



**THE HOUSING AUTHORITY OF THE CITY OF MCALLEN
NOTICE OF REGULAR MEETING**

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

Wednesday, April 29, 2026
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

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.

For the following purpose:

AGENDA

1. Call Meeting to Order
2. Invocation
3. Pledge of Allegiance
4. Public Comment
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of March 25, 2026.
 - b) Consideration and Possible Action to Approve Resolution McHC 2026-02; A Resolution of the Housing Authority of the City of McAllen Amending the Rental Assistance Demonstration (RAD) Use Agreement
 - c) Consideration and Possible Action to Approve Updates to the McAllen Housing Commission Employee Policy Handbook.
6. Non- Action Items:
 - Executive Directors Report
 - Financial Summary
7. Executive Session: Closed Session Under Government Code 551 Sections
 - Legal Consultation – Employment & Community Involvement Updates
8. Reconvene to Open Session; Action, if any, on:
 - Legal Consultation - Employment & Community Involvement Updates
9. Board Agenda Requests for May Board Meeting
10. Adjournment

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the **McAllen Housing Commission** is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda on **Thursday, April 23, 2026** on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.



THE HOUSING AUTHORITY OF THE CITY OF MCALLEN



Rodolfo "Rudy" Ramirez, Executive Director

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

Invocation

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

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING
Wednesday, March 25, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, March 25, 2026, at the Family Development Center and via Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:31 a.m. (concurrently with MHFC & MHDC Board Meeting). Present and attendance for roll call were:

Present: Chair Elva M. Cerda
Vice Chair Eliseo “Tito” Salinas
Commissioner Marc David Garcia
Commissioner Francisco Meza
Resident Commissioner Miguel Martinez
Assistant City Attorney Martin Canales – entered meeting at 11:33 a.m.

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez
Director of Operations & Finance Daniel Delgado
HCV Director Elena Saucedo
Maintenance Supervisor Caesar Alvarado
HR Specialist/Administrative Assistant Adriana Rosas

Guest: Attorney Marissa Carranza – Hernandez
McAllen ISD Superintendent Rene Gutierrez
McAllen ISD Director of Human Resources Olga Mendez
McAllen ISD Associate Superintendent for Elementary Schools Jannette Nino
McAllen ISD Deputy Superintendent Lorena Garcia
McAllen ISD Director of Marketing & Communications Felisha Villarreal

1. Call the meeting to order – 11:31 a.m.
2. Invocation – Vice Chair Eliseo “Tito” Salinas
3. Pledge of Allegiance
4. Public Comment – N/A
5. Appointment of New and/or Reaffirmed Board of Commissioners to the Housing Authority of the City of McAllen and its Instrumentalities
 - Resident Commissioner – Miguel Angel Martinez
Director of Operations & Finance Daniel Delgado administered the oath of office to Mr. Miguel A. Martinez, Resident Commissioner
6. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 28, 2026, and the Special Board Meeting of March 4,

2026. Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular & Special Board Meeting. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

- b) Consideration and Possible Action to Approve Resolution McHC 2026-01; A Resolution of the Housing Authority of the City of McAllen Authorizing the Executive Director submission of the 2026 Annual Agency Plan. **Director of Operations & Finance Daniel Delgado presented the Annual Plan for 2026, which outlines how the agency will operate its federal programs in alignment with prior years. Mr. Delgado reported that there are no major changes to program operations, maintaining consistency with previous plans. The only revision included is language noting the potential to undertake activities related to RAD/public housing conversions, as referenced in the plan. It was noted that the Annual Plan has already been approved by the City of McAllen and that a public hearing was held on February 23, 2026, with no public comments in opposition. Staff recommended approval of the Annual Plan as presented. Chair Elva M. Cerda entertained a motion to approve Annual Financial Audit. Commissioner Fransico Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
- c) Consideration and Possible Action to Approve Updates to the McAllen Housing Commission Employee Policy Handbook. **Item was tabled for further review Chair Elva M. Cerda entertained a motion to table updates to the Employee Policy Handbook. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

7. Non-Action Items:

- a) Presentation by McAllen Independent School District
- McAllen ISD Superintendent Rene Gutierrez presented an overview of the proposed May 2026 bond election; a \$335 million initiative focused on addressing priority facility needs across all campuses while maintaining the current tax rate. The proposal includes career and technical education expansions, fine arts multipurpose facilities, cafeteria upgrades, secure front entrances, elementary gymnasium enclosures, replacement of portable classrooms, campus renovations, and district-wide infrastructure improvements such as HVAC, roofing, lighting, and safety systems. District officials emphasized that many facilities are over 20–25 years old and that the bond was developed through a year-long planning process involving community members, staff, and consultants. Financially, the district has reduced its tax rate from \$1.13 in 2020 to \$0.90 in 2025 and plans to reallocate existing debt capacity to fund the bond without increasing taxes, keeping McAllen ISD

among the lowest-taxed districts in the region. Board discussion included clarification on voter eligibility and election logistics, noting the April 2, 2026 voter registration deadline, availability of mail-in ballots, and approximately 30 voting locations. Representatives also highlighted that state funding does not cover facility improvements, requiring voter approval, and encourage community awareness and participation in the upcoming election.

b) Executive Directors Report

- Executive Director attended the The Nelrod Company conference and reported it was highly informative, particularly regarding upcoming regulatory changes and industry updates and did a presentation to commissioners on the agency's Homeownership Housing Choice Voucher Program, noting many agencies were unfamiliar with the program
- Executive Director noted outreach following the Nelrod Company conference, including potential opportunities to assist with future training sessions
- Initiated collaboration with Travis County Housing Authority after they requested information on our ongoing 5K event.
- Updates on tax credit developments, including awarded projects such as primrose, which is progressing toward groundbreaking sometime in July.
- Discussed upcoming Executive Director evaluation scheduled for June, with emphasis on participation in the employee survey currently in progress
- Upcoming conferences include:
 - PHADA training (June 2026, Chicago)
 - NAHRO Summer Conference: July 16–17, 2026 (Nashville, TN)
 - NAHRO National Conference: October 15–17, 2026 (Denver, CO)

c) Financial Summary

- Director of Operations & Finance Daniel Delgado reported financial update for February 2026 with no significant findings.

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

- Legal Consultation – Employment & Community Involvement

Chair Elva M. Cerda entertained a motion to enter Executive Session. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo "Tito" Salinas second the motion. Motion carried unanimously. Commissioners entered Executive Session at 12:15 PM

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

- Legal Consultation – Employment & Community Involvement
 - **Chair Elva M. Cerda reconvened the meeting at 12:49PM**
 - **No action taken. Item will be revisited in the April Board Meeting**
10. Board Agenda Requests for March Board Meeting
- Employee Policy updates
 - Future board training
11. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Francisco Meza second the motion. Meeting adjourned at 12:54 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Development Corporation

Written Consent of the Board of Directors

RESOLUTION 2026-02

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE RENTAL ASSISTANCE DEMONSTRATION (RAD) USE AGREEMENT FOR A PROJECT-BASED VOUCHER (PBV) PROPERTY

WHEREAS, the Housing Authority of the City of McAllen Texas (the “Authority”) is a public body organized under the laws of the State of Texas and authorized to operate public housing and housing assistance programs; and

WHEREAS, the Authority previously participated in the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) Program, converting certain public housing assistance to Project-Based Voucher (PBV) assistance for the property known as Vine Terrace, located at 2200 N. 27th St. McAllen, Texas 78501 (the “Project”); and

WHEREAS, in connection with the RAD conversion, the Authority executed and recorded a RAD Use Agreement requiring the Project to be operated as affordable housing in accordance with RAD and PBV program requirements for the applicable affordability period; and

WHEREAS, the Authority and the McAllen Housing Development Corporation desire to amend the RAD Use Agreement in order to accommodate certain changes related to the Project, specifically:

- **Remodel the existing community center to create five one-bedroom units and common areas.**

WHEREAS, HUD requires the Authority’s Board of Commissioners to formally approve the amendment to the RAD Use Agreement; and

WHEREAS, the Board of Commissioners has reviewed the proposed amendment and determined that approving the amendment is in the best interests of the Authority and the residents of the Project and will ensure continued compliance with RAD and PBV program requirements.

NOW, THEREFORE, BE IT RESOLVED THAT

1. Approval of Amendment

The Board of Commissioners hereby approves the **Amendment to the RAD Use Agreement** for the property known as **Vine Terrace**, substantially in the form presented to the Board.

AMENDED Rental Assistance Demonstration Use Agreement

OMB Approval No. 2502-0612
(Exp. 4/30/2020)

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

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0276), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required to apply to the Rental Assistance Demonstration program as authorized by the Consolidated and Further Continuing Appropriations Act of 2012 and subsequent appropriations. This information will be used as the binding agreement between the owner and HUD and sets out affordability and use restrictions for the converted projects. There are no assurances of confidentiality.

Prepared by:

Marissa Carranza Hernandez, Esq.
804 Pecan Blvd., Ste. 110
McAllen, TX 78501

After recording return to:

Marissa Carranza Hernandez, Esq.
804 Pecan Blvd., Ste. 110
McAllen, TX 78501

This Rental Assistance Demonstration Use Agreement (hereinafter called the “Agreement”) is made as of _____, 2026, for the benefit of and agreed to by the United States

Department of Housing and Urban Development, acting by and through the Secretary, his or her successors, assigns or designates (hereinafter called “**HUD**”) by McAllen Housing Development Corporation (“**Project Owner**”), and the Housing Authority of the City of McAllen, Texas (“**PHA**”).

Whereas, Rental Assistance Demonstration (hereinafter called “**RAD**”) provides the opportunity to test the conversion of public housing and other HUD-assisted properties to long-term, project-based Section 8 rental assistance to achieve certain goals, including the preservation and improvement of

these properties through access to private debt and equity to address immediate and long-term capital needs.

Whereas, the PHA is the fee owner of the real property described on Exhibit A (the “**Property**”), upon which is or will be located improvements owned or to be owned by Project Owner receiving assistance converted pursuant to RAD, which project will commonly be known as Vine Terrace Apartments (the “**Project**”). The Project will contain 49 dwelling units, of which 49 (“**Assisted Units**”) are subject to a RAD Housing Assistance Payment contract, as the same may be renewed, amended or replaced from time to time (“**RAD HAP contract**”).

Whereas, pursuant to the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011, as amended from time to time, the “**RAD Statute**”); and the corresponding PIH Notice 2012-32, rev-2, as amended from time to time, and any successor document and/or regulations (hereinafter called the “**RAD Notice**”), which this Agreement incorporates by this reference, the PHA and/or the Project Owner, as applicable, has agreed to encumber the Property and the Project Owner has agreed to operate the Project in accordance with this Agreement in exchange for HUD’s agreement to execute or permit the execution of the RAD HAP contract and the assistance provided thereby;

Whereas, in accordance with the RAD Statute and RAD Notice, except as otherwise agreed in writing by HUD, this Agreement is to be recorded superior to other liens on the Property, run until the conclusion of the initial term of the RAD HAP contract, automatically renew upon each extension or renewal of the RAD HAP contract for a term that runs with each renewal term of the RAD HAP contract, and remain in effect even in the case of abatement or termination of the RAD HAP contract for the term the RAD HAP contract would have run, absent the abatement or termination.

Now Therefore, in consideration of the foregoing, conversion of assistance pursuant to RAD, provision of rental assistance pursuant to the RAD HAP contract and other valuable consideration, the parties hereby agree as follows:

1. **Definitions.** All terms used in this Agreement and not otherwise defined have the same meaning as set forth in the RAD Notice.
2. **Term.** The initial term of this Agreement commences upon the date this Agreement is entered into and shall run until the conclusion of the initial term of the RAD HAP contract. The RAD HAP contract is effective for 20 years. Unless otherwise approved by HUD, this Agreement shall remain in effect through the initial term of the RAD HAP contract and for additional periods to coincide with any renewal term of the RAD HAP contract or any replacement HAP contract. It is the intention of the parties that the RAD HAP and this Agreement shall each renew upon the completion of its initial term. Therefore, this Agreement shall remain in effect until a release is recorded as contemplated by Section 8. Such release shall be the evidence of the non-renewal of the HAP Contract, of the determination not to execute a replacement HAP contract and of the termination of this Agreement. This Agreement will survive abatement of assistance or termination of the RAD HAP contract unless otherwise approved by HUD.
3. **Use Restriction and Tenant Incomes.** The Assisted Units shall be leased in accordance with the RAD HAP contract, including any applicable eligibility and/or income-targeting requirements. In the case that the RAD HAP contract is terminated prior to the completion

of the term or renewal term, if applicable, of this Agreement (by way of illustration and not limitation, for breach or noncompliance), for the remainder of the term of this Agreement new tenants leasing the Assisted Units (except if any of the Assisted Units is a HUD-approved manager unit) must have incomes at or below 80 percent of the Area Median Income (AMI) at the time of admission (“Eligible Tenants”). Additionally, rents for such Assisted Units must not exceed 30% of 80% of the AMI for households of the size occupying an appropriately sized unit. Notwithstanding the foregoing, in the event the Project Owner so requests and is able to demonstrate to HUD’s satisfaction that despite the Project Owner’s good faith and diligent efforts to do so, the Project Owner is unable either (1) to rent a sufficient percentage of Assisted Units to Eligible Tenants in order to satisfy the restrictions in this paragraph, or (2) to otherwise provide for the financial viability of the Project, HUD may, in its sole discretion, agree to reduce the percentage of units subject to the restriction under this paragraph or otherwise modify this restriction in a manner acceptable to the Project Owner and HUD. Any such modification of the restrictions listed in this paragraph shall be evidenced by a written amendment to this Agreement executed by each of the parties hereto.

