	Utilities Expense	\$ 527	\$ 418	↑ 25.94%	↑ \$108
22	Maintenance & Operations	\$ 657	\$ 3,096	↓ -78.77%	↓ -\$2,439
23	Other General Expenses	\$ 15,528	\$ 11,926	↑ 30.21%	↑ \$3,602
24	Interest Expense	\$ -	\$ -		⇒ \$0
25	Depreciation	\$ -	\$ -		⇒ \$0
26	Total Expenses	\$ 88,324	\$ 75,483	↑ 17.01%	↑ \$12,841
27	Operating Income (Loss)	\$ 12,850	\$ 22,144	↓ -41.97%	↓ -\$9,294
28	HAP Grant Revenue	\$ 672,537	\$ 615,759	↑ 9.22%	↑ \$56,778
29	HAP Grant EHV Expenditures	\$ (2,000)	\$ -		↓ -\$2,000
30	Housing Assistance Payments	\$ (693,738)	\$ (610,531)	↓ -13.63%	↑ -\$83,207
31	Net Housing Assistance	\$ (23,201)	\$ 5,228	↓ -543.82%	↓ -\$28,429
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	(10,351)	\$ 27,372	↓ -137.82%	↓ -\$37,723

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% 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	\$ 466,004	\$ 341,836	↑ 36.32%	↑ \$124,168
51	Grant - Capital	\$ -	\$ -		➡ \$0
52	Grant - Stability / Other	\$ -	\$ -		➡ \$0
53	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
54	Fraud Recovery	\$ 11,817	\$ 3,316	↑ 256.32%	↑ \$8,500
55	Resident Service / Port-in Fee	\$ 42,501	\$ 42,950	↓ -1.05%	↓ -\$449
56	Office / Ground Lease	\$ -	\$ -		➡ \$0
57	Interest Income	\$ 504	\$ 59	↑ 755.11%	↑ \$445
58	Other Revenue	\$ 333	\$ 8,284	↓ -95.98%	↓ -\$7,951
59	Total Revenue	\$ 521,159	\$ 396,445	↑ 31.46%	↑ \$124,713
60	Administrative Expenses	\$ 289,166	\$ 250,883	↑ 15.26%	↑ \$38,283
61	Tenant Services	\$ 1,914	\$ 324	↑ 490.70%	↑ \$1,590
62	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
63	Utilities Expense	\$ 1,923	\$ 2,105	↓ -8.65%	↓ -\$182
64	Maintenance & Operations	\$ 2,182	\$ 11,199	↓ -80.51%	↓ -\$9,017
65	Other General Expenses	\$ 56,782	\$ 40,917	↑ 38.77%	↑ \$15,865
66	Interest Expense	\$ -	\$ -		➡ \$0
67	Depreciation	\$ -	\$ -		➡ \$0
68	Total Expenses	\$ 351,967	\$ 305,429	↑ 15.24%	↑ \$46,538
69	Operating Income (Loss)	\$ 169,192	\$ 91,017	↑ 85.89%	↑ \$78,175
70	HAP Grant Revenue	\$ 2,739,279	\$ 2,311,104	↑ 18.53%	↑ \$428,175
71	HAP Grant EHV Expenditures	\$ (2,798)	\$ -		↓ -\$2,798
72	Housing Assistance Payments	\$ (2,703,664)	\$ (2,365,987)	↓ -14.27%	↑ -\$337,677
73	Net Housing Assistance	\$ 32,817	\$ (54,883)	↑ 159.79%	↑ \$87,700
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	202,009	\$ 36,134	↑ 459.06%	↑ \$165,875

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	Budget 10/31/23	% 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	\$ 82,827	\$ 89,876	↓ -7.84%	↓ -\$7,049
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
97	Fraud Recovery	\$ 2,826	\$ 1,323	↑ 113.62%	↑ \$1,503
98	Resident Service / Port-in Fee	\$ 15,386	\$ 13,355	↑ 15.21%	↑ \$2,031
99	Office / Ground Lease	\$ -	\$ -		➡ \$0
100	Interest Income	\$ 135	\$ 232	↓ -41.90%	↓ -\$97
101	Other Revenue	\$ -	\$ 678	↓ -100.00%	↓ -\$678
102	Total Revenue	\$ 101,174	\$ 105,464	↓ -4.07%	↓ -\$4,291
103	Administrative Expenses	\$ 71,612	\$ 85,038	↓ -15.79%	↓ -\$13,426
104	Tenant Services	\$ -	\$ 155	↓ -100.00%	↓ -\$155
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 527	\$ 528	↓ -0.35%	↓ -\$2
107	Maintenance & Operations	\$ 657	\$ 2,364	↓ -72.20%	↓ -\$1,707
108	Other General Expenses	\$ 15,528	\$ 11,703	↑ 32.68%	↑ \$3,824
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 88,324	\$ 99,789	↓ -11.49%	↓ -\$11,465
112	Operating Income (Loss)	\$ 12,850	\$ 5,675	↑ 126.42%	↑ \$7,175
113	HAP Grant Revenue	\$ 672,537	\$ 639,425	↑ 5.18%	↑ \$33,112
114	HAP Grant EHV Expenditures	\$ (2,000)	\$ -		↓ -\$2,000
115	Housing Assistance Payments	\$ (693,738)	\$ (642,310)	↓ -8.01%	↑ -\$51,428
116	Net Housing Assistance	\$ (23,201)	\$ (2,885)	↓ -704.28%	↓ -\$20,316
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	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		➡ \$0
128	Total Other Funding	\$ -	\$ -		➡ \$0
129	Net Income	(10,351)	\$ 2,791	↓ -470.91%	↓ -\$13,142

McAllen Housing Authority - Housing Voucher (Section 8)

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% 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	\$ 466,004	\$ 359,504	⬆ 29.62%	⬆ \$106,500
135	Grant - Capital	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
138	Fraud Recovery	\$ 11,817	\$ 5,292	⬆ 123.29%	⬆ \$6,525
139	Resident Service / Port-in Fee	\$ 42,501	\$ 53,419	⬆ -20.44%	⬆ -\$10,918
140	Office / Ground Lease	\$ -	\$ -		➡ \$0
141	Interest Income	\$ 504	\$ 930	⬆ -45.79%	⬆ -\$426
142	Other Revenue	\$ 333	\$ 2,713	⬆ -87.71%	⬆ -\$2,379
143	Total Revenue	\$ 521,159	\$ 421,857	⬆ 23.54%	⬆ \$99,301
144	Administrative Expenses	\$ 289,166	\$ 340,153	⬆ -14.99%	⬆ -\$50,987
145	Tenant Services	\$ 1,914	\$ 619	⬆ 209.33%	⬆ \$1,295
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 1,923	\$ 2,113	⬆ -9.01%	⬆ -\$190
148	Maintenance & Operations	\$ 2,182	\$ 9,457	⬆ -76.92%	⬆ -\$7,275
149	Other General Expenses	\$ 56,782	\$ 46,814	⬆ 21.29%	⬆ \$9,968
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 351,967	\$ 399,156	⬆ -11.82%	⬆ -\$47,189
153	Operating Income (Loss)	\$ 169,192	\$ 22,701	⬆ 645.29%	⬆ \$146,491
154	HAP Grant Revenue	\$ 2,739,279	\$ 2,557,702	⬆ 7.10%	⬆ \$181,577
155	HAP Grant EHV Expenditures	\$ (2,798)	\$ -		⬆ -\$2,798
156	Housing Assistance Payments	\$ (2,703,664)	\$ (2,569,241)	⬆ -5.23%	⬆ -\$134,424
157	Net Housing Assistance	\$ 32,817	\$ (11,539)	⬆ 384.41%	⬆ \$44,356
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	202,009	\$ 11,163	⬆ 1709.68%	⬆ \$190,846