4. **Survival.** This Agreement will survive foreclosure and bankruptcy.
5. **Fair Housing and Civil Rights Requirements.** The Project Owner and its agents, where applicable, shall ensure that the Project complies with applicable federal fair housing and civil rights laws, regulations, and other legal authorities, including those identified at 24 C.F.R. § 5.105.
6. **Accessibility Requirements.** The Project Owner and its agents, where applicable, shall ensure that the Project complies with all applicable federal accessibility requirements under the Fair Housing Act and implementing regulations at 24 CFR Part 100, Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR Part 8, and Titles II and III of the Americans with Disabilities Act and implementing regulations at 28 CFR Parts 35 and 36, respectively.
7. **Restrictions on Transfer.** HUD has been granted and is possessed of an interest in the above described Project. Except as authorized below, the Project Owner and, if a party hereto, the PHA, shall not transfer, convey, encumber or permit or suffer any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said Project and/or Property or any part thereof without prior written consent of HUD. Notwithstanding the foregoing, HUD hereby authorizes (a) leases in the normal operation of the Project, (b) subordinate liens contemplated by a RAD Conversion Commitment executed in connection with the Project, whether such liens are recorded concurrent with the recordation of this Use Agreement or recorded subsequent hereto (such as permanent financing to replace construction-period financing), and (c) conveyance or dedication of land for use as streets, alleys, or other public rights-of-way and grants and easements for the establishment, operation and maintenance of public utilities. Except as otherwise approved in writing by HUD, any lien on the Project and/or Property shall be subject and subordinate to this Agreement. Unless this Agreement is released by HUD, any transferee of the Project and/or Property shall take title subject to this Agreement. In the event of a default under the RAD HAP contract including, without limitation, upon any transfer of the Property or Project without HUD consent, upon expiration of any applicable notice and/or cure periods, HUD

may transfer the RAD HAP contract and the rental assistance contemplated therein to another entity and/or Property and/or Project. The Project Owner has constituted HUD as its attorney-in-fact to effect any such transfer.

8. **Amendment or Release.** This Agreement may not be amended without HUD consent. This Agreement shall remain as an encumbrance against the Property unless and until HUD executes a release for recording. This Agreement may only be released by HUD in its sole discretion. In the event that the RAD HAP is, in accordance with all applicable laws and RAD program requirements, not renewed or replaced, HUD shall not unreasonably fail to provide such a release upon the completion of the applicable term of this Agreement.
9. **Enforcement.** In the event of a breach or threatened breach of any of the provisions of this Agreement, any eligible tenant or applicant for occupancy within the Project, or the Secretary or his or her successors or delegates, may institute proper legal action to enforce performance of such provisions, to enjoin any acts in violation of such provisions, to recover whatever damages can be proven, and/or to obtain whatever other relief may be appropriate.
10. **Severability.** The invalidity, in whole or in part, of any of the provisions set forth in this Agreement shall not affect or invalidate any remaining provisions.
11. **Conflicts.** Any conflicts between this Agreement and the RAD HAP contract or any other applicable HUD program requirements shall be conclusively resolved by the Secretary.
12. **Execution of Other Agreements.** The Project Owner and, if a party hereto, the PHA, agrees that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions of this Agreement, and that in any event, the provisions of this Agreement are paramount and controlling as to the rights and obligations set forth and supersede any other conflicting requirements.
13. **Subsequent Statutory Amendments.** If revisions to the provisions of this Agreement are necessitated by subsequent statutory amendments, the Project Owner and, if a party hereto, the PHA, agrees to execute modifications to this Agreement that are needed to conform to the statutory amendments. At HUD's option, HUD may implement any such statutory amendment through rulemaking.
14. **Lender Provisions.**
 - A. Nothing in this Agreement prohibits any holder of a mortgage or other lien against the Property or Project from foreclosing its lien or accepting a deed in lieu of foreclosure. Any lien holder shall give HUD, as a courtesy, written notice prior to declaring an event of default. Any lien holder shall provide HUD concurrent notice with any written filing of foreclosure filed in accordance with state law provided that the foreclosure sale shall not occur sooner than sixty days (60) days after such notice to HUD. The Notice to HUD may be personally delivered or sent by U.S. certified or registered mail, return receipt requested, first class postage prepaid, addressed as follows:

U.S. Department of Housing and Urban Development
451 7th Street SW, Room 4100

Washington, DC 20410

Attention: Office of the Assistant Secretary for Public and Indian Housing - Rental Assistance Demonstration

- B. Notwithstanding any lien holder's foreclosure rights, this Agreement survives foreclosure and any new owners of the Property or the Project take ownership subject to this Agreement.
 - C. Transfer of title to the Property or the Project may be grounds for termination of assistance under the RAD HAP contract. However, HUD may permit, through prior written consent by HUD, the new owner of the Property or the Project to assume the RAD HAP contract, subject to the terms included therein, or enter into a new HAP contract. Any HUD consent to continued HAP assistance is subject to the RAD Statute and other RAD program requirements.
 - D. Each entity interested in purchasing the Property in a foreclosure sale administered under state foreclosure law may submit a written request to HUD to continue RAD HAP contract assistance in the event of such entity's successful acquisition at the foreclosure sale. Such request shall be submitted by the latter of ten business days after first publication of the foreclosure sale or 60 days prior to such foreclosure sale.
15. **Successors and Assigns.** This Agreement shall be binding upon the Project Owner and, if a party hereto, the PHA, and all future successors and assigns of either with respect to any portion of the Property or the Project.

In Witness Whereof, the parties hereto, by their respective duly authorized representatives, have caused their names to be subscribed hereto.

The below parties hereby certify that the information provided on this form and in any supporting documentation submitted herewith is true and accurate. The undersigned understand that any misrepresentations may be subject to civil and/or criminal penalties including, but not limited to, fine or imprisonment, or both under the provisions of Title 18, United States Code, Sections 1001 and 1010. This instrument has been made, presented, and delivered for the purpose of influencing an official action of HUD, and may be relied upon by HUD as a true statement of facts contained therein.

Project Owner:

McALLEN HOUSING DEVELOPMENT CORPORATION., A Texas
Public Facility Corporation

By: Elva Cerda

Title: President

Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of HIDALGO

ss.

On _____, 2026 before me, a Notary Public for the above jurisdiction, personally appeared Elva Cerda who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the above jurisdiction that the foregoing paragraph is true and correct. Witness my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

PHA:

McALLEN HOUSING AUTHORITY, A Texas Public
Housing Authority

By: Rudy Ramirez
Title: Executive Director
Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of HIDALGO

ss.

On _____, 2026, before me, a Notary Public for the above jurisdiction, personally appeared Rudy Ramirez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the above jurisdiction that the foregoing paragraph is true and correct. Witness my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

U.S. Department of Housing and Urban Development

By: _____

Name: Thomas R. Davis

Title: Director, Office of Recapitalization

Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Washington

District of Columbia

ss.

On _____ 2026, before me, a Notary Public for the above jurisdiction, personally appeared Thomas R. Davis who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the above jurisdiction that the foregoing paragraph is true and correct. Witness my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

EXHIBIT A
Property Subject to this RAD Use Agreement

All of Vine Terrace, an Addition to the City of McAllen, Hidalgo County, Texas, according to Map thereof recorded in Volume 22, Page 55 of the Map Records of Hidalgo County, Texas, more particularly described as follows:

A 9.07 acre tract of land out of Lot 134; La Lomita Irrigation and Construction company's Subdivision of Porciones 61, 62 and 63; Hidalgo County, Texas.

Beginning at the Southeast comer of Lot 134, for the southeast comer of the following described tract of land, said point being in Vine Avenue, McAllen, Texas.

THENCE, with the East line of Lot 134; North 9°00'40" East, at 25.0 feet past the North line of Vine Avenue and at 699.95 feet a point on the North line of proposed La Vista Avenue, for the Northeast comer hereof;

THENCE, parallel to the South line of Lot 134, and with the North line of proposed La Vista Avenue; North 81°17'30" west, 566.45 feet to a point, for the Northwest comer hereof;

THENCE, parallel to the West line of Lot 134, South 8°42'30" west, at 674.94 feet past the North line of Vine Avenue and at 699.94 feet a point on the south line of Lot 134, for the Southwest comer hereof;

THENCE, with the South line of Lot 134, in Vine Avenue; South 81°17'30" East, 562.75 feet to the PLACE OF BEGINNING. Containing 9.07 acres of land (395,186 square feet), more or less, of which the south 25.0 feet comprising 0.32 acre lies in Vine Avenue and the North 60.0 feet comprising 0.78 acre lies in proposed La vista Avenue.

SPECIFICALLY EXCLUDING THE COMMON AREAS CONTAINED THEREIN, MORE FORMALLY DESCRIBED AS

The Common Area of VINE TERRACE, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

2. **Authorization to Execute Documents**

The **Executive Director** of the Authority, or his/her designee, is hereby authorized and directed to:

- Execute the **RAD Use Agreement Amendment** and any related PBV or RAD documentation required by HUD;
- Execute all additional instruments, certifications, or agreements necessary to implement the amendment; and
- Take such further actions as may be necessary to carry out the intent of this Resolution.

3. **Compliance with RAD and PBV Requirements**

The Authority affirms that the Project will continue to comply with all applicable RAD Program and Project-Based Voucher program requirements, including long-term affordability restrictions.

4. **Ratification of Prior Actions**

Any actions previously taken by the Authority’s officers or staff in connection with the matters described herein are hereby ratified and confirmed.

5. **Effective Date**

This Resolution shall become effective immediately upon adoption.

The members of the Board of Directors of McAllen Housing Development Corporation are as follows:

- Elva M. Cerda, President
- Eliseo “Tito” Salinas, Vice President
- Francisco Meza, Director
- Marc David Garcia, Director
- Miguel Angel Martinez, Director

This motion was put forward and adopted at the meeting of the McAllen Housing Commission Board of Directors on the 29th day of April 2026.

MCALLEN HOUSING COMMISSION.

BY: _____
Elva M. Cerda, Chair
McAllen Housing Commission

ATTEST: _____
Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Commission - Combined

Dashboard Financial Summary - Excludes La Vista Apartments & Retama I, Retama II
March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 6,750,703	\$ 5,910,183	↑ 14.22%	↑ \$840,520
5	Restricted				
6	Family Self-Sufficiency	\$ 184,170	\$ 122,463	↑ 50.39%	↑ \$61,707
7	Hibiscus Leasehold	\$ 985,000	\$ 985,000	→ 0.00%	→ \$0
8	Section 8	\$ 279,501	\$ 10,017	↑ 2690.26%	↑ \$269,484
9	Emergency Housing Voucher	\$ 43,939	\$ 32,697	↑ 34.38%	↑ \$11,242
10	Capital Funds	\$ 23	\$ 19	↑ 18.53%	↑ \$4
11	Tenant Security Deposits	\$ 68,934	\$ 68,898	↑ 0.05%	↑ \$36
12	Reserve Accounts	\$ 1,422,071	\$ 1,344,540	↑ 5.77%	↑ \$77,531
13	Other Restricted Funds - Scholarship	\$ 30,817	\$ 21,594	↑ 42.71%	↑ \$9,223
14	Restricted	\$ 3,014,455	\$ 2,585,228	↑ 16.60%	↑ \$429,227
15	Total Cash	\$ 9,765,159	\$ 8,495,411	↑ 14.95%	↑ \$1,269,748
16	Certificate of Deposit - Unrestricted	\$ 84,342	\$ 80,659	↑ 4.57%	↑ \$3,683
17	Accounts Receivable				
18	Tenant / Port-In Receivables	\$ 102,536	\$ 10,442	↑ 881.95%	↑ \$92,094
19	Tenant Formal Agreements	\$ 79,757	\$ 130,683	↓ -38.97%	↓ -\$50,926
20	Allowance for Doubtful Acct	\$ (56,755)	\$ (178,466)	↓ -68.20%	↑ \$121,712
21	Management Fee	\$ 48,735	\$ -		↑ \$48,735
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ 6,816	\$ 5,396	↑ 26.32%	↑ \$1,420
24	Miscellaneous	\$ 31,873	\$ 17,349	↑ 83.71%	↑ \$14,524
25	Total Account Receivables	\$ 212,961	\$ (14,596)	↓ -1559.01%	↑ \$227,558
26	Due From Funds	\$ (99,949)	\$ 60,246	↓ -265.90%	↓ -\$160,196
	Inventory - Supplies	\$ 21,025	\$ 38,440	↓ -45.31%	↓ -\$17,415
27	Notes Receivables				
28	Villas at Beaumont	\$ 254,434	\$ 273,345	↓ -6.92%	↓ -\$18,910
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 454,434	\$ 473,345	↓ -4.00%	↓ -\$18,910
32	Capital Assets				
33	Land	\$ 2,688,511	\$ 2,480,386	↑ 8.39%	↑ \$208,125
34	Leash hold Improvements	\$ 140,994	\$ 32,138	↑ 338.71%	↑ \$108,856
35	Buildings	\$ 16,393,505	\$ 16,362,745	↑ 0.19%	↑ \$30,760
36	Furniture and Fixtures	\$ 1,115,700	\$ 1,108,848	↑ 0.62%	↑ \$6,851
37	Vehicle	\$ 387,009	\$ 387,009	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (12,082,558)	\$ (11,666,854)	↑ 3.56%	↓ -\$415,704
39	Total Capital Assets	\$ 8,643,160	\$ 8,704,271	↓ -0.70%	↓ -\$61,112
40	Prepays	\$ 232,829	\$ 150,569	↑ 54.63%	↑ \$82,260
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 260,236	\$ 245,573	↑ 5.97%	↑ \$14,663
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets - Tax Credit Fees	\$ 20,683	\$ 19,496	↑ 6.09%	↑ \$1,187
45	Total Long-Term Assets	\$ 280,920	\$ 265,070	↑ 5.98%	↑ \$15,850
46	Total Assets	\$ 19,594,880	\$ 18,253,415	↑ 7.35%	↑ \$1,341,465
47					

McAllen Housing Commission - Combined

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

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 47,930	\$ 99,688	↓ -51.92%	↓ -\$51,757
50	Family Self-Sufficiency	\$ 155,432	\$ 159,132	↓ -2.33%	↑ -\$3,700
51	Payroll Withholdings	\$ 5,381	\$ 2,505	↑ 114.76%	↑ \$2,875
52	Payroll Taxes Payable	\$ 49,205	\$ 23,635	↑ 108.19%	↑ \$25,570
53	Accrued Wages	\$ 61,175	\$ 15,919	↑ 284.28%	↑ \$45,256
54	Due to Funds	\$ (74,362)	\$ 51,246	↓ -245.11%	↓ -\$125,608
55	Tenant Deposits	\$ 68,759	\$ 69,335	↓ -0.83%	↓ -\$576
56	Other Current Liabilities	\$ 51,805	\$ 65,119	↓ -20.45%	↓ -\$13,314
57	Total Current Liabilities	\$ 365,325	\$ 486,580	↓ -24.92%	↓ -\$121,255
58	Non-Current Liabilities				⇒ \$0
59	Frost	\$ 1,356,798	\$ 1,540,661	↓ -11.93%	↓ -\$183,863
60	Brownstone	\$ -	\$ -		⇒ \$0
61	MHFC	\$ 254,434	\$ 273,345	↓ -6.92%	↓ -\$18,910
62	Total Non-Current Liabilities	\$ 1,611,232	\$ 1,814,006	↓ -11.18%	↓ -\$202,773
63	Deferred Inflow Resources				⇒ \$0
64	Hibiscus Pre-Leasehold	\$ 901,458	\$ 914,591	↓ -1.44%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ 47,250	↓ -100.00%	↓ -\$47,250
66	Cares Act	\$ -	\$ -		⇒ \$0
67	Other Deferred Revenue	\$ -	\$ -		⇒ \$0
68	Total Deferred Inflows	\$ 901,458	\$ 961,841	↓ -6.28%	↓ -\$60,383
69					⇒ \$0
70	Net Position	\$ 16,716,867	\$ 14,990,988	↑ 11.51%	↑ \$1,725,879
71					⇒ \$0
72	Total Liabilities and Net Position	\$ 19,594,882	\$ 18,253,414	↑ 7.35%	↑ \$1,341,467
73	Variance	\$ (0)	\$ 0		↓ -\$1

McAllen Housing Commission - Combined

Month Ending March 31, 2026

Excludes La Vista Apartments and
Retama I, Retama II

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Tenant Revenue	\$ 195,788	\$ 218,092	↓ -10.23%	↓ -\$22,304
4	Rent Gain / (Loss) on Lease	\$ -	\$ (18,980)	↑ 100.00%	↑ \$18,980
5	Rent: Vacancy Loss, Adjust	\$ (16,250)	\$ (14,040)	↓ -15.74%	↓ -\$2,210
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 179,538	\$ 185,072	↓ -2.99%	↓ -\$5,534
8	Grant Admin Revenue	\$ 119,286	\$ 112,379	↑ 6.15%	↑ \$6,907
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ (29,271)	\$ 2,271	↓ -1388.90%	↓ -\$31,542
12	Fraud Recovery	\$ 16,020	\$ 7,307	↑ 119.25%	↑ \$8,713
13	Resident Service / Port-in Fee	\$ 26,456	\$ 19,471	↑ 35.87%	↑ \$6,985
14	Office / Ground Lease	\$ 6,134	\$ 7,585	↓ -19.13%	↓ -\$1,451
15	Interest Income	\$ 5,388	\$ 3,073	↑ 75.34%	↑ \$2,315
16	Other, FSS, Equip. Sale, Reimb	\$ 30,549	\$ 8,659	↑ 252.81%	↑ \$21,890
17	Total Revenue	\$ 354,101	\$ 345,816	↑ 2.40%	↑ \$8,284
18	Administrative Expenses	\$ 164,509	\$ 133,921	↑ 22.84%	↑ \$30,589
19	Tenant Services	\$ 10,862	\$ 13,743	↓ -20.96%	↓ -\$2,881
20	Fundraising Expend. (5K)	\$ 2,328	\$ 377	↑ 516.82%	↑ \$1,950
21	Utilities Expense	\$ 13,933	\$ 11,628	↑ 19.82%	↑ \$2,305
22	Maintenance & Operations	\$ 50,723	\$ 61,139	↓ -17.04%	↓ -\$10,417
23	Other General Expenses	\$ 53,078	\$ 67,396	↓ -21.25%	↓ -\$14,319
24	Interest Expense	\$ 11,187	\$ 6,977	↑ 60.35%	↑ \$4,211
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 306,620	\$ 295,181	↑ 3.88%	↑ \$11,439
27	Operating Income (Loss)	\$ 47,481	\$ 50,635	↓ -6.23%	↓ -\$3,155
28	HCV / EHV Grant Revenue	\$ 796,838	\$ 765,500	↑ 4.09%	↑ \$31,338
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ (794,045)	\$ (755,776)	↓ -5.06%	↑ -\$38,269
31	Net Housing Assistance	\$ 2,793	\$ 9,724	↓ -71.28%	↓ -\$6,931
32	Capital Funds - General	\$ 2,988	\$ 30,853	↓ -90.32%	↑ \$11,012
33	Capital Funds - Expenditures	\$ (2,988)	\$ -		
34	Replacement Reserves Exp	\$ (1,439)	\$ (8,024)	↑ 82.07%	↓ -\$2,630
35	CDBG Grants / Donations	\$ 100	\$ 1,191	↓ -91.60%	↓ -\$1,091
36	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
37	Developer Fee - Las Palomas	\$ -	\$ -		
38	Developer Fee - Retama	\$ -	\$ -		
39	Developer Fee - Hibiscus	\$ -	\$ -		
40	Scholarship Fundraising	\$ -	\$ -		
41	Scholarship Expenditures	\$ -	\$ -		→ \$0
42	Transfer In (Out)	\$ -	\$ 0	↓ -100.00%	↓ \$0
43	Total Other Funding	\$ (1,339)	\$ 24,020	↓ -105.57%	↓ -\$25,359
44	Net Income	\$ 48,935	\$ 84,380	↓ -42.01%	↓ -\$35,445

McAllen Housing Commission - Combined

Month Ending March 31, 2026

Excludes La Vista Apartments and
Retama I, Retama II

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% Change	\$ Change
45	Tenant Revenue	\$ 1,772,661	\$ 1,957,732	↓ -9.45%	↓ -\$185,071
46	Rent Gain / (Loss) on Lease	\$ -	\$ (216,770)	↑ 100.00%	↑ \$216,770
47	Rent: Vacancy Loss, Adjust	\$ (130,901)	\$ (139,775)	↑ 6.35%	↑ \$8,874
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 1,641,760	\$ 1,601,187	↑ 2.53%	↑ \$40,573
50	Grant Admin Revenue	\$ 1,238,501	\$ 1,121,442	↑ 10.44%	↑ \$117,058
51	Grant - Capital	\$ 97,866	\$ 72,751	↑ 34.52%	↑ \$25,114
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ (8,898)	\$ 23,802	↓ -137.38%	↓ -\$32,700
54	Fraud Recovery	\$ 116,621	\$ 49,704	↑ 134.63%	↑ \$66,918
55	Resident Service / Port-in Fee	\$ 205,977	\$ 282,884	↓ -27.19%	↓ -\$76,907
56	Office / Ground Lease	\$ 57,500	\$ 60,550	↓ -5.04%	↓ -\$3,050
57	Interest Income	\$ 19,435	\$ 21,200	↓ -8.33%	↓ -\$1,765
58	Other, FSS, Equip. Sale, Reimb	\$ 63,927	\$ 29,631	↑ 115.74%	↑ \$34,296
59	Total Revenue	\$ 3,432,689	\$ 3,263,152	↑ 5.20%	↑ \$169,537
60	Administrative Expenses	\$ 1,339,356	\$ 1,340,615	↓ -0.09%	↓ -\$1,259
61	Tenant Services	\$ 91,392	\$ 117,173	↓ -22.00%	↓ -\$25,781
62	Fundraising Expend. (5K)	\$ 3,635	\$ 10,198	↓ -64.35%	↓ -\$6,562
63	Utilities Expense	\$ 118,388	\$ 105,623	↑ 12.09%	↑ \$12,766
64	Maintenance & Operations	\$ 483,548	\$ 634,978	↓ -23.85%	↓ -\$151,429
65	Other General Expenses	\$ 478,086	\$ 585,066	↓ -18.29%	↓ -\$106,980
66	Interest Expense	\$ 61,075	\$ 71,559	↓ -14.65%	↓ -\$10,484
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 2,575,480	\$ 2,865,210	↓ -10.11%	↓ -\$289,730
69	Operating Income (Loss)	\$ 857,210	\$ 397,942	↑ 115.41%	↑ \$459,268
70	HAP Grant Revenue	\$ 7,170,296	\$ 6,945,513	↑ 3.24%	↑ \$224,783
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payments	\$ (7,248,525)	\$ (6,798,416)	↓ -6.62%	↑ -\$450,109
73	Net Housing Assistance	\$ (78,229)	\$ 147,097	↓ -153.18%	↓ -\$225,326
74	Capital Funds - General	\$ 54,354	\$ 62,881	↓ -13.56%	↓ -\$8,527
76	Capital Funds - Expenditures	\$ (8,750)	\$ -		↓ -\$8,750
77	Replacement Reserves Expend	\$ (25,339)	\$ (72,072)	↑ 64.84%	↑ \$46,733
78	CDBG Grants / Donations	\$ -	\$ 819	↓ -100.00%	↓ -\$819
79	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
80	Developer Fee - Las Palomas	\$ 33,805	\$ 212,472	↓ -84.09%	↓ -\$178,667
81	Developer Fee - Green Jay	\$ 64,820	\$ -		↑ \$64,820
82	Developer Fee - Hibiscus Villag	\$ 140,485	\$ -		↑ \$140,485
83	Scholarship Fundraising	\$ 23,250	\$ 21,100	↑ 10.19%	↑ \$2,150
84	Scholarship Expenditures	\$ (15,874)	\$ (17,550)	↑ 9.55%	↑ \$1,676
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ 266,751	\$ 207,650	↑ 28.46%	↑ \$59,101
87	Net Income	\$ 1,045,732	\$ 752,689	↑ 38.93%	↑ \$293,043

McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	Budget 03/31/26	% Change	\$ Change
88	Tenant Revenue	\$ 195,788	\$ 199,719	↓ -1.97%	↓ -\$3,931
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
90	Rent: Vacancy Loss, Adjust	\$ (16,250)	\$ (16,484)	↑ 1.42%	↑ \$234
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 179,538	\$ 183,235	↓ -2.02%	↓ -\$3,697
93	Grant Admin Revenue	\$ 119,286	\$ 124,863	↓ -4.47%	↓ -\$5,577
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ (29,271)	\$ -		↓ -\$29,271
97	Fraud Recovery	\$ 16,020	\$ 6,438	↑ 148.84%	↑ \$9,582
98	Resident Service / Port-in Fee	\$ 26,456	\$ 36,892	↓ -28.29%	↓ -\$10,436
99	Office / Ground Lease	\$ 6,134	\$ 6,855	↓ -10.52%	↓ -\$721
100	Interest Income	\$ 5,388	\$ 2,121	↑ 154.03%	↑ \$3,267
101	Other Revenue	\$ 30,549	\$ 8,569	↑ 256.51%	↑ \$21,980
102	Total Revenue	\$ 354,101	\$ 368,973	↓ -4.03%	↓ -\$14,872
103	Administrative Expenses	\$ 164,509	\$ 166,889	↓ -1.43%	↓ -\$2,380
104	Tenant Services	\$ 10,862	\$ 11,648	↓ -6.75%	↓ -\$786
105	Fundraising Expend. (5K)	\$ 2,328	\$ 152	↑ 1431.49%	↑ \$2,176
106	Utilities Expense	\$ 13,933	\$ 13,509	↑ 3.14%	↑ \$424
107	Maintenance & Operations	\$ 50,723	\$ 61,959	↓ -18.14%	↓ -\$11,236
108	Other General Expenses	\$ 53,078	\$ 77,053	↓ -31.12%	↓ -\$23,976
109	Interest Expense	\$ 11,187	\$ 6,584	↑ 69.92%	↑ \$4,603
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 306,620	\$ 337,794	↓ -9.23%	↓ -\$31,174
112	Operating Income (Loss)	\$ 47,481	\$ 31,179	↑ 52.28%	↑ \$16,302
113	HAP Grant Revenue	\$ 796,838	\$ 723,188	↑ 10.18%	↑ \$73,650
114	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
115	Housing Assistance Payments	\$ (794,045)	\$ (723,188)	↓ -9.80%	↑ -\$70,857
116	Net Housing Assistance	\$ 2,793	\$ -		↑ \$2,793
117	Capital Funds - General	\$ 2,988	\$ -		↑ \$2,988
118	Capital Funds - Expenditures	\$ (2,988)	\$ -		↓ -\$2,988
119	Replacement Reserves Expend	\$ (1,439)	\$ (9,666)	↑ 85.11%	↑ \$8,227
120	CDBG Grants / Donations	\$ 100	\$ -		↑ \$100
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	\$ -	\$ 1,750	↓ -100.00%	↓ -\$1,750
126	Scholarship Expenditures	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ 30,853	↓ -100.00%	↓ -\$30,853
128	Total Other Funding	\$ (1,339)	\$ 22,937	↓ -105.84%	↓ -\$24,276
129	Net Income	48,935	54,116	↓ -9.57%	↓ -\$5,181

McAllen Housing Commission - Combined

Month Ending March 31, 2026

Excludes La Vista Apartments and
Retama I, Retama II

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% Change	\$ Change
129	Tenant Revenue	\$ 1,772,661	\$ 1,797,467	↓ -1.38%	↓ -\$24,806
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
131	Rent: Vacancy Loss, Adjust	\$ (130,901)	\$ (148,354)	↑ 11.76%	↑ \$17,453
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 1,641,760	\$ 1,649,113	↓ -0.45%	↓ -\$7,353
134	Grant Admin Revenue	\$ 1,238,501	\$ 1,123,772	↑ 10.21%	↑ \$114,729
135	Grant - Capital	\$ 97,866	\$ -		↑ \$97,866
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ (8,898)	\$ -		↓ -\$8,898
138	Fraud Recovery	\$ 116,621	\$ 63,521	↑ 83.60%	↑ \$53,101
139	Resident Service / Port-in Fee	\$ 205,977	\$ 332,025	↓ -37.96%	↓ -\$126,048
140	Office / Ground Lease	\$ 57,500	\$ 56,125	↑ 2.45%	↑ \$1,375
141	Interest Income	\$ 19,435	\$ 19,066	↑ 1.94%	↑ \$370
142	Other Revenue	\$ 63,927	\$ 15,123	↑ 322.71%	↑ \$48,804
143	Total Revenue	\$ 3,432,689	\$ 3,258,744	↑ 5.34%	↑ \$173,945
144	Administrative Expenses	\$ 1,339,356	\$ 1,501,664	↓ -10.81%	↓ -\$162,309
145	Tenant Services	\$ 91,392	\$ 104,833	↓ -12.82%	↓ -\$13,441
146	Fundraising Expend. (5K)	\$ 3,635	\$ 11,369	↓ -68.02%	↓ -\$7,734
147	Utilities Expense	\$ 118,388	\$ 121,577	↓ -2.62%	↓ -\$3,189
148	Maintenance & Operations	\$ 483,548	\$ 587,625	↓ -17.71%	↓ -\$104,077
149	Other General Expenses	\$ 478,086	\$ 663,478	↓ -27.94%	↓ -\$185,392
150	Interest Expense	\$ 61,075	\$ 59,258	↑ 3.07%	↑ \$1,816
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 2,575,480	\$ 3,049,805	↓ -15.55%	↓ -\$474,325
153	Operating Income (Loss)	\$ 857,210	\$ 208,939	↑ 310.27%	↑ \$648,270
154	HAP Grant Revenue	\$ 7,170,296	\$ 2,169,563	↑ 230.49%	↑ \$5,000,733
155	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
156	Housing Assistance Payments	\$ (7,248,525)	\$ (2,169,563)	↓ -234.10%	↑ -\$5,078,962
157	Net Housing Assistance	\$ (78,229)	\$ -		↓ -\$78,229
158	Capital Funds - General	\$ 54,354	\$ -		↑ \$54,354
159	Capital Funds - Expenditures	\$ (8,750)	\$ -		↓ -\$8,750
160	Replacement Reserves Expend	\$ (25,339)	\$ (87,000)	↑ 70.87%	↑ \$61,661
161	CDBG Grants / Donations	\$ -	\$ -		→ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
163	Developer Fee - Las Palomas	\$ 33,805	\$ -		↑ \$33,805
164	Developer Fee - Green Jay	\$ 64,820	\$ 23,234	↑ 178.99%	↑ \$41,586
165	Developer Fee - Hibiscus Villa	\$ 140,485	\$ -		↑ \$140,485
166	Scholarship Fundraising	\$ 23,250	\$ 15,750	↑ 47.62%	↑ \$7,500
167	Scholarship Expenditures	\$ (15,874)	\$ (19,000)	↑ 16.45%	↑ \$3,126
168	Transfer In (Out)	\$ -	\$ 135,633	↓ -100.00%	↓ -\$135,633
169	Total Other Funding	\$ 266,751	\$ 68,617	↑ 288.76%	↑ \$198,134
170	Net Income	\$ 1,045,732	\$ 277,556	↑ 276.76%	↑ \$768,176

McAllen Housing Commission - McHC (Public Housing)

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 616,835	\$ 396,823	↑ 55.44%	↑ \$220,012
5	Restricted				
6	Family Self-Sufficiency	\$ 9,913	\$ 9,904	↑ 0.09%	↑ \$9
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	\$ 994,913	\$ 994,904	↑ 0.00%	↑ \$9
15	Total Cash	\$ 1,611,748	\$ 1,391,727	↑ 15.81%	↑ \$220,022
16	Certificate of Deposit - Unrestricted	\$ 84,342	\$ 80,659	↑ 4.57%	↑ \$3,683
17	Accounts Receivable				
18	Tenant Receivables	\$ -	\$ -		⇒ \$0
19	Tenant Formal Agreements	\$ 6,550	\$ 5,298	↑ 23.63%	↑ \$1,252
20	Allowance for Doubtful Acct	\$ (6,548)	\$ (5,298)	↑ 23.59%	↓ -\$1,250
21	Management Fee	\$ -	\$ -		⇒ \$0
22	Developer Fees	\$ -	\$ -		⇒ \$0
23	CDBG / Capital Funds / Donations	\$ -	\$ -		⇒ \$0
24	Miscellaneous	\$ 31,873	\$ 17,349	↑ 83.71%	↑ \$14,524
25	Total Account Receivables	\$ 31,875	\$ 17,349	↑ 83.73%	↑ \$14,526
26	Due From Funds	\$ (102,509)	\$ 43,915	⇒ 0.00%	↓ -\$146,424
	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	\$ 1,457,467	\$ 1,249,342	↑ 16.66%	↑ \$208,125
34	Leash hold Improvements	\$ 43,327	\$ 1,480	↑ 2827.47%	↑ \$41,847
35	Buildings	\$ 1,929,782	\$ 1,899,022	↑ 1.62%	↑ \$30,760
36	Furniture and Fixtures	\$ 416,437	\$ 410,808	↑ 1.37%	↑ \$5,629
37	Vehicle	\$ 251,969	\$ 251,969	⇒ 0.00%	⇒ \$0
38	Accumulated Depreciation	\$ (1,487,261)	\$ (1,430,076)	↑ 4.00%	↓ -\$57,185
39	Total Capital Assets	\$ 2,611,720	\$ 2,382,545	↑ 9.62%	↑ \$229,175
40	Prepays	\$ 71,715	\$ 29,541	↑ 142.77%	↑ \$42,175
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		⇒ \$0
43	Accrued Interest	\$ -	\$ -		⇒ \$0
44	Other Assets (Clearing Account)	\$ 5,206	\$ 9,256	↓ -43.75%	↓ -\$4,050
45	Total Long-Term Assets	\$ 5,206	\$ 9,256	↓ -43.75%	↓ -\$4,050
46	Total Assets	\$ 4,314,099	\$ 3,954,992	↑ 9.08%	↑ \$359,107
47					

McAllen Housing Commission - McHC (Public Housing)

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 13,629	\$ 27,993	↓ -51.31%	↓ -\$14,365
50	Family Self-Sufficiency	\$ 9,913	\$ 9,904	↑ 0.09%	↑ \$9
51	Payroll Withholdings	\$ 5,273	\$ 2,398	↑ 119.89%	↑ \$2,875
52	Payroll Taxes Payable	\$ 49,205	\$ 22,672	↑ 117.03%	↑ \$26,533
53	Accrued Wages & Compensated Absences	\$ 3,019	\$ 2,981	↑ 1.28%	↑ \$38
54	Due to Funds	\$ 60	\$ 6,763	↓ -99.11%	↓ -\$6,703
55	Tenant Deposits	\$ -	\$ -		⇒ \$0
56	Other Current Liabilities	\$ -	\$ 34,661	↓ -100.00%	↓ -\$34,661
57	Total Current Liabilities	\$ 81,098	\$ 107,372	↓ -24.47%	↓ -\$26,273
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	\$ 901,458	\$ 914,591	↓ -1.44%	↓ -\$13,133
65	Emergency HCV Funds	\$ -	\$ -		⇒ \$0
66	Cares Act	\$ -	\$ -		⇒ \$0
67	Other Deferred Revenue	\$ -	\$ -		⇒ \$0
68	Total Deferred Inflows	\$ 901,458	\$ 914,591	↓ -1.44%	↓ -\$13,133
69					⇒ \$0
70	Net Position	\$ 3,331,543	\$ 2,933,029	↑ 13.59%	↑ \$398,514
71					⇒ \$0
72	Total Liabilities and Net Position	\$ 4,314,099	\$ 3,954,992	↑ 9.08%	↑ \$359,107
73	Variance	\$ (0)	\$ 0		↓ \$0