McAllen Housing Authority - EHV

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 44,405	\$ 38,328	↑ 15.86%	↑ \$6,077
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		→ \$0
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ -	\$ -		→ \$0
9	Emergency Housing Voucher	\$ 20,046	\$ 693	↑ 2793.89%	↑ \$19,353
10	Capital Funds	\$ -	\$ -		→ \$0
11	Tenant Security Deposits	\$ -	\$ -		→ \$0
12	Reserve Accounts	\$ -	\$ -		→ \$0
13	Other Restricted Funds	\$ -	\$ -		→ \$0
14	Restricted	\$ 20,046	\$ 693	↑ 2793.89%	↑ \$19,353
15	Total Cash	\$ 64,450	\$ 39,020	↑ 65.17%	↑ \$25,430
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 420	\$ 27	↑ 1455.56%	↑ \$393
19	Tenant Formal Agreements	\$ 234	\$ -		↑ \$234
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	\$ 420	\$ 27	↑ 1455.56%	↑ \$393
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	\$ 64,870	\$ 39,047	↑ 66.13%	↑ \$25,823
47					

McAllen Housing Authority - EHV

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 2,435	\$ 2,215	↑ 9.93%	↑ \$220
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ -	\$ -		→ \$0
54	Due to Funds	\$ 35,235	\$ 13,381	↑ 163.32%	↑ \$21,854
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 684	\$ 5,662	↓ -87.92%	↓ -\$4,978
57	Total Current Liabilities	\$ 38,354	\$ 21,258	↑ 80.42%	↑ \$17,096
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	\$ 30,608	\$ 40,771	↓ -24.93%	↓ -\$10,163
66	Cares Act	\$ -	\$ -		→ \$0
67	Other Deferred Revenue	\$ -	\$ -		→ \$0
68	Total Deferred Inflows	\$ 30,608	\$ 40,771	↓ -24.93%	↓ -\$10,163
69					→ \$0
70	Net Position	\$ (4,091)	\$ (22,981)	↓ -82.20%	↑ \$18,890
71		\$ -			→ \$0
72	Total Liabilities and Net Position	\$ 64,870	\$ 39,048	↑ 66.13%	↑ \$25,823
73	Variance	\$ -	\$ (0)		→ \$0

McAllen Housing Authority - Emergency Housing Voucher

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% 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	\$ 3,966	\$ 1,233	↑ 221.65%	↑ \$2,733
12	Fraud Recovery	\$ (600)	\$ -		↓ -\$600
13	Port-in Fee	\$ -	\$ -		➡ \$0
14	Office / Ground Lease	\$ -	\$ -		➡ \$0
15	Interest Income	\$ -	\$ -		➡ \$0
16	Other Revenue	\$ -	\$ -		➡ \$0
17	Total Revenue	\$ 3,366	\$ 1,233	↑ 172.99%	↑ \$2,133
18	Administrative Expenses	\$ 1,166	\$ 2,441	↓ -52.25%	↓ -\$1,275
19	Tenant Services	\$ 1,879	\$ 1,457	↑ 28.96%	↑ \$422
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ -	\$ -		➡ \$0
22	Maintenance & Operations	\$ -	\$ -		➡ \$0
23	Other General Expenses	\$ -	\$ 106	↓ -100.00%	↓ -\$106
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ 3,044	\$ 4,004	↓ -23.97%	↓ -\$960
27	Operating Income (Loss)	\$ 322	\$ (2,771)	↑ 111.61%	↑ \$3,093
28	HAP Grant Revenue	\$ 45,689	\$ 18,272	↑ 150.06%	↑ \$27,418
29	HAP Grant EHV Expenditures	\$ (1,359)	\$ (4,248)	↑ 68.01%	↑ \$2,889
30	Housing Assistance Payments	\$ (27,045)	\$ (24,727)	↓ -9.37%	↑ -\$2,318
31	Net Housing Assistance	\$ 17,285	\$ (10,703)	↑ 261.50%	↑ \$27,988
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	17,607	\$ (13,474)	↑ 230.67%	↑ \$31,081

McAllen Housing Authority - Emergency Housing Voucher

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% 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	\$ 15,556	\$ 4,431	⬆ 251.07%	⬆ \$11,125
54	Fraud Recovery	\$ (600)	\$ -		⬇ -\$600
55	Port-in Fee	\$ 550	\$ -		⬆ \$550
56	Office / Ground Lease	\$ -	\$ -		➡ \$0
57	Interest Income	\$ -	\$ -		➡ \$0
58	Other Revenue	\$ -	\$ -		➡ \$0
59	Total Revenue	\$ 15,506	\$ 4,431	⬆ 249.94%	⬆ \$11,075
60	Administrative Expenses	\$ 4,547	\$ 11,891	⬇ -61.76%	⬇ -\$7,344
61	Tenant Services	\$ 7,013	\$ 4,530	⬆ 54.83%	⬆ \$2,484
62	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
63	Utilities Expense	\$ -	\$ -		➡ \$0
64	Maintenance & Operations	\$ -	\$ -		➡ \$0
65	Other General Expenses	\$ 1,100	\$ 106	⬆ 937.74%	⬆ \$994
66	Interest Expense	\$ -	\$ -		➡ \$0
67	Depreciation	\$ -	\$ -		➡ \$0
68	Total Expenses	\$ 12,660	\$ 16,527	⬇ -23.40%	⬇ -\$3,867
69	Operating Income (Loss)	\$ 2,846	\$ (12,096)	⬆ 123.53%	⬆ \$14,942
70	HAP Grant Revenue	\$ 120,983	\$ 63,428	⬆ 90.74%	⬆ \$57,556
71	HAP Grant EHV Expenditures	\$ (13,188)	\$ (9,900)	⬇ -33.22%	⬇ -\$3,289
72	Housing Assistance Payments	\$ (104,712)	\$ (91,865)	⬇ -13.98%	⬆ -\$12,847
73	Net Housing Assistance	\$ 3,083	\$ (38,337)	⬆ 108.04%	⬆ \$41,420
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	5,929	\$ (50,433)	⬆ 111.76%	⬆ \$56,362

McAllen Housing Authority - Emergency Housing Voucher

Month Ending October 31, 2023

Line	Description	Current Month 10/31/23	Budget 10/31/23	% 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	\$ 3,966	\$ 3,000	⬆ 32.20%	⬆ \$966
97	Fraud Recovery	\$ (600)	\$ -		⬇ -\$600
98	Resident Service / Port-in Fee	\$ -	\$ 10	⬇ -100.00%	⬇ -\$10
99	Office / Ground Lease	\$ -	\$ -		➡ \$0
100	Interest Income	\$ -	\$ -		➡ \$0
101	Other Revenue	\$ -	\$ 101	⬇ -100.00%	⬇ -\$101
102	Total Revenue	\$ 3,366	\$ 3,111	⬆ 8.21%	⬆ \$255
103	Administrative Expenses	\$ 1,166	\$ 783	⬆ 48.78%	⬆ \$382
104	Tenant Services	\$ 1,879	\$ 2,515	⬇ -25.29%	⬇ -\$636
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	\$ 3,044	\$ 3,749	⬇ -18.79%	⬇ -\$704
112	Operating Income (Loss)	\$ 322	\$ (638)	⬆ 150.44%	⬆ \$960
113	HAP Grant Revenue	\$ 45,689	\$ 20,750	⬆ 120.19%	⬆ \$24,939
114	HAP Grant EHV Expenditures	\$ (1,359)	\$ (750)	⬇ -81.20%	⬇ -\$609
115	Housing Assistance Payments	\$ (27,045)	\$ (20,000)	⬇ -35.23%	⬆ -\$7,045
116	Net Housing Assistance	\$ 17,285	\$ 0	⬆ #####	⬆ \$17,285
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	17,607	\$ (638)	⬆ 2859.85%	⬆ \$18,245

McAllen Housing Authority - Emergency Housing Voucher

Month Ending October 31, 2023

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% 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	\$ 15,556	\$ 12,000	⬆ 29.63%	⬆ \$3,556
138	Fraud Recovery	\$ -	\$ -		➡ \$0
139	Resident Service / Port-in Fee	\$ 550	\$ 443	⬆ 24.21%	⬆ \$107
140	Office / Ground Lease	\$ -	\$ -		➡ \$0
141	Interest Income	\$ -	\$ -		➡ \$0
142	Other Revenue	\$ -	\$ -		➡ \$0
143	Total Revenue	\$ 16,106	\$ 12,443	⬆ 29.44%	⬆ \$3,663
144	Administrative Expenses	\$ 4,547	\$ 3,134	⬆ 45.09%	⬆ \$1,413
145	Tenant Services	\$ 7,013	\$ 10,058	⬇ -30.27%	⬇ -\$3,045
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ -	\$ -		➡ \$0
148	Maintenance & Operations	\$ -	\$ -		➡ \$0
149	Other General Expenses	\$ 1,100	\$ 1,803	⬇ -38.98%	⬇ -\$703
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 12,660	\$ 14,995	⬇ -15.57%	⬇ -\$2,335
153	Operating Income (Loss)	\$ 3,446	\$ (2,552)	⬆ 235.03%	⬆ \$5,998
154	HAP Grant Revenue	\$ 120,983	\$ 83,000	⬆ 45.76%	⬆ \$37,983
155	HAP Grant EHV Expenditures	\$ (13,188)	\$ (3,000)	⬇ -339.62%	⬇ -\$10,188
156	Housing Assistance Payments	\$ (104,712)	\$ (80,000)	⬇ -30.89%	⬆ -\$24,712
157	Net Housing Assistance	\$ 3,083	\$ 0	⬆ #####	⬆ \$3,083
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	6,529	\$ (2,552)	⬆ 355.85%	⬆ \$9,081



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, November 29, 2023

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

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/89234721017?pwd=e7FlwOKJ1M6ViJBpcVGsP1rpyMRSf.1>

Meeting ID: 892 3472 1017

United states: +1 346 248 7799

Passcode: 063350

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Action Items:
 - a) Consideration and Possible Action to Approve the Meeting Minutes of the Regular Board Meeting of October 25, 2023. Pg. 2-3
 - b) Consideration and Possible Action to Approve Annual Financial Audit Report for the year ending June 30, 2023; as prepared by Cascos & Associates, PC.
 - c) Consideration and Possible Action to Approve Partnership Interest Acquisition at Retama Village Phase 1 Pg. 4-15
3. Non-Action Items:
 - a) Financial Summary Pg. 16-21
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 **Wednesday, November 22, 2023, at or before 12:00 p.m.**, at the Main Office of the McAllen Housing Facility Corporation and Municipal Government Offices, 1300 Houston Ave., McAllen, TX 78501 in compliance with Chapter 551, Government Code.



The McAllen Housing Facility Corporation

Rodolfo "Rudy" Ramirez, Executive Director

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

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

Wednesday, October 25, 2023

CALL TO ORDER AND ROLL CALL - The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, October 25, 2023, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:32 p.m. (concurrently with MHA & MHDC Board Meeting) Present and attendance for roll call were:

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

Absent:

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

1. Call Meeting to Order – 11:32 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of September 27, 2023. **Chair Elva M. Cerda entertained a motion to approve meeting minutes. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Disposition of Surplus Inventory and Equipment. **MHFC has identified miscellaneous tools, parts, supplies appliance and materials which have been either fully depreciated or no longer function with other items in our inventory. Staff recommends approval to dispose through public or salvage yard sale. Chair Elva M. Cerda entertained a motion to approve disposition of surplus inventory. Commissioner Ronnie Cruz made motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
3. Non-Action Items:
 - a) Financial; Summary Report
 - Finance Director Jose Garcia reported no significant findings. Note: Pg. 23 Balance Sheet, Line Item 33 Land – Equity Investment for La Vista
 - b) La Vista Financial Summary Report
 - Finance Director Jose Garcia reported no significant findings.

4. Adjournment – Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie Cruz made motion; Resident Commissioner Krister Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:36 p.m.

Rodolfo “Rudy” Ramirez, Executive Director

Executive Summary

Item: Retama Village Phase I – Reassignment of Partnership Structure

Discussion: Retama Village Phase I, a 128-unit multi-family LIHTC development has completed the initial 15-year compliance period. The partnership (Retama Village, LTD.) is now interested in a restructure which, involves a reassignment of the investment limited partner interest currently held by MMA Retama Village, LLC and MuniMae SLP II, LLC. The McAllen Housing Facility Corporation (MHFC) as an affiliate of the McAllen Housing Authority is our preferred entity to replace these parties due to MHFC's current role as sole member of the General Partner at Retama.

This transaction involves a nominal fee of \$1. The attached assignment and assumptions agreement contains full details of this transaction and has a closing date of **January 1, 2024**.

Recommendation: Staff recommends approval.

**ASSIGNMENT OF INVESTOR LIMITED PARTNER AND SPECIAL LIMITED PARTNER
INTERESTS AND THIRD AMENDMENT TO SECOND AMENDED AND RESTATED
AGREEMENT OF LIMITED PARTNERSHIP
OF
RETAMA VILLAGE LTD.**

This Assignment of Investor Limited Partner and Special Limited Partner Interests and Third Amendment to Second Amended and Restated Agreement of Limited Partnership of Retama Village LTD., a Texas limited partnership (this “Agreement”) is executed as of January 1, 2024 (the “Effective Date”) by and among:

- (i) MMA Retama Village, LLC, a Delaware limited liability company (the “Withdrawing Investor Limited Partner”) and MuniMae SLP II, LLC, a Delaware limited liability company (successor in interest to MMA Special Limited Partner, Inc., a Florida corporation) (the “Withdrawing Special Limited Partner”, collectively with the Withdrawing Investor Limited Partner, referred to herein as the “Withdrawing Limited Partners” and sometimes referred to herein as the “Assignor”);
- (ii) The McAllen Housing Facility Corporation (the “Assignee”);
- (iii) Retama Village GP, LLC, a Texas limited liability company (“General Partner”); and
- (iv) Brownstone Affordable Housing LTD., a Texas limited partnership (“Class B Limited Partner”).

The Assignor, Assignee, and General Partner are oftentimes referred to herein collectively as the “Parties.”

Recitals

A. Reference is made to that certain Second Amended and Restated Agreement of Limited Partnership dated as of October 22, 2007 (the “Partnership Agreement”) of Retama Village, LTD., a Texas limited partnership (the “Partnership”) by and among the Withdrawing Limited Partners, General Partner, and Class B Limited Partner. Capitalized terms used and not defined herein have the meanings ascribed to them in the Partnership Agreement.

B. The undersigned desire to further amend the Partnership Agreement to: (i) acknowledge the withdrawal of the Withdrawing Limited Partners as Investor Limited Partner and Special Limited Partner of the Partnership and the transfer of their Interest in the Partnership to the Assignee; (ii) admit the Assignee as a Substitute Limited Partner of the Partnership; and (iii) modify certain other provisions of the Partnership Agreement as set forth herein.

C. The General Partner of the Partnership has indicated its willingness to consent to the transfer of the Transferred Interest, as defined below, and by its signature below shall have so consented.