McAllen Housing Commission - McAllen Housing Authority

Month Ending March 31, 2026

Public Housing

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% 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	\$ 30,831	\$ 27,789	↑ 10.95%	↑ \$3,042
9	Grant - Capital	\$ -	\$ -		➡ \$0
10	Grant - Stability / Other	\$ -	\$ -		➡ \$0
11	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
12	Fraud Recovery	\$ 3,036	\$ 612	↑ 396.25%	↑ \$2,424
13	Resident Service / Port-in Fee	\$ -	\$ -		➡ \$0
14	Office / Ground Lease	\$ 6,094	\$ 6,094	➡ 0.00%	➡ \$0
15	Interest Income	\$ 5	\$ 12	↓ -58.33%	↓ -\$7
16	Other Revenue (Retr. Forfeits)	\$ 26,949	\$ -		↑ \$26,949
17	Total Revenue	\$ 66,915	\$ 34,506	↑ 93.92%	↑ \$32,408
18	Administrative Expenses	\$ 16,150	\$ 11,038	↑ 46.31%	↑ \$5,112
19	Tenant Services	\$ 8,117	\$ 8,286	↓ -2.04%	↓ -\$169
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ 3,321	\$ 4,616	↓ -28.05%	↓ -\$1,295
22	Maintenance & Operations	\$ 3,526	\$ 1,280	↑ 175.60%	↑ \$2,247
23	Other General Expenses	\$ 11,403	\$ 23,742	↓ -51.97%	↓ -\$12,339
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ 42,518	\$ 48,961	↓ -13.16%	↓ -\$6,443
27	Operating Income (Loss)	\$ 24,397	\$ (14,454)	↑ 268.78%	↑ \$38,851
28	HAP Grant Revenue	\$ -	\$ -		➡ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	Net Housing Assistance	\$ -	\$ -		➡ \$0
32	Capital Funds - General	\$ -	\$ -		➡ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
34	Replacement Reserves Exp	\$ -	\$ -		➡ \$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)	\$ -	\$ 30,853	↓ -100.00%	↓ -\$30,853
43	Total Other Funding	\$ -	\$ 30,853	↓ -100.00%	↓ -\$30,853
44	Net Income	24,397	\$ 16,399	↑ 48.77%	↑ \$7,998

McAllen Housing Commission - McAllen Housing Authority

Month Ending March 31, 2026

Public Housing

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% 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	\$ 360,804	\$ 276,127	↑ 30.67%	\$84,676
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 10,213	\$ 1,015	↑ 905.99%	\$9,198
55	Resident Service / Port-in Fee	\$ -	\$ -		\$0
56	Office / Ground Lease	\$ 54,850	\$ 54,850	↓ 0.00%	\$0
57	Interest Income	\$ 84	\$ 179	↓ -53.03%	-\$95
58	Other Revenue	\$ 33,921	\$ -		\$33,921
59	Total Revenue	\$ 459,872	\$ 332,172	↑ 38.44%	\$127,700
60	Administrative Expenses	\$ 143,041	\$ 141,273	↑ 1.25%	\$1,768
61	Tenant Services	\$ 67,227	\$ 48,608	↑ 38.31%	\$18,620
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 30,796	\$ 31,867	↓ -3.36%	-\$1,071
64	Maintenance & Operations	\$ 27,720	\$ 43,743	↓ -36.63%	-\$16,024
65	Other General Expenses	\$ 93,137	\$ 117,867	↓ -20.98%	-\$24,730
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 361,922	\$ 383,358	↓ -5.59%	-\$21,436
69	Operating Income (Loss)	\$ 97,950	\$ (51,186)	↑ 291.36%	\$149,136
70	HAP Grant Revenue	\$ -	\$ -		\$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ -	\$ -		\$0
73	Net Housing Assistance	\$ -	\$ -		\$0
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expenc	\$ -	\$ -		\$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 Villag	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ 105,623	\$ 135,632	↓ -22.13%	-\$30,010
86	Total Other Funding	\$ 105,623	\$ 135,632	↓ -22.13%	-\$30,010
87	Net Income	203,572	\$ 84,446	↑ 141.07%	\$119,126

McAllen Housing Commission - McAllen Housing Authority

Month Ending March 31, 2026

Public Housing

Line	Description	Current Month 03/31/26	Budget 03/31/26	% 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	\$ 30,831	\$ 36,382	↓ -15.26%	↓ -\$5,551
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
97	Fraud Recovery	\$ 3,036	\$ -		↑ \$3,036
98	Resident Service / Port-in Fee	\$ -	\$ -		➡ \$0
99	Office / Ground Lease	\$ 6,094	\$ 6,094	➡ 0.00%	➡ \$0
100	Interest Income	\$ 5	\$ -		↑ \$5
101	Other Revenue	\$ 26,949	\$ -		↑ \$26,949
102	Total Revenue	\$ 66,915	\$ 42,476	↑ 57.54%	↑ \$24,439
103	Administrative Expenses	\$ 16,150	\$ 16,502	↓ -2.13%	↓ -\$352
104	Tenant Services	\$ 8,117	\$ 11,060	↓ -26.61%	↓ -\$2,943
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 3,321	\$ 3,914	↓ -15.14%	↓ -\$593
107	Maintenance & Operations	\$ 3,526	\$ 3,975	↓ -11.29%	↓ -\$449
108	Other General Expenses	\$ 11,403	\$ 13,908	↓ -18.01%	↓ -\$2,505
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 42,518	\$ 49,359	↓ -13.86%	↓ -\$6,841
112	Operating Income (Loss)	\$ 24,397	\$ (6,883)	↑ 454.45%	↑ \$31,280
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 Expenc	\$ -	\$ -		➡ \$0
120	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
121	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
122	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
123	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
124	Developer Fee - Hibiscus Villag	\$ -	\$ -		➡ \$0
125	Scholarship Fundraising	\$ -	\$ -		➡ \$0
126	Scholarship Expenditures	\$ -	\$ -		➡ \$0
127	Transfer In (Out)	\$ -	\$ 30,853	↓ -100.00%	↓ -\$30,853
128	Total Other Funding	\$ -	\$ 30,853	↓ -100.00%	↓ -\$30,853
129	Net Income	24,397	\$ 23,970	↑ 1.78%	↑ \$427

McAllen Housing Commission - McAllen Housing Authority

Month Ending March 31, 2026

Public Housing

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% 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	\$ 360,804	\$ 327,440	↑ 10.19%	↑ \$33,363
135	Grant - Capital	\$ -	\$ -		➡ \$0
136	Grant - Stability / Other	\$ -	\$ -		➡ \$0
137	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
138	Fraud Recovery	\$ 10,213	\$ -		↑ \$10,213
139	Resident Service / Port-in Fee	\$ -	\$ -		➡ \$0
140	Office / Ground Lease	\$ 54,850	\$ 54,850	➡ 0.00%	➡ \$0
141	Interest Income	\$ 84	\$ -		↑ \$84
142	Other Revenue	\$ 33,921	\$ -		↑ \$33,921
143	Total Revenue	\$ 459,872	\$ 382,290	↑ 20.29%	↑ \$77,581
144	Administrative Expenses	\$ 143,041	\$ 148,522	↓ -3.69%	↓ -\$5,481
145	Tenant Services	\$ 67,227	\$ 99,540	↓ -32.46%	↓ -\$32,313
146	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
147	Utilities Expense	\$ 30,796	\$ 35,229	↓ -12.58%	↓ -\$4,433
148	Maintenance & Operations	\$ 27,720	\$ 46,378	↓ -40.23%	↓ -\$18,658
149	Other General Expenses	\$ 93,137	\$ 114,567	↓ -18.70%	↓ -\$21,430
150	Interest Expense	\$ -	\$ -		➡ \$0
151	Depreciation	\$ -	\$ -		➡ \$0
152	Total Expenses	\$ 361,922	\$ 444,236	↓ -18.53%	↓ -\$82,314
153	Operating Income (Loss)	\$ 97,950	\$ (61,946)	↑ 258.12%	↑ \$159,896
154	HAP Grant Revenue	\$ -	\$ -		➡ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	Net Housing Assistance	\$ -	\$ -		➡ \$0
158	Capital Funds - General	\$ -	\$ -		➡ \$0
159	Capital Funds - Expenditures	\$ -	\$ -		➡ \$0
160	Replacement Reserves Expenc	\$ -	\$ -		➡ \$0
161	CDBG Grants / Donations	\$ -	\$ -		➡ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		➡ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		➡ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		➡ \$0
165	Developer Fee - Hibiscus Villag	\$ -	\$ -		➡ \$0
166	Scholarship Fundraising	\$ -	\$ -		➡ \$0
167	Scholarship Expenditures	\$ -	\$ -		➡ \$0
168	Transfer In (Out)	\$ 105,623	\$ 135,633	↓ -22.13%	↓ -\$30,010
169	Total Other Funding	\$ 105,623	\$ 135,633	↓ -22.13%	↓ -\$30,010
170	Net Income	203,572	\$ 73,687	↑ 176.27%	↑ \$129,885

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ -	\$ -		\$0
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -		\$0
7	Hibiscus Leasehold	\$ -	\$ -		\$0
8	Section 8	\$ -	\$ -		\$0
9	Emergency Housing Voucher	\$ -	\$ -		\$0
10	Capital Funds	\$ 22	\$ 21	↑ 8.82%	\$2
11	Tenant Security Deposits	\$ -	\$ -		\$0
12	Reserve Accounts	\$ -	\$ -		\$0
13	Other Restricted Assets	\$ -	\$ -		\$0
14	Restricted	\$ 22	\$ 21	↑ 8.82%	\$2
15	Total Cash	\$ 22	\$ 21	↑ 8.82%	\$2
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	\$ -	\$ -		\$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	\$ 22	\$ 21	↑ 8.82%	\$2
47					

McAllen Housing Authority - Capital Funds

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% 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	22	21	↑ 4.76%	\$1
71					\$0
72	Total Liabilities and Net Position	\$ 22	\$ 21	↑ 4.76%	\$1
73	Variance	\$ 0	\$ (0)		\$1

McAllen Housing Commission - Capital Funds

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% 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	\$ 2,988	\$ 30,853	↓ -90.32%	-\$27,866
33	Capital Funds - Expenditures	\$ (2,988)	\$ -		
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)	\$ -	\$ (30,853)	↑ 100.00%	\$30,853
43	Total Other Funding	\$ -	\$ 0	↓ -100.00%	\$0
44	Net Income	\$ -	\$ 0	↓ -100.00%	\$0

McAllen Housing Commission - Capital Funds

Month Ending March 31, 2026

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% 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	\$ 97,866	\$ 72,751	↑ 34.52%	\$25,114
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	\$ 1	\$ 1	↓ -65.07%	-\$1
58	Other Revenue	\$ -	\$ -		\$0
59	Total Revenue	\$ 97,866	\$ 72,753	↑ 34.52%	\$25,113
60	Administrative Expenses	\$ 2,800	\$ -		\$2,800
61	Tenant Services	\$ -	\$ -		\$0
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ -	\$ -		\$0
64	Maintenance & Operations	\$ 35,047	\$ -		\$35,047
65	Other General Expenses	\$ -	\$ -		\$0
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 37,847	\$ -		\$37,847
69	Operating Income (Loss)	\$ 60,019	\$ 72,753	↓ -17.50%	-\$12,734
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	\$ 54,354	\$ 62,881	↓ -13.56%	-\$8,527
76	Capital Funds - Expenditures	\$ (8,750)	\$ -		-\$8,750
77	Replacement Reserves Expenc	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Villag	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ (105,623)	\$ (135,632)	↑ 22.13%	\$30,010
86	Total Other Funding	\$ (60,019)	\$ (72,751)	↑ 17.50%	\$12,733
87	Net Income	\$ 0	\$ 1	↓ -84.25%	-\$1

McAllen Housing Commission - Capital Funds

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	Budget 03/31/26	% 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	\$ -	\$ -		\$0
101	Other Revenue	\$ -	\$ -		\$0
102	Total Revenue	\$ -	\$ -		\$0
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)	\$ -	\$ -		\$0
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	\$ 2,988	\$ -		\$2,988
118	Capital Funds - Expenditures	\$ (2,988)	\$ -		-\$2,988
119	Replacement Reserves Expenc	\$ -	\$ -		\$0
120	CDBG Grants / Donations	\$ -	\$ -		\$0
121	Grant/Donations Expenditure:	\$ -	\$ -		\$0
122	Developer Fee - Las Palomas	\$ -	\$ -		\$0
123	Developer Fee - Green Jay	\$ -	\$ -		\$0
124	Developer Fee - Hibiscus Villag	\$ -	\$ -		\$0
125	Scholarship Fundraising	\$ -	\$ -		\$0
126	Scholarship Expenditures	\$ -	\$ -		\$0
127	Transfer In (Out)	\$ -	\$ -		\$0
128	Total Other Funding	\$ -	\$ -		\$0
129	Net Income	\$ -	\$ -		\$0

McAllen Housing Commission - Capital Funds

Month Ending March 31, 2026

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% 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	\$ 97,866	\$ -	↑	\$97,866
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	\$ 1	\$ -	→	\$1
142	Other Revenue	\$ -	\$ -	→	\$0
143	Total Revenue	\$ 97,866	\$ -	↑	\$97,866
144	Administrative Expenses	\$ 2,800	\$ -	↑	\$2,800
145	Tenant Services	\$ -	\$ -	→	\$0
146	Fundraising Expend. (5K)	\$ -	\$ -	→	\$0
147	Utilities Expense	\$ -	\$ -	→	\$0
148	Maintenance & Operations	\$ 35,047	\$ -	↑	\$35,047
149	Other General Expenses	\$ -	\$ -	→	\$0
150	Interest Expense	\$ -	\$ -	→	\$0
151	Depreciation	\$ -	\$ -	→	\$0
152	Total Expenses	\$ 37,847	\$ -	↑	\$37,847
153	Operating Income (Loss)	\$ 60,019	\$ -	↑	\$60,019
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	\$ 54,354	\$ -	↑	\$54,354
159	Capital Funds - Expenditures	\$ (8,750)	\$ -	↓	-\$8,750
160	Replacement Reserves Expenc	\$ -	\$ -	→	\$0
161	CDBG Grants / Donations	\$ -	\$ -	→	\$0
162	Grant/Donations Expenditure:	\$ -	\$ -	→	\$0
163	Developer Fee - Las Palomas	\$ -	\$ -	→	\$0
164	Developer Fee - Green Jay	\$ -	\$ -	→	\$0
165	Developer Fee - Hibiscus Villag	\$ -	\$ -	→	\$0
166	Scholarship Fundraising	\$ -	\$ -	→	\$0
167	Scholarship Expenditures	\$ -	\$ -	→	\$0
168	Transfer In (Out)	\$ (105,623)	\$ -	↓	-\$105,623
169	Total Other Funding	\$ (60,019)	\$ -	↓	-\$60,019
170	Net Income	\$ 0	\$ -	→	\$0

McAllen Housing Authority - Section 8

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,339,695	\$ 2,176,827	↑ 7.48%	↑ \$162,868
5	Restricted				
6	Family Self-Sufficiency	\$ 174,257	\$ 156,019	↑ 11.69%	↑ \$18,238
7	Hibiscus Leasehold	\$ -	\$ -		→ \$0
8	Section 8	\$ 279,501	\$ 129,041	↑ 116.60%	↑ \$150,460
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	\$ 453,758	\$ 285,060	↑ 59.18%	↑ \$168,698
15	Total Cash	\$ 2,793,454	\$ 2,461,887	↑ 13.47%	↑ \$331,566
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Port-In Receivables	\$ (35,406)	\$ (2,303)	↑ 1437.17%	↓ -\$33,103
19	Tenant Formal Agreements	\$ 71,390	\$ 166,474	↓ -57.12%	↓ -\$95,085
20	Allowance for Doubtful Acct	\$ (48,400)	\$ (166,474)	↓ -70.93%	↑ \$118,074
21	Management Fee	\$ -	\$ -		→ \$0
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds	\$ -	\$ -		→ \$0
24	Miscellaneous	\$ -	\$ -		→ \$0
25	Total Account Receivables	\$ (12,416)	\$ (2,303)	↑ 439.16%	↓ -\$10,113
26	Due From Funds	\$ 9,182	\$ 13,583	↓ -32.40%	↓ -\$4,401
	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	\$ 64,473	\$ 58,645	↑ 9.94%	↑ \$5,829
37	Vehicle	\$ 100,500	\$ 100,500	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (151,708)	\$ (149,579)	↑ 1.42%	↓ -\$2,129
39	Total Capital Assets	\$ 13,265	\$ 9,566	↑ 38.68%	↑ \$3,700
40	Prepays	\$ 12,729	\$ 8,961	↑ 42.04%	↑ \$3,768
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Accrued Interest	\$ -	\$ -		→ \$0
44	Other Assets (Clearing Account)	\$ -	\$ (2,555)	↓ -100.00%	↑ \$2,555
45	Total Long-Term Assets	\$ -	\$ (2,555)	↓ -100.00%	↑ \$2,555
46	Total Assets	\$ 2,816,213	\$ 2,489,139	↑ 13.14%	↑ \$327,074
47					

McAllen Housing Authority - Section 8

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 10,625	\$ 11,076	↓ -4.07%	↓ -\$451
50	Family Self-Sufficiency	\$ 145,519	\$ 149,228	↓ -2.49%	↑ -\$3,709
51	Payroll Withholdings	\$ 10	\$ 10	→ 0.00%	→ \$0
52	Payroll Taxes Payable	\$ -	\$ -		→ \$0
53	Accrued Wages & Compensated Absences	\$ 28,435	\$ 5,127	↑ 454.63%	↑ \$23,308
54	Due to Funds	\$ (38,406)	\$ 5,495	↓ -798.89%	↓ -\$43,902
55	Tenant Deposits	\$ -	\$ -		→ \$0
56	Other Current Liabilities	\$ 14,248	\$ (17,676)	↓ -180.61%	↑ \$31,924
57	Total Current Liabilities	\$ 160,432	\$ 153,261	↑ 4.68%	↑ \$7,170
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	\$ 2,655,781	\$ 2,335,878	↑ 13.70%	↑ \$319,903
71					→ \$0
72	Total Liabilities and Net Position	\$ 2,816,213	\$ 2,489,139	↑ 13.14%	↑ \$327,073
73	Variance	\$ (0)	\$ (0)		→ \$0

McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% 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	\$ 88,455	\$ 84,590	↑ 4.57%	↑ \$3,865
9	Grant - Capital	\$ -	\$ -		➡ \$0
10	Grant - Stability / Other	\$ -	\$ -		➡ \$0
11	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
12	Fraud Recovery	\$ 12,905	\$ 6,615	↑ 95.07%	↑ \$6,289
13	Port-in Fee	\$ 26,231	\$ 19,246	↑ 36.29%	↑ \$6,985
14	Office / Ground Lease	\$ -	\$ -		➡ \$0
15	Interest Income	\$ 22	\$ 77	↓ -71.31%	↓ -\$55
16	Other Revenue (FSS Forfeits)	\$ 1,887	\$ -		↑ \$1,887
17	Total Revenue	\$ 129,500	\$ 110,528	↑ 17.16%	↑ \$18,972
18	Administrative Expenses	\$ 101,462	\$ 77,153	↑ 31.51%	↑ \$24,309
19	Tenant Services	\$ 650	\$ -		↑ \$650
20	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
21	Utilities Expense	\$ 735	\$ -		↑ \$735
22	Maintenance & Operations	\$ 685	\$ 1,350	↓ -49.26%	↓ -\$665
23	Other General Expenses	\$ 21,565	\$ 20,836	↑ 3.50%	↑ \$729
24	Interest Expense	\$ -	\$ -		➡ \$0
25	Depreciation	\$ -	\$ -		➡ \$0
26	Total Expenses	\$ 125,098	\$ 99,339	↑ 25.93%	↑ \$25,759
27	Operating Income (Loss)	\$ 4,403	\$ 11,190	↓ -60.65%	↓ -\$6,787
28	HAP Grant Revenue	\$ 781,787	\$ 744,759	↑ 4.97%	↑ \$37,028
29	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
30	Housing Assistance Payments	\$ (776,126)	\$ (733,254)	↓ -5.85%	↑ -\$42,872
31	Net Housing Assistance	\$ 5,661	\$ 11,505	↓ -50.80%	↓ -\$5,844
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	10,064	\$ 22,695	↓ -55.66%	↓ -\$12,631

McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending March 31, 2026

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% 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	\$ 877,697	\$ 845,315	↑ 3.83%	\$32,382
51	Grant - Capital	\$ -	\$ -		\$0
52	Grant - Stability / Other	\$ -	\$ -		\$0
53	Grant - Emergency Housing	\$ -	\$ -		\$0
54	Fraud Recovery	\$ 104,669	\$ 48,083	↑ 117.68%	\$56,586
55	Resident Service / Port-in Fee	\$ 203,952	\$ 280,859	↓ -27.38%	-\$76,907
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ 450	\$ 885	↓ -49.13%	-\$435
58	Other Revenue-FSS Forfeiture	\$ 16,624	\$ 163	↑ 10086.76%	\$16,461
59	Total Revenue	\$ 1,203,392	\$ 1,175,305	↑ 2.39%	\$28,087
60	Administrative Expenses	\$ 732,125	\$ 715,676	↑ 2.30%	\$16,449
61	Tenant Services	\$ 2,270	\$ 2,060	↑ 10.18%	\$210
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ 3,787	\$ 2,516	↑ 50.51%	\$1,271
64	Maintenance & Operations	\$ 13,044	\$ 18,473	↓ -29.39%	-\$5,429
65	Other General Expenses	\$ 205,077	\$ 267,920	↓ -23.46%	-\$62,843
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 956,302	\$ 1,006,645	↓ -5.00%	-\$50,342
69	Operating Income (Loss)	\$ 247,090	\$ 168,661	↑ 46.50%	\$78,429
70	HAP Grant Revenue	\$ 6,968,933	\$ 6,732,080	↑ 3.52%	\$236,853
71	HAP Grant EHV . STV Expendit	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (7,065,221)	\$ (6,589,786)	↓ -7.21%	-\$475,435
73	Net Housing Assistance	\$ (96,288)	\$ 142,294	↓ -167.67%	-\$238,582
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expenc	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditure:	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Villag	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ -	\$ -		\$0
86	Total Other Funding	\$ -	\$ -		\$0
87	Net Income	150,803	\$ 310,955	↓ -51.50%	-\$160,152

McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	Budget 03/31/26	% 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	\$ 88,455	\$ 88,481	↓ -0.03%	↓ -\$26
94	Grant - Capital	\$ -	\$ -		➡ \$0
95	Grant - Stability / Other	\$ -	\$ -		➡ \$0
96	Grant - Emergency Housing	\$ -	\$ -		➡ \$0
97	Fraud Recovery	\$ 12,905	\$ 6,438	↑ 100.44%	↑ \$6,467
98	Resident Service / Port-in Fee	\$ 26,231	\$ 36,667	↓ -28.46%	↓ -\$10,436
99	Office / Ground Lease	\$ -	\$ -		➡ \$0
100	Interest Income	\$ 22	\$ 7	↑ 214.14%	↑ \$15
101	Other Revenue	\$ 1,887	\$ -		↑ \$1,887
102	Total Revenue	\$ 129,500	\$ 131,593	↓ -1.59%	↓ -\$2,093
103	Administrative Expenses	\$ 101,462	\$ 90,201	↑ 12.48%	↑ \$11,261
104	Tenant Services	\$ 650	\$ 296	↑ 119.72%	↑ \$354
105	Fundraising Expend. (5K)	\$ -	\$ -		➡ \$0
106	Utilities Expense	\$ 735	\$ 362	↑ 103.04%	↑ \$373
107	Maintenance & Operations	\$ 685	\$ 200	↑ 242.50%	↑ \$485
108	Other General Expenses	\$ 21,565	\$ 37,181	↓ -42.00%	↓ -\$15,616
109	Interest Expense	\$ -	\$ -		➡ \$0
110	Depreciation	\$ -	\$ -		➡ \$0
111	Total Expenses	\$ 125,098	\$ 128,240	↓ -2.45%	↓ -\$3,142
112	Operating Income (Loss)	\$ 4,403	\$ 3,353	↑ 31.31%	↑ \$1,050
113	HAP Grant Revenue	\$ 781,787	\$ 702,447	↑ 11.29%	↑ \$79,340
114	HAP Grant EHV Expenditures	\$ -	\$ -		➡ \$0
115	Housing Assistance Payments	\$ (776,126)	\$ (702,447)	↓ -10.49%	↑ -\$73,679
116	Net Housing Assistance	\$ 5,661	\$ -		↑ \$5,661
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	10,064	\$ 3,353	↑ 200.14%	↑ \$6,711