D. Under the terms and conditions set forth in this Agreement, the Withdrawing Limited Partners will transfer to the Assignee its Interest (defined in Paragraph 1 below) as the Investor Limited Partner and Special Limited Partner, respectively (collectively, the “Transferred Interest”); and the Assignee will assume the Transferred Interest.

E. Under the terms and conditions set forth in this Agreement, the Assignee will be admitted to the Partnership as a Substitute Limited Partner.

Now therefore, in consideration for the promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties, intending to be legally bound hereby, agree as follows:

Agreement

1. Assignment of Transferred Interest. As of the Effective Date, each of the Withdrawing Investor Limited Partner and the Withdrawing Special Limited Partner irrevocably and unconditionally assigns, transfers and sets over to the Assignee and the Assignee's successors and assigns, all of its respective economic right, title and interest in the Partnership including, without limitation: (a) all of its right in the profits, losses, credits, and distributions of the Partnership; (b) its Capital Contribution; (c) its right to repayment of any loans or advances made by it to the Partnership; (d) any voting rights; and (e) all of its rights and claims now existing or hereafter arising to (i) all fees, advances, liabilities and payments due under the Partnership Agreement or any other agreement affecting the Partnership or the Project, and (ii) all other benefits, rights and claims of any kind whatsoever under the Partnership Agreement, or any other agreement affecting the Partnership or its property (collectively, the "Interest"), and shall retain no interest whatsoever in the Partnership. The Assignee agrees, as of the Effective Date, to act as a Substitute Limited Partner of the Partnership and to be bound by all terms, conditions, obligations and rights of a Substitute Limited Partner under the Partnership Agreement.

2. Withdrawal of the Assignor; Admission of the Assignee; Consent. As of the Effective Date: (a) the General Partner consents to the withdrawal of the Withdrawing Limited Partners as Investor Limited Partner and Special Limited Partner of the Partnership and the transfer of their Interest in the Partnership to the Assignee; (b) the Withdrawing Limited Partners hereby withdraw from the Partnership; (c) the Assignee is admitted to the Partnership as a Substitute Limited Partner.

3. Purchase Price. Notwithstanding anything to the contrary within the Partnership Agreement or any document the Partnership is a party to, as consideration for the transfer by the Assignor to the Assignee of the Transferred Interest, the Assignee shall, simultaneously with the execution of this Agreement, pay an aggregate amount equal to ONE AND NO/100 DOLLARS (\$1.00) (the "Purchase Price") to Assignor, plus the total amount of legal fees and costs incurred by the Assignors in connection with the transfer of the Interests (as evidenced by a legal invoice provided to Assignee or General Partner on or before the Effective Date), as follows:

- a) \$1.00 to the Withdrawing Investor Limited Partner pursuant to wire instructions to be provided by the Withdrawing Investor Limited Partner; and
- b) \$0.00 to the Withdrawing Special Limited Partner pursuant to wire instructions to be provided by the Withdrawing Special Limited Partner.

4. Representations and Warranties of the Assignor. The Assignor represents and warrants that, as of the Effective Date, that (i) it has all requisite power and authority to enter into and perform its obligations under this Agreement, (ii) the execution of this amendment by the Assignor has been duly authorized by the Assignor, and the consummation of the transaction contemplated herein is not in conflict with, and will constitute a breach of or a default under any governing instruments of the Assignor, (iii) the person signing this instrument is fully authorized by all necessary action to execute this instrument on behalf of the Assignor, (iv) the Withdrawing Investor Limited Partner and the Withdrawing Special Limited Partner are the sole owners of the respective interests in the Partnership

which constitute the Transferred Interest, and the Transferred Interest is free and a clear of all pledges, liens, encumbrances, restrictions or claims whatsoever. The foregoing representations and warranties shall survive the assignment of the Transferred Interest to the Assignee and the admission of the Assignee to the Partnership for a period of one year. The Assignee acknowledges and agrees that, except for the foregoing representations and warranties, neither Assignor nor any Affiliate of Assignor has made any representation or warranty with respect to the Transferred Interest or any matter related thereto, and that the Assignee is acquiring the Transferred Interest on an “AS IS, WHERE IS” basis.

5. Representations and Warranties; Third Party Consents.

a) *Consents.* The Assignee represents and warrants that the advance approval of both the Partner’s lender and any applicable regulatory agency, including, but not limited to the Texas Department of Housing and Community Affairs (“Credit Agency”), with approval or notification rights in connection with the Transferred Interest will, if required, be obtained prior to consummating the transfer of the Transferred Interest hereunder and the admission of the Assignee to the Partnership as a Substitute Limited Partner. With respect to any other regulatory agency having jurisdiction over the Project and any other holder of a lien on the title to the property improved by such Project besides the Partnership’s lender and Credit Agency, the Assignee represents and warrants that it will, if required, obtain any required consents to consummate the transfer of the Transferred Interests on or prior to the Effective Date. Assignee shall be responsible for notifying the Partnership’s lender, Credit Agency and any other applicable regulatory agency regarding the transfer of the Interests provided for herein.

b) *Authority.* The Assignee further represents and warrants that it has all requisite power and authority to enter into and perform its obligations under this Agreement.

c) *Indemnity.* The Assignee shall indemnify and hold the Assignor harmless from and against any and all costs, expenses, claims, losses or damages (including reasonable attorneys’ fees and consultants’ fees), resulting from the failure by the Assignee to have obtained any consent or approval required to consummate the transactions hereunder.

d) *Survival.* The foregoing representations, warranties, and indemnity shall survive the assignment of the Transferred Interest by the Assignor to the Assignee, and the admission of the Assignee to the Partnership.

6. Tax Matters. The Parties hereby acknowledge and agree that General Partner will timely file (without extension unless for reasons outside the General Partners’ control) the Partnership’s tax returns, including Schedules K-1, for the 2023 tax year and deliver to Assignor a draft copy of the tax return for its review not less than thirty (30) days prior to the date the return will be filed by the Partnership, and the cost of filing such return shall be borne by the Partnership. Assignor, General Partners, and Assignee agree to reasonably cooperate with each other in connection with the filing of such returns. In particular, Assignee and General Partner will cooperate in good faith regarding any special allocation of losses of the Partnership pursuant to the terms of the Partnership Agreement as between Assignor and Assignee based on their respective periods of ownership of the interests, and will take no position on its income tax returns contrary to or inconsistent with the terms of the Partnership Agreement. In no event shall Assignor be required to recognize any cancellation of indebtedness (COD) income for the 2023 tax year as a result of its ownership of the Transferred Interest, and Assignee shall indemnify Assignor from any damages incurred as a result of any such required recognition of COD income.

7. Allocations. Nothing in this Agreement shall affect the allocation to the Assignor of profits, losses and other items of income, gain, loss, deduction, or credit allocable to its Interest and

attributable to any period before the Effective Date or any distribution or payments made to Assignor in respect of its Interest before the Effective Date. The foregoing covenant shall survive the assignment of the Transferred Interest by the Assignor to the Assignee, and the admission of the Assignee to the Partnership.

8. Transfer Tax. To the extent that any local and/or state governmental authority in the State of Texas imposes or enforces a tax in connection with the transfer of Transferred Interest (e.g., a tax on the consideration paid, or the fair market value of the Transferred Interest, but not any income tax, franchise tax, or similar tax), then Assignee shall promptly pay such tax and any costs related thereto. Assignee, for itself and its successors and assigns, shall indemnify and hold Assignor harmless from and against all costs and liabilities arising out of Assignee's failure to pay any such transfer tax if and when due.

9. Amendment to Partnership Agreement. As of the Effective Date, the Partnership Agreement is amended as follows:

- a) Exhibit A to the Partnership Agreement is hereby deleted in its entirety and replaced with the Exhibit A attached hereto.

10. Assignee Release & Indemnity. Effective as of the Effective Date and except for obligations arising from this Agreement, Assignee and its Affiliates (collectively, the "Assignee Parties") fully and finally acquits, quitclaims, releases and forever discharges the Assignor and each of its Affiliates, partners, members, officers, directors, shareholders, employees, successors and assigns (collectively, the "Assignor Parties"), from any and all obligations, claims, liabilities, damages, demands, debts, losses, liens, costs and expenses (including reasonable attorney's fees and other litigation expenses), deficiencies or causes of action (collectively, the "Claims") of whatever kind and character, at law or in equity, known or unknown, contingent or otherwise, whether asserted or not asserted, whether now known or hereafter discovered, arising out of or in any way related to or concerning, whether directly or indirectly, proximately or remotely, which the Assignee Parties, now has or ever had against the Assignor Parties at any time from the beginning of time arising under or in connection with (i) the Partnership Agreement or (ii) the Project. The Assignee Parties shall indemnify and hold the Assignor Parties harmless from all Claims asserted against any Assignor Party as a result of or in connection with any liabilities or obligations arising under the Partnership Agreement or otherwise directed against the Partnership or any Assignor Party which accrue or relate to the period after the Effective Date.

11. Filings. The Assignee is authorized to make, and shall make, any filings with the State of Texas and to the Partnership's lender that are necessary to effect the purposes of this Agreement.

12. Conditions Precedent. As of the Effective Date, Assignee shall have satisfied all of the contingencies set forth below. This Agreement is subject to Assignor's receipt and approval of the following items:

- a) A fully executed original of this Agreement;
- b) A distribution to the Assignor in the amount of the Purchase Price; and
- c) Evidence of all required consents pursuant to Section 5(a) hereof.

13. Miscellaneous.

- a) *Governing Law.* This Agreement, and the application and interpretation hereof, shall be governed by and construed in accordance with the law of the State of Texas.
- b) *Construction.* Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural and vice versa, and the masculine gender shall include the feminine and neuter genders and vice versa.
- c) *Headings and Pronouns.* The headings in this Agreement are inserted for convenience only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Agreement or any provision hereof. All pronouns and any variation thereof shall be deemed to refer to masculine, feminine, or neuter, singular or plural as the identity of the person or persons may require.
- d) *Waivers.* The failure of any party to seek redress for violation of or to insist upon the strict performance of any covenant or condition of this Agreement shall not prevent a subsequent act, which would have originally constituted a violation, from having the effect of an original violation.
- e) *Rights and Remedies Cumulative.* The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive the right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law, statute, ordinance or otherwise.
- f) *Severability.* If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law.
- g) *Heirs, Successors and Assigns.* Each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns.
- h) *Third Parties.* None of the provisions of this Agreement shall be for the benefit of or enforceable by any third parties, including any creditor, except as required by the law.
- i) *Integrated Agreement.* This Agreement, including Schedule A hereto, constitutes the entire agreement among the Parties with respect to the subject matter hereof. There are no other agreements, understandings, or undertakings which modify or supplement this Agreement.
- j) *Recitals.* The Recitals to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.
- k) *Counterparts.* This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement, binding on all of the Parties hereto. Any counterpart of this Agreement that has attached to it separate signature pages that together contain the signatures of all Parties hereto or is executed by an attorney-in-fact on behalf of some or all of the Parties hereto, shall for all purposes be deemed a fully executed instrument.

- l) *Time is of the Essence.* Time is of the essence of all provisions of this Agreement.
- m) *Binding Nature of Amendment.* Notwithstanding anything within the Partnership Agreement or any other agreement between the Parties to the contrary, every covenant, term, and provision of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors, transferees, and assigns.
- n) *Waiver of Notice.* Each Party hereby waives any notice rights it may otherwise be entitled to with respect to the amendment process provided for in the Partnership Agreement.
- o) *Ratification of Agreement as Amended.* The Partnership Agreement, as amended by this Agreement, is hereby ratified and confirmed and is and shall remain in full force and effect subject to the terms thereof; provided, however, in the event of a conflict between the Partnership Agreement and this Agreement, then this Agreement shall control. Except as specifically amended by this Amendment, the Partnership Agreement shall remain in full force and effect in accordance with its terms.

[No further text. Signature pages follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

GENERAL PARTNER:

Retama Village GP, LLC,
a Texas limited liability company

By: _____
Rodolfo “Rudy” Ramirez
Manager

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

ASSIGNEE:

McAllen Housing Facility Corporation,

By: _____
Rodolfo “Rudy” Ramirez
Executive Director

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

CLASS B LIMITED PARTNER:

Brownstone Affordable Housing LTD.,
a Texas limited partnership

Three B Ventures, Inc.,
a Texas corporation
its general partner

By: _____
Doak Brown
Vice President

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above and effective as of the Effective Date.

ASSIGNORS:

INVESTOR LIMITED PARTNER

MMA Retama Village, LLC,
a Delaware limited liability company

By: _____
Dan Kagey
Authorized Representative

SPECIAL LIMITED PARTNER

MUNIMAE SLP II, LLC,
a Delaware limited liability company
(successor in interest to MMA Special Limited Partner, Inc., a Florida corporation)

By: _____
Dan Kagey
Authorized Representative

EXHIBIT A
TO THE THIRD AMENDMENT TO THE SECOND AMENDED AND RESTATED
AGREEMENT OF LIMITED PARTNERSHIP OF
RETAMA VILLAGE, LTD.

SCHEDULE OF PARTNERS

As of [EFFECTIVE DATE], 2023

	Total Capital Contribution	Percentage Interests
<u>General Partners</u>		
Retama Village GP, LLC c/o McAllen Housing Authority 2301 Jasmine Avenue McAllen, Texas 78501 (956) 686-3951 (Telephone No.) (956) 686-3112 (Fax No.)	\$100	100%
<u>Class B Limited Partner</u>		
Brownstone Affordable Housing, Ltd. 6517 Maple ridge Houston, Texas 77081 (713) 432-7727 x17 (Telephone No.) (713) 432-0129 (Fax No.)	\$100	100%
<u>Limited Partner</u>		
_____	\$__	__%

McAllen Housing Authority - MHFC
Dashboard Financial Summary - Excludes La Vista Apartments
October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,119,087	\$ 1,942,574	↑ 9.09%	↑ \$176,513
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		→ \$0
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ -	\$ -		→ \$0
9	Emergency Housing Voucher	\$ -	\$ -		→ \$0
10	Capital Funds	\$ -	\$ -		→ \$0
11	Tenant Security Deposits	\$ 85,286	\$ 78,322	↑ 8.89%	↑ \$6,964
12	Reserve Accounts	\$ 391,095	\$ 519,940	↓ -24.78%	↓ -\$128,845
13	Other Restricted Funds - Scholarship	\$ 13,594	\$ 24,954	↓ -45.52%	↓ -\$11,360
14	Restricted	\$ 489,976	\$ 623,216	↓ -21.38%	↓ -\$133,241
15	Total Cash	\$ 2,609,063	\$ 2,565,790	↑ 1.69%	↑ \$43,273
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 8,252	\$ 4,651	↑ 77.45%	↑ \$3,602
19	Tenant Formal Agreements	\$ -	\$ -		→ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		→ \$0
21	Management Fee	\$ 1,225	\$ 1,000	↑ 22.50%	↑ \$225
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds / Donations	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ -		→ \$0
25	Total Account Receivables	\$ 9,477	\$ 5,651	↑ 67.72%	↑ \$3,827
26	Due From Funds	\$ 6,864	\$ 71,013	↓ -90.33%	↓ -\$64,149
	Inventory - Supplies	\$ 29,691	\$ 15,216	↑ 95.12%	↑ \$14,475
27	Notes Receivables				
28	Villas at Beaumont	\$ 298,008	\$ 251,965	↑ 18.27%	↑ \$46,042
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 498,008	\$ 451,965	↑ 10.19%	↑ \$46,042
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	\$ (8,307)	\$ 65,834	↓ -112.62%	↓ -\$74,141
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 222,912	\$ 206,916	↑ 7.73%	↑ \$15,996
43	Other Assets - Unclaimed Funds	\$ (15,000)	\$ -		↓ -\$15,000
44	Other Assets - Tax Credit Fees	\$ 14,883	\$ 16,971	↓ -12.30%	↓ -\$2,088
45	Total Long-Term Assets	\$ 222,795	\$ 223,888	↓ -0.49%	↓ -\$1,092
46	Total Assets	\$ 8,852,478	\$ 9,309,228	↓ -4.91%	↓ -\$456,750
47					