McAllen Housing Commission - Housing Voucher (Section 8)

Month Ending March 31, 2026

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% 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	\$ 877,697	\$ 796,332	↑ 10.22%	↑ \$81,365
135	Grant - Capital	\$ -	\$ -		⇒ \$0
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
138	Fraud Recovery	\$ 104,669	\$ 57,946	↑ 80.63%	↑ \$46,723
139	Resident Service / Port-in Fee	\$ 203,952	\$ 330,000	↓ -38.20%	↓ -\$126,048
140	Office / Ground Lease	\$ -	\$ -		⇒ \$0
141	Interest Income	\$ 450	\$ 38	↑ 1077.10%	↑ \$412
142	Other Revenue	\$ 16,624	\$ -		↑ \$16,624
143	Total Revenue	\$ 1,203,392	\$ 1,184,316	↑ 1.61%	↑ \$19,077
144	Administrative Expenses	\$ 732,125	\$ 811,813	↓ -9.82%	↓ -\$79,688
145	Tenant Services	\$ 2,270	\$ 2,665	↓ -14.83%	↓ -\$395
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 3,787	\$ 3,255	↑ 16.34%	↑ \$532
148	Maintenance & Operations	\$ 13,044	\$ 21,189	↓ -38.44%	↓ -\$8,145
149	Other General Expenses	\$ 205,077	\$ 315,231	↓ -34.94%	↓ -\$110,155
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ -	\$ -		⇒ \$0
152	Total Expenses	\$ 956,302	\$ 1,154,154	↓ -17.14%	↓ -\$197,851
153	Operating Income (Loss)	\$ 247,090	\$ 30,162	↑ 719.20%	↑ \$216,928
154	HAP Grant Revenue	\$ 6,968,933	\$ 2,107,340	↑ 230.70%	↑ \$4,861,593
155	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
156	Housing Assistance Payments	\$ (7,065,221)	\$ (2,107,340)	↓ -235.27%	↑ -\$4,957,881
157	Net Housing Assistance	\$ (96,288)	\$ -		↓ -\$96,288
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 Villag	\$ -	\$ -		⇒ \$0
166	Scholarship Fundraising	\$ -	\$ -		⇒ \$0
167	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	Total Other Funding	\$ -	\$ -		⇒ \$0
170	Net Income	150,803	\$ 30,162	↑ 399.97%	↑ \$120,640

McAllen Housing Authority - EHV

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 38,695	\$ 87,304	↓ -55.68%	↓ -\$48,609
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ 43,939	\$ 51,593	↓ -14.83%	↓ -\$7,653
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ -	\$ -	→	\$0
12	Reserve Accounts	\$ -	\$ -	→	\$0
13	Other Restricted Funds	\$ -	\$ -	→	\$0
14	Restricted	\$ 43,939	\$ 51,593	↓ -14.83%	↓ -\$7,653
15	Total Cash	\$ 82,634	\$ 138,896	↓ -40.51%	↓ -\$56,262
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 1,422	\$ 181	↑ 685.64%	↑ \$1,241
19	Tenant Formal Agreements	\$ 1,817	\$ 6,694	↓ -72.86%	↓ -\$4,877
20	Allowance for Doubtful Acct	\$ (1,807)	\$ (6,694)	↓ -73.01%	↑ \$4,887
21	Management Fee	\$ -	\$ -	→	\$0
22	Developer Fees	\$ -	\$ -	→	\$0
23	CDBG / Capital Funds	\$ -	\$ -	→	\$0
24	Miscellaneous	\$ -	\$ -	→	\$0
25	Total Account Receivables	\$ 1,432	\$ 181	↑ 691.25%	↑ \$1,251
26	Due From Funds	\$ -	\$ (24,398)	↓ -100.00%	↑ \$24,398
	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	\$ -	\$ -	→	\$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	\$ 84,066	\$ 114,679	↓ -26.69%	↓ -\$30,613
47					

McAllen Housing Authority - EHV

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 4,658	\$ 3,821	↑ 21.90%	\$837
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ -	\$ -		\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages & Compensated Absences	\$ 1,001	\$ 469	↑ 113.37%	\$532
54	Due to Funds	\$ (902)	\$ 410	↓ -319.95%	-\$1,312
55	Tenant Deposits	\$ -	\$ -		\$0
56	Other Current Liabilities	\$ 190	\$ -		\$190
57	Total Current Liabilities	\$ 4,946	\$ 4,700	↑ 5.23%	\$246
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	\$ -	\$ 47,250	↓ -100.00%	-\$47,250
66	Cares Act	\$ -	\$ -		\$0
67	Other Deferred Revenue	\$ -	\$ -		\$0
68	Total Deferred Inflows	\$ -	\$ 47,250	↓ -100.00%	-\$47,250
69					\$0
70	Net Position	\$ 79,120	\$ 62,729	↑ 26.13%	\$16,391
71		\$ -			\$0
72	Total Liabilities and Net Position	\$ 84,066	\$ 114,679	↓ -26.69%	-\$30,613
73	Variance	\$ 0	\$ 0		\$0

McAllen Housing Commission - Emergency Housing Voucher

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% 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	\$ (29,271)	\$ 2,271	↓ -1388.90%	↓ -\$31,542
12	Fraud Recovery	\$ 80	\$ 80	→ 0.00%	\$0
13	Port-in Fee	\$ -	\$ -		\$0
14	Office / Ground Lease	\$ -	\$ -		\$0
15	Interest Income	\$ -	\$ -		\$0
16	Other Revenue	\$ -	\$ -		\$0
17	Total Revenue	\$ (29,191)	\$ 2,351	↓ -1341.64%	↓ -\$31,542
18	Administrative Expenses	\$ -	\$ 205	↓ -100.00%	↓ -\$205
19	Tenant Services	\$ -	\$ 205	↓ -100.00%	↓ -\$205
20	Fundraising Expend. (5K)	\$ -	\$ -		\$0
21	Utilities Expense	\$ -	\$ -		\$0
22	Maintenance & Operations	\$ -	\$ -		\$0
23	Other General Expenses	\$ -	\$ 1,422	↓ -100.00%	↓ -\$1,422
24	Interest Expense	\$ -	\$ -		\$0
25	Depreciation	\$ -	\$ -		\$0
26	Total Expenses	\$ -	\$ 1,832	↓ -100.00%	↓ -\$1,832
27	Operating Income (Loss)	\$ (29,191)	\$ 519	↓ -5722.09%	↓ -\$29,710
28	HAP Grant Revenue	\$ 15,051	\$ 20,741	↓ -27.43%	↓ -\$5,690
29	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
30	Housing Assistance Payments	\$ (17,919)	\$ (22,522)	↑ 20.44%	↑ \$4,603
31	Net Housing Assistance	\$ (2,868)	\$ (1,781)	↓ -61.03%	↓ -\$1,087
32	Capital Funds - General	\$ -	\$ -		\$0
33	Capital Funds - Expenditures	\$ -	\$ -		\$0
34	Replacement Reserves Exp	\$ -	\$ -		\$0
35	CDBG Grants / Donations	\$ -	\$ -		\$0
36	Grant/Donations Expenditures	\$ -	\$ -		\$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	(32,059)	(1,262)	↓ -2440.78%	↓ -\$30,797

McAllen Housing Commission - Emergency Housing Voucher

Month Ending March 31, 2026

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% 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	\$ (8,898)	\$ 23,802	↓ -137.38%	↓ -\$32,700
54	Fraud Recovery	\$ 1,739	\$ 605	↑ 187.41%	↑ \$1,134
55	Port-in Fee	\$ -	\$ -		\$0
56	Office / Ground Lease	\$ -	\$ -		\$0
57	Interest Income	\$ -	\$ -		\$0
58	Other Revenue	\$ -	\$ -		\$0
59	Total Revenue	\$ (7,159)	\$ 24,407	↓ -129.33%	↓ -\$31,566
60	Administrative Expenses	\$ 177	\$ 6,810	↓ -97.40%	↓ -\$6,633
61	Tenant Services	\$ 177	\$ 17,634	↓ -99.00%	↓ -\$17,457
62	Fundraising Expend. (5K)	\$ -	\$ -		\$0
63	Utilities Expense	\$ -	\$ -		\$0
64	Maintenance & Operations	\$ -	\$ -		\$0
65	Other General Expenses	\$ 1,442	\$ 13,583	↓ -89.39%	↓ -\$12,141
66	Interest Expense	\$ -	\$ -		\$0
67	Depreciation	\$ -	\$ -		\$0
68	Total Expenses	\$ 1,796	\$ 38,027	↓ -95.28%	↓ -\$36,231
69	Operating Income (Loss)	\$ (8,955)	\$ (13,620)	↑ 34.25%	↑ \$4,665
70	HAP Grant Revenue	\$ 201,363	\$ 213,433	↓ -5.66%	↓ -\$12,070
71	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
72	Housing Assistance Payments	\$ (183,304)	\$ (208,630)	↑ 12.14%	↑ \$25,326
73	Net Housing Assistance	\$ 18,059	\$ 4,803	↑ 275.99%	↑ \$13,256
74	Capital Funds - General	\$ -	\$ -		\$0
76	Capital Funds - Expenditures	\$ -	\$ -		\$0
77	Replacement Reserves Expend	\$ -	\$ -		\$0
78	CDBG Grants / Donations	\$ -	\$ -		\$0
79	Grant/Donations Expenditures	\$ -	\$ -		\$0
80	Developer Fee - Las Palomas	\$ -	\$ -		\$0
81	Developer Fee - Green Jay	\$ -	\$ -		\$0
82	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
83	Scholarship Fundraising	\$ -	\$ -		\$0
84	Scholarship Expenditures	\$ -	\$ -		\$0
85	Transfer In (Out)	\$ -	\$ -		\$0
86	Total Other Funding	\$ -	\$ -		\$0
87	Net Income	9,104	\$ (8,817)	↑ 203.26%	↑ \$17,921

McAllen Housing Commission - Emergency Housing Voucher

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	Budget 03/31/26	% 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	\$ (29,271)	\$ -		-\$29,271
97	Fraud Recovery	\$ 80	\$ -		\$80
98	Resident Service / Port-in Fee	\$ -	\$ -		\$0
99	Office / Ground Lease	\$ -	\$ -		\$0
100	Interest Income	\$ -	\$ -		\$0
101	Other Revenue	\$ -	\$ -		\$0
102	Total Revenue	\$ (29,191)	\$ -		-\$29,191
103	Administrative Expenses	\$ -	\$ 58	↓ -100.00%	-\$58
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	\$ -	\$ 58	↓ -100.00%	-\$58
112	Operating Income (Loss)	\$ (29,191)	\$ (58)	↓ 50229.31%	-\$29,133
113	HAP Grant Revenue	\$ 15,051	\$ 20,741	↓ -27.43%	-\$5,690
114	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
115	Housing Assistance Payments	\$ (17,919)	\$ (20,741)	↑ 13.61%	\$2,822
116	Net Housing Assistance	\$ (2,868)	\$ -		-\$2,868
117	Capital Funds - General	\$ -	\$ -		\$0
118	Capital Funds - Expenditures	\$ -	\$ -		\$0
119	Replacement Reserves Expend	\$ -	\$ -		\$0
120	CDBG Grants / Donations	\$ -	\$ -		\$0
121	Grant/Donations Expenditures	\$ -	\$ -		\$0
122	Developer Fee - Las Palomas	\$ -	\$ -		\$0
123	Developer Fee - Green Jay	\$ -	\$ -		\$0
124	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
125	Scholarship Fundraising	\$ -	\$ -		\$0
126	Scholarship Expenditures	\$ -	\$ -		\$0
127	Transfer In (Out)	\$ -	\$ -		\$0
128	Total Other Funding	\$ -	\$ -		\$0
129	Net Income	(32,059)	(58)	↓ 55174.14%	-\$32,001

McAllen Housing Commission - Emergency Housing Voucher

Month Ending March 31, 2026

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% 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	\$ (8,898)	\$ -		-\$8,898
138	Fraud Recovery	\$ 1,739	\$ -		\$1,739
139	Resident Service / Port-in Fee	\$ -	\$ -		\$0
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ -	\$ -		\$0
142	Other Revenue	\$ -	\$ -		\$0
143	Total Revenue	\$ (7,159)	\$ -		-\$7,159
144	Administrative Expenses	\$ 177	\$ 175	↑ 1.14%	\$2
145	Tenant Services	\$ 177	\$ -		\$177
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ 1,442	\$ -		\$1,442
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	Total Expenses	\$ 1,796	\$ 175	↑ 926.19%	\$1,621
153	Operating Income (Loss)	\$ (8,955)	\$ (175)	↓ -5017.13%	-\$8,780
154	HAP Grant Revenue	\$ 201,363	\$ 62,223	↑ 223.62%	\$139,140
155	HAP Grant EHV Expenditures	\$ -	\$ -		\$0
156	Housing Assistance Payments	\$ (183,304)	\$ (62,223)	↓ -194.59%	-\$121,081
157	Net Housing Assistance	\$ 18,059	\$ -		\$18,059
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	9,104	\$ (175)	↑ 5302.30%	\$9,279



NOTICE OF REGULAR MEETING

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

Wednesday, April 29, 2026
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

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.