McAllen Housing Authority - MHFC
Dashboard Financial Summary - Excludes La Vista Apartments
October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 41,768	\$ 31,774	↑ 31.45%	↑ \$9,994
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ 466	\$ 1,700	↓ -72.61%	↓ -\$1,234
53	Accrued Wages	\$ 5,436	\$ -		↑ \$5,436
54	Due to Funds	\$ 4,219	\$ 149,746	↓ -97.18%	↓ -\$145,527
55	Tenant Deposits	\$ 87,391	\$ 79,292	↑ 10.21%	↑ \$8,100
56	Other Current Liabilities	\$ 20,751	\$ 21,642	↓ -4.12%	↓ -\$891
57	Total Current Liabilities	\$ 160,030	\$ 284,153	↓ -43.68%	↓ -\$124,123
58	Non-Current Liabilities				→ \$0
59	Frost	\$ 1,926,266	\$ 2,178,691	↓ -11.59%	↓ -\$252,425
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC	\$ 297,055	\$ 256,641	↑ 15.75%	↑ \$40,415
62	Total Non-Current Liabilities	\$ 2,223,321	\$ 2,435,332	↓ -8.71%	↓ -\$212,011
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	\$ 6,469,126	\$ 6,589,743	↓ -1.83%	↓ -\$120,616
71					→ \$0
72	Total Liabilities and Net Position	\$ 8,852,478	\$ 9,309,228	↓ -4.91%	↓ -\$456,750
73	Variance	\$ 0	\$ 0		→ \$0

McAllen Housing Facility Corporation

Month Ending October 31, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Tenant Revenue	\$ 137,206	\$ 116,178	↑ 18.10%	↑ \$21,028
4	Rent Gain / (Loss) on Lease	\$ (8,988)	\$ (8,855)	↓ -1.50%	↓ -\$133
5	Rent: Vacancy Loss	\$ (3,689)	\$ (5,200)	↑ 29.06%	↑ \$1,511
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 124,529	\$ 102,123	↑ 21.94%	↑ \$22,406
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	\$ 2,329	\$ 1,350	↑ 72.54%	↑ \$979
16	Other Revenue	\$ 206	\$ 1,623	↓ -87.34%	↓ -\$1,417
17	Total Revenue	\$ 129,551	\$ 108,583	↑ 19.31%	↑ \$20,968
18	Administrative Expenses	\$ 36,888	\$ 28,434	↑ 29.73%	↑ \$8,454
19	Tenant Services	\$ 5,605	\$ 6,728	↓ -16.70%	↓ -\$1,124
20	Fundraising Expend	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 5,455	\$ 4,969	↑ 9.77%	↑ \$486
22	Maintenance & Operations	\$ 40,613	\$ 20,393	↑ 99.16%	↑ \$20,221
23	Other General Expenses	\$ 8,920	\$ 12,270	↓ -27.30%	↓ -\$3,350
24	Interest Expense	\$ 9,436	\$ 11,553	↓ -18.33%	↓ -\$2,117
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 106,916	\$ 84,347	↑ 26.76%	↑ \$22,569
27	Operating Income (Loss)	\$ 22,635	\$ 24,236	↓ -6.61%	↓ -\$1,601
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	\$ (3,653)	\$ -		↓ -\$3,653
35	CDBG Grants / Donations	\$ -	\$ -		→ \$0
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Retama	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ 1,500	\$ 7,260	↓ -79.34%	
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ -		→ \$0
43	Total Other Funding	\$ (2,153)	\$ 7,260	↓ -129.66%	↓ -\$9,413
44	Net Income	20,481	\$ 31,496	↓ -34.97%	↓ -\$11,015

McAllen Housing Facility Corporation

Month Ending October 31, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% Change	\$ Change
45	Tenant Revenue	\$ 548,824	\$ 464,712	↑ 18.10%	↑ \$84,112
46	Rent Gain / (Loss) on Lease	\$ (46,097)	\$ (38,260)	↓ -20.48%	↓ -\$7,837
47	Rent: Vacancy Loss, Write-off	\$ (19,939)	\$ (23,603)	↑ 15.52%	↑ \$3,664
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 482,788	\$ 402,849	↑ 19.84%	↑ \$79,939
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	\$ 9,950	\$ 13,950	↓ -28.67%	↓ -\$4,000
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ 10,288	\$ 5,399	↑ 90.58%	↑ \$4,890
58	Other Revenue	\$ 4,926	\$ 10,417	↓ -52.71%	↓ -\$5,491
59	Total Revenue	\$ 507,952	\$ 432,615	↑ 17.41%	↑ \$75,338
60	Administrative Expenses	\$ 142,446	\$ 137,517	↑ 3.58%	↑ \$4,930
61	Tenant Services	\$ 24,010	\$ 29,853	↓ -19.57%	↓ -\$5,843
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 22,545	\$ 22,478	↑ 0.29%	↑ \$66
64	Maintenance & Operations	\$ 167,362	\$ 119,888	↑ 39.60%	↑ \$47,473
65	Other General Expenses	\$ 29,659	\$ 28,140	↑ 5.40%	↑ \$1,519
66	Interest Expense	\$ 38,993	\$ 47,507	↓ -17.92%	↓ -\$8,515
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 425,014	\$ 385,383	↑ 10.28%	↑ \$39,630
69	Operating Income (Loss)	\$ 82,939	\$ 47,231	↑ 75.60%	↑ \$35,708
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	\$ (21,381)	\$ -		↓ -\$21,381
78	CDBG Grants / Donations	\$ 500	\$ 700	↓ -28.57%	↓ -\$200
79	Grant/Donations Expenditure	\$ (788)	\$ -		↓ -\$788
80	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
81	Developer Fee - Green Jay	\$ 18,963	\$ 63	↑ 29971.93%	↑ \$18,900
82	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ 1,500	\$ 7,260	↓ -79.34%	↓ -\$5,760
84	Scholarship Expenditures	\$ (15,304)	\$ (3,000)	↓ -410.12%	↓ -\$12,304
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (16,510)	\$ 5,023	↓ -428.68%	↓ -\$21,533
87	Net Income	\$ 66,429	\$ 52,254	↑ 27.13%	↑ \$14,175

McAllen Housing Facility Corporation

Month Ending October 31, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	Current Month 10/31/23	Budget 10/31/23	% Change	\$ Change
88	Tenant Revenue	\$ 137,206	\$ 137,306	↓ -0.07%	↓ -\$100
89	Rent Gain / (Loss) on Lease	\$ (8,988)	\$ (9,163)	↑ 1.91%	↑ \$175
90	Rent: Vacancy Loss, Write-off	\$ (3,689)	\$ (6,224)	↑ 40.73%	↑ \$2,535
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 124,529	\$ 121,919	↑ 2.14%	↑ \$2,610
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	\$ 2,329	\$ 3,243	↓ -28.20%	↓ -\$915
101	Other Revenue	\$ 206	\$ 2,630	↓ -92.19%	↓ -\$2,425
102	Total Revenue	\$ 129,551	\$ 129,808	↓ -0.20%	↓ -\$257
103	Administrative Expenses	\$ 36,888	\$ 35,132	↑ 5.00%	↑ \$1,756
104	Tenant Services	\$ 5,605	\$ 8,042	↓ -30.31%	↓ -\$2,438
105	Fundraising Expend. (5K)	\$ -	\$ 583	↓ -100.00%	↓ -\$583
106	Utilities Expense	\$ 5,455	\$ 6,112	↓ -10.75%	↓ -\$657
107	Maintenance & Operations	\$ 40,613	\$ 38,501	↑ 5.49%	↑ \$2,113
108	Other General Expenses	\$ 8,920	\$ 7,907	↑ 12.81%	↑ \$1,013
109	Interest Expense	\$ 9,436	\$ 9,688	↓ -2.60%	↓ -\$252
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 106,916	\$ 105,965	↑ 0.90%	↑ \$951
112	Operating Income (Loss)	\$ 22,635	\$ 23,843	↓ -5.07%	↓ -\$1,208
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	\$ (3,653)	\$ (9,000)	↑ 59.41%	↑ \$5,347
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	\$ 1,500	\$ -		↑ \$1,500
126	Scholarship Expenditures	\$ -	\$ (3,000)	↑ 100.00%	
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ (2,153)	\$ (12,000)	↑ 82.05%	↑ \$9,847
129	Net Income	20,481	\$ 11,843	↑ 72.94%	↑ \$8,638

McAllen Housing Facility Corporation

Month Ending October 31, 2023

Sunset Gardens
Orchid Apartments
Villas at Beaumont
Excludes La Vista

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% Change	\$ Change
129	Tenant Revenue	\$ 548,824	\$ 549,224	↓ -0.07%	↓ -\$400
130	Rent Gain / (Loss) on Lease	\$ (46,097)	\$ (48,609)	↑ 5.17%	↑ \$2,512
131	Rent: Vacancy Loss, Write-off	\$ (19,939)	\$ (24,895)	↑ 19.91%	↑ \$4,956
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Total Revenue	\$ 482,788	\$ 475,720	↑ 1.49%	↑ \$7,068
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	\$ 9,950	\$ 8,060	↑ 23.45%	↑ \$1,890
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ 10,288	\$ 12,974	↓ -20.70%	↓ -\$2,685
142	Other Revenue	\$ 4,926	\$ 10,521	↓ -53.18%	↓ -\$5,595
143	Total Revenue	\$ 507,952	\$ 507,275	↑ 0.13%	↑ \$678
144	Administrative Expenses	\$ 142,446	\$ 140,528	↑ 1.37%	↑ \$1,919
145	Tenant Services	\$ 24,010	\$ 32,169	↓ -25.36%	↓ -\$8,159
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 22,545	\$ 24,448	↓ -7.79%	↓ -\$1,904
148	Maintenance & Operations	\$ 167,362	\$ 154,003	↑ 8.67%	↑ \$13,359
149	Other General Expenses	\$ 29,659	\$ 31,629	↓ -6.23%	↓ -\$1,970
150	Interest Expense	\$ 38,993	\$ 38,751	↑ 0.62%	↑ \$241
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 425,014	\$ 421,528	↑ 0.83%	↑ \$3,486
153	Operating Income (Loss)	\$ 82,939	\$ 85,747	↓ -3.28%	↓ -\$2,808
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	\$ (21,381)	\$ (36,000)	↑ 40.61%	↑ \$14,619
161	CDBG Grants / Donations	\$ 500	\$ 60,000	↓ -99.17%	↓ -\$59,500
162	Grant/Donations Expenditure	\$ (788)	\$ -		↓ -\$788
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ 18,963	\$ (72,000)	↑ 126.34%	↑ \$90,963
165	Developer Fee - Hibiscus Village	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ 1,500	\$ -		↑ \$1,500
167	Scholarship Expenditures	\$ (15,304)	\$ (2,333)	↓ -555.88%	↓ -\$12,970
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (16,510)	\$ (50,333)	↑ 67.20%	↑ \$33,824
170	Net Income	66,429	35,414	↑ 87.58%	↑ \$31,015



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, November 29, 2023

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

or

via ZOOM Teleconference

<https://us06web.zoom.us/j/89234721017?pwd=e7FlwOKJ1M6ViJBpcVGsP1rpyMRSf.1>

Meeting ID: 892 3472 1017

United states: +1 346 248 7799

Passcode: 063350

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 October 25, 2023. Pg. 2-3
 - b) Consideration and Possible Action to Approve Annual Financial Audit Report for the year ending June 30, 2023; as prepared by Cascos & Associates, PC.
3. Non-Action Items:
 - a) Financial Summary Pg. 4-9
4. Adjournment

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

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



MCALLEN HOUSING DEVELOPMENT CORPORATION

Rodolfo "Rudy" Ramirez, Executive Director

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

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

Wednesday, October 25, 2023

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, October 25, 2023, held at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:32 p.m. (concurrently with MHA & MHFC Board Meeting) Present and attendance for roll call were:

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

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

1. Call Meeting to Order – 11:32 p.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of September 27, 2023. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Ronnie Cruz made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve the Disposition of Surplus Inventory and Equipment. **MHDC has identified miscellaneous tools, parts, supplies appliance and materials which have been either fully depreciated or no longer function with other items in our inventory. Staff recommends approval to dispose through public or salvage yard sale. Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Ronnie Cruz made a motion to approve; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously.**
3. Non-Action Items:
 - a) Financial Summary Report
 - Finance Director Jose Garcia reported no significant finds.

4. Adjournment – Chair Elva M. Cerda entertained a motion to adjourn meeting. Commissioner Ronnie made motion; Resident Commissioner Kristel Garcia second the motion. Motion carried unanimously. Meeting adjourned at 12:40 PM.

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Authority - MHDC

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,048,396	\$ 609,846	↑ 71.91%	↑ \$438,550
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	\$ 14,889	\$ 12,400	↑ 20.07%	↑ \$2,489
12	Reserve Accounts	\$ 995,642	\$ 967,592	↑ 2.90%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -		→ \$0
14	Restricted	\$ 1,010,531	\$ 979,993	↑ 3.12%	↑ \$30,539
15	Total Cash	\$ 2,058,928	\$ 1,589,839	↑ 29.51%	↑ \$469,089
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 3,168	\$ 1,858	↑ 70.51%	↑ \$1,310
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	\$ 3,168	\$ 1,858	↑ 70.51%	↑ \$1,310
26	Due From Funds	\$ -	\$ 2,099	↓ -100.00%	↓ -\$2,099
	Inventory - Supplies	\$ (5,277)	\$ -		↓ -\$5,277
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	\$ (3,452)	\$ 27,753	↓ -112.44%	↓ -\$31,205
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	\$ 3,232,634	\$ 2,884,544	↑ 12.07%	↑ \$348,091
47					

McAllen Housing Authority - MHDC

Dashboard Financial Summary

October 31, 2023

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 2,943	\$ 7,852	↓ -62.52%	↓ -\$4,909
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ -	\$ -		→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages	\$ 2,123	\$ -		↑ \$2,123
54	Due to Funds	\$ 1,321	\$ 36,879	↓ -96.42%	↓ -\$35,558
55	Tenant Deposits	\$ 14,889	\$ 12,650	↑ 17.70%	↑ \$2,239
56	Other Current Liabilities	\$ 18,751	\$ 23,054	↓ -18.67%	↓ -\$4,304
57	Total Current Liabilities	\$ 40,027	\$ 80,435	↓ -50.24%	↓ -\$40,409
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	\$ 3,192,608	\$ 2,804,108	↑ 13.85%	↑ \$388,500
71					→ \$0
72	Total Liabilities and Net Position	\$ 3,232,634	\$ 2,884,543	↑ 12.07%	↑ \$348,091
73	Variance	\$ (0)	\$ 0		↓ \$0