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 March 25, 2026.
 - b) Consideration and Possible Action to Approve Annual Financial Compliance Report (Audit) for Villas at Beaumont GP, LLC for the year ending December 31, 2025; as prepared by Cascos & Associates, PC
 - c) Consideration and Possible Action to Approve Annual Financial Compliance Report (Audit) for La Vista Apartments for the year ending December 31, 2025; as prepared by Cascos & Associates, PC
 - d) Consideration and Possible Action to Approve Annual Financial Compliance Report (Audit) for Retama Village I for the year ending December 31, 2025; as prepared by Cascos & Associates, PC
 - e) Consideration and Possible Action to Approve Annual Financial Compliance Report (Audit) for Retama Village II for the year ending December 31, 2025; as prepared by Cascos & Associates, PC
3. Non-Action Items:
 - a) Financial Summary
 - b) La Vista and Retama I&II Financial Report
4. Adjournment

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the **McAllen Housing Facility Corporation** is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda on **Thursday, April 23, 2026** on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.



The 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, March 25, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, March 25, 2026, at the Family Development Center and Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:31 a.m. (concurrently with McHC and MHDC). Present and attendance for roll call were:

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

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez
Director of Operations & Finance Daniel Delgado
HCV Director Elena Saucedo
Maintenance Supervisor Caesar Alvarado
HR Specialist/Administrative Assistant Adriana Rosas

Guest: Attorney Marissa Carranza – Hernandez

1. Call Meeting to Order – 11:31 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 28, 2026. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve Resolution MHFC 2026-02; A Resolution of the McAllen Housing Facility Corporation Approving Invitation for Bids (IFB) – Electrical Panel Replacement at Villas at Beaumont. **Staff reported an issue with the main power supply system at the property, which has deteriorated over time and required further evaluation. Multiple vendors were consulted, and proposals were solicited to determine the most appropriate solution. Following review, staff recommended awarding the project to JAS Electrical as the most responsive and qualified vendor. Staff indicated that similar issues have not been identified at other properties, and the matter appears to be isolated. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve Resolution MHFC 2026-02. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.**

3. Non- Action Items:
 - a. Financial Report
 - Director of Operations & Finance, Daniel Delgado reported Financial Update for February 2026 with no significant findings.
 - b. La Vista Financial Report
 - Director of Operations & Finance Daniel Delgado reported Financial Update for February 2026 with no significant findings.
 - c. Retama I & II Financial Report
 - Director of Operations & Finance Daniel Delgado reported Financial Update for February 2026 with no significant findings.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Francisco Meza made a motion to approve; Commissioner Marc David Garcia second the motion. Meeting adjourned at 1:00 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Authority - MHFC
Dashboard Financial Summary - Excludes La Vista Apartments, Retama I & Retama II
 March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 2,397,604	\$ 2,175,720	↑ 10.20%	↑ \$221,884
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	\$ 47,936	\$ 42,010	↑ 14.11%	↑ \$5,926
12	Reserve Accounts	\$ 377,823	\$ 386,956	↓ -2.36%	↓ -\$9,134
13	Other Restricted Funds - Scholarship	\$ 30,817	\$ 29,194	↑ 5.56%	↑ \$1,623
14	Restricted	\$ 456,576	\$ 458,161	↓ -0.35%	↓ -\$1,585
15	Total Cash	\$ 2,854,179	\$ 2,633,880	↑ 8.36%	↑ \$220,299
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 129,967	\$ 25,350	↑ 412.69%	↑ \$104,617
19	Tenant Formal Agreements	\$ -	\$ -		→ \$0
20	Allowance for Doubtful Acct	\$ -	\$ -		→ \$0
21	Management Fee	\$ 48,735	\$ -		↑ \$48,735
22	Developer Fees	\$ -	\$ -		→ \$0
23	CDBG / Capital Funds / Donations	\$ 6,816	\$ 5,396	↑ 26.32%	↑ \$1,420
24	Miscellaneous	\$ -	\$ -		→ \$0
25	Total Account Receivables	\$ 185,518	\$ 30,746	↑ 503.39%	↑ \$154,772
26	Due From Funds	\$ (6,623)	\$ 27,145	↑ 5694.08%	↓ -\$33,768
	Inventory - Supplies	\$ 11,805	\$ 40,258	↓ -70.68%	↓ -\$28,453
27	Notes Receivables				
28	Villas at Beaumont	\$ 254,434	\$ 273,345	↓ -6.92%	↓ -\$18,910
29	Retama Village II	\$ 200,000	\$ 200,000	→ 0.00%	→ \$0
30	Orchid and Hibiscus	\$ -	\$ -		→ \$0
31	Total Note Receivables	\$ 454,434	\$ 473,345	↓ -4.00%	↓ -\$18,910
32	Capital Assets				
33	Land	\$ 702,544	\$ 702,544	→ 0.00%	→ \$0
34	Leasehold Improvements	\$ 49,532	\$ 8,150	↑ 507.75%	↑ \$41,382
35	Buildings	\$ 9,510,752	\$ 9,510,752	→ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 439,825	\$ 444,431	↓ -1.04%	↓ -\$4,606
37	Vehicle	\$ 34,540	\$ 34,540	→ 0.00%	→ \$0
38	Accumulated Depreciation	\$ (5,821,692)	\$ (5,522,428)	↑ 5.42%	↓ -\$299,264
39	Total Capital Assets	\$ 4,915,501	\$ 5,177,989	↓ -5.07%	↓ -\$262,488
40	Prepays	\$ 100,060	\$ 77,893	↑ 28.46%	↑ \$22,167
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ 260,236	\$ 245,573	↑ 5.97%	↑ \$14,663
43	Other Assets -	\$ -	\$ -		→ \$0
44	Other Assets -	\$ 10,664	\$ 12,795	↓ -16.65%	↓ -\$2,131
45	Total Long-Term Assets	\$ 270,901	\$ 258,368	↑ 4.85%	↑ \$12,532
46	Total Assets	\$ 8,785,776	\$ 8,719,625	↑ 0.76%	↑ \$66,151
47					

McAllen Housing Authority - MHFC
Dashboard Financial Summary - Excludes La Vista Apartments, Retama I & Retama II
 March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 14,093	\$ 56,022	↓ -74.84%	↓ -\$41,929
50	Family Self-Sufficiency	\$ -	\$ -		↑ \$0
51	Payroll Withholdings	\$ 65	\$ 65	→ 0.00%	→ \$0
52	Payroll Taxes Payable	\$ -	\$ 963	↓ -100.00%	↓ -\$963
53	Accrued Wages & Compensated Absences	\$ 21,483	\$ 5,443	↑ 294.70%	↑ \$16,040
54	Due to Funds	\$ (24,670)	\$ 24,131	↓ -202.23%	↓ -\$48,801
55	Tenant Deposits	\$ 47,936	\$ 49,412	↓ -2.99%	↓ -\$1,476
56	Other Current Liabilities	\$ 34,839	\$ 13,520	↑ 157.69%	↑ \$21,319
57	Total Current Liabilities	\$ 93,746	\$ 149,556	↓ -37.32%	↓ -\$55,810
58	Non-Current Liabilities				→ \$0
59	Frost	\$ 1,356,798	\$ 1,540,661	↓ -11.93%	↓ -\$183,863
60	Brownstone	\$ -	\$ -		→ \$0
61	MHFC - Villas	\$ 254,434	\$ 273,345	↓ -6.92%	↓ -\$18,910
62	Total Non-Current Liabilities	\$ 1,611,232	\$ 1,814,006	↓ -11.18%	↓ -\$202,773
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	\$ 7,080,797	\$ 6,756,063	↑ 4.81%	↑ \$324,734
71					→ \$0
72	Total Liabilities and Net Position	\$ 8,785,776	\$ 8,719,625	↑ 0.76%	↑ \$66,151
73	Variance	\$ -	\$ -		→ \$0

McAllen Housing Facility Corporation

Month Ending March 31, 2026

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

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Tenant Revenue	\$ 139,437	\$ 158,760	↓ -12.17%	↓ -\$19,323
4	Rent Gain / (Loss) on Lease	\$ -	\$ (14,696)	↑ 100.00%	↑ \$14,696
5	Rent: Vacancy Loss	\$ (16,250)	\$ (11,000)	↓ -47.73%	↓ -\$5,250
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 123,187	\$ 133,064	↓ -7.42%	↓ -\$9,877
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service	\$ 225	\$ 225	→ 0.00%	→ \$0
14	Other Revenue - Dispo Procd	\$ 40	\$ 1,491	↓ -97.32%	↓ -\$1,451
15	Interest Income	\$ 5,361	\$ 2,984	↑ 79.65%	↑ \$2,377
16	Other Revenue (LF,APP, SDF, MNT)	\$ 1,539	\$ 8,247	↓ -81.34%	↓ -\$6,708
17	Total Revenue	\$ 130,352	\$ 146,011	↓ -10.72%	↓ -\$15,659
18	Administrative Expenses	\$ 38,520	\$ 38,409	↑ 0.29%	↑ \$112
19	Tenant Services	\$ 2,095	\$ 3,876	↓ -45.96%	↓ -\$1,781
20	Fundraising Expend	\$ 2,328	\$ 377	↑ 516.82%	↑ \$1,950
21	Utilities Expense	\$ 7,680	\$ 5,058	↑ 51.84%	↑ \$2,622
22	Maintenance & Operations	\$ 31,591	\$ 36,892	↓ -14.37%	↓ -\$5,301
23	Other General Expenses	\$ 14,273	\$ 12,396	↑ 15.14%	↑ \$1,877
24	Interest Expense	\$ 11,187	\$ 6,977	↑ 60.35%	↑ \$4,211
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 107,674	\$ 103,985	↑ 3.55%	↑ \$3,690
27	Operating Income (Loss)	\$ 22,677	\$ 42,026	↓ -46.04%	↓ -\$19,349
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	\$ (367)	\$ (7,149)	↑ 94.86%	↑ \$6,782
35	CDBG Grants / Donations	\$ 100	\$ 1,191	↓ -91.60%	↓ -\$1,091
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	\$ (267)	\$ (5,958)	↑ 95.52%	↑ \$5,691
44	Net Income	22,410	\$ 36,068	↓ -37.87%	↓ -\$13,657

McAllen Housing Facility Corporation

Month Ending March 31, 2026

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

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% Change	\$ Change
45	Tenant Revenue	\$ 1,268,635	\$ 1,428,842	↓ -11.21%	↓ -\$160,207
46	Rent Gain / (Loss) on Lease	\$ -	\$ (168,656)	↑ 100.00%	↑ \$168,656
47	Rent: Vacancy Loss, Write-off	\$ (99,674)	\$ (110,520)	↑ 9.81%	↑ \$10,846
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 1,168,961	\$ 1,149,666	↑ 1.68%	↑ \$19,294
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	\$ 2,025	\$ 2,025	→ 0.00%	→ \$0
56	Other Revenue - BTS Donations	\$ 2,650	\$ 5,700	↓ -53.51%	↓ -\$3,050
57	Interest Income	\$ 18,901	\$ 20,135	↓ -6.13%	↓ -\$1,234
58	Other Revenue (LF,APP, SDF, MNT)	\$ 8,723	\$ 23,257	↓ -62.49%	↓ -\$14,534
59	Total Revenue	\$ 1,201,259	\$ 1,200,783	↑ 0.04%	↑ \$476
60	Administrative Expenses	\$ 373,215	\$ 375,900	↓ -0.71%	↓ -\$2,685
61	Tenant Services	\$ 20,367	\$ 43,593	↓ -53.28%	↓ -\$23,226
62	Fundraising Expend. (5K)	\$ 3,635	\$ 10,198	↓ -64.35%	↓ -\$6,562
63	Utilities Expense	\$ 62,750	\$ 50,944	↑ 23.18%	↑ \