McAllen Housing Development Corporation

Month Ending October 31, 2023

Hibiscus
Vine Terrace

Line	Description	Current Month 10/31/23	PY Month 10/31/22	% Change	\$ Change
3	Tenant Revenue	\$ 50,726	\$ 47,648	↑ 6.46%	↑ \$3,078
4	Rent Gain / (Loss) on Lease	\$ (766)	\$ (700)	↓ -9.43%	↓ -\$66
5	Rent: Vacancy Loss, Write-off	\$ (2,567)	\$ (2,034)	↓ -26.20%	↓ -\$533
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 47,393	\$ 44,914	↑ 5.52%	↑ \$2,479
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	\$ 267	\$ 638	↓ -58.15%	↓ -\$371
17	Total Revenue	\$ 47,660	\$ 45,552	↑ 4.63%	↑ \$2,108
18	Administrative Expenses	\$ 10,593	\$ 17,531	↓ -39.57%	↓ -\$6,937
19	Tenant Services	\$ 482	\$ -		↑ \$482
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 1,966	\$ 1,884	↑ 4.34%	↑ \$82
22	Maintenance & Operations	\$ 26,154	\$ 17,088	↑ 53.05%	↑ \$9,066
23	Other General Expenses	\$ 7,215	\$ 5,595	↑ 28.95%	↑ \$1,620
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 46,409	\$ 42,098	↑ 10.24%	↑ \$4,311
27	Operating Income (Loss)	\$ 1,251	\$ 3,454	↓ -63.79%	↓ -\$2,203
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	\$ (3,590)	\$ -		↓ -\$3,590
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	\$ (3,590)	\$ -		↓ -\$3,590
44	Net Income	(2,339)	3,454	↓ -167.71%	↓ -\$5,793

McAllen Housing Development Corporation

Month Ending October 31, 2023

Hibiscus
Vine Terrace

Line	Description	YTD 10/31/23	PYR-YTD 10/31/22	% Change	\$ Change
45	Tenant Revenue	\$ 202,904	\$ 190,592	↑ 6.46%	↑ \$12,312
46	Rent Gain / (Loss) on Lease	\$ (6,016)	\$ (6,538)	↑ 7.98%	↑ \$522
47	Rent: Vacancy Loss, Write-off	\$ (7,060)	\$ (3,495)		↓ -\$3,565
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 189,828	\$ 180,559	↑ 5.13%	↑ \$9,269
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	\$ 1,848	\$ 1,251	↑ 47.72%	↑ \$597
59	Total Revenue	\$ 191,676	\$ 181,810	↑ 5.43%	↑ \$9,866
60	Administrative Expenses	\$ 45,125	\$ 48,662	↓ -7.27%	↓ -\$3,538
61	Tenant Services	\$ 1,791	\$ -		↑ \$1,791
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 8,022	\$ 7,727	↑ 3.81%	↑ \$294
64	Maintenance & Operations	\$ 91,067	\$ 46,622	↑ 95.33%	↑ \$44,444
65	Other General Expenses	\$ 26,246	\$ 19,996	↑ 31.26%	↑ \$6,250
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 172,249	\$ 123,007	↑ 40.03%	↑ \$49,242
69	Operating Income (Loss)	\$ 19,427	\$ 58,803	↓ -66.96%	↓ -\$39,376
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	\$ (4,640)	\$ -		↓ -\$4,640
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	\$ 50	\$ 3,181	↓ -98.43%	↓ -\$3,131
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (4,590)	\$ 3,181	↓ -244.29%	↓ -\$7,770
87	Net Income	14,837	\$ 61,983	↓ -76.06%	↓ -\$47,146

McAllen Housing Development Corporation

Month Ending October 31, 2023

Hibiscus
Vine Terrace

Line	Description	Current Month 10/31/23	Budget 10/31/23	% Change	\$ Change
88	Tenant Revenue	\$ 50,726	\$ 50,726	→ 0.00%	→ \$0
89	Rent Gain / (Loss) on Lease	\$ (766)	\$ (800)	↑ 4.25%	↑ \$34
90	Rent: Vacancy Loss, Write-off	\$ (2,567)	\$ (1,103)	↓ -132.82%	↓ -\$1,464
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 47,393	\$ 48,823	↓ -2.93%	↓ -\$1,430
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	\$ 267	\$ 295	↓ -9.35%	↓ -\$28
102	Total Revenue	\$ 47,660	\$ 49,118	↓ -2.97%	↓ -\$1,458
103	Administrative Expenses	\$ 10,593	\$ 12,414	↓ -14.67%	↓ -\$1,821
104	Tenant Services	\$ 482	\$ 794	↓ -39.35%	↓ -\$312
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 1,966	\$ 1,892	↑ 3.90%	↑ \$74
107	Maintenance & Operations	\$ 26,154	\$ 19,570	↑ 33.64%	↑ \$6,583
108	Other General Expenses	\$ 7,215	\$ 7,063	↑ 2.15%	↑ \$152
109	Interest Expense	\$ -	\$ -		→ \$0
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 46,409	\$ 41,733	↑ 11.20%	↑ \$4,676
112	Operating Income (Loss)	\$ 1,251	\$ 7,385	↓ -83.06%	↓ -\$6,134
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	\$ (3,590)	\$ (3,500)	↓ -2.56%	↓ -\$90
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	\$ (3,590)	\$ (3,500)	↓ -2.56%	↓ -\$90
129	Net Income	(2,339)	3,885	↓ -160.20%	↓ -\$6,224

McAllen Housing Development Corporation

Month Ending October 31, 2023

Hibiscus
Vine Terrace

Line	Description	YTD 10/31/23	YTD - Budget 10/31/23	% Change	\$ Change
129	Tenant Revenue	\$ 202,904	\$ 202,904	→ 0.00%	→ \$0
130	Rent Gain / (Loss) on Lease	\$ (6,016)	\$ (4,100)	↓ -46.73%	↓ -\$1,916
131	Rent: Vacancy Loss, Write-off	\$ (7,060)	\$ (4,410)	↓ -60.08%	↓ -\$2,650
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 189,828	\$ 194,394	↓ -2.35%	↓ -\$4,566
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	\$ 1,848	\$ 1,178	↑ 56.85%	↑ \$670
143	Total Revenue	\$ 191,676	\$ 195,572	↓ -1.99%	↓ -\$3,896
144	Administrative Expenses	\$ 45,125	\$ 49,655	↓ -9.12%	↓ -\$4,531
145	Tenant Services	\$ 1,791	\$ 3,176	↓ -43.62%	↓ -\$1,385
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 8,022	\$ 7,569	↑ 5.98%	↑ \$453
148	Maintenance & Operations	\$ 91,067	\$ 78,281	↑ 16.33%	↑ \$12,786
149	Other General Expenses	\$ 26,246	\$ 28,252	↓ -7.10%	↓ -\$2,006
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 172,249	\$ 166,932	↑ 3.19%	↑ \$5,317
153	Operating Income (Loss)	\$ 19,427	\$ 28,640	↓ -32.17%	↓ -\$9,213
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	\$ (4,640)	\$ (14,000)	↑ 66.86%	↑ \$9,360
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	\$ (4,590)	\$ (14,000)	↑ 67.22%	↑ \$9,410
170	Net Income	14,837	14,640	↑ 1.35%	↑ \$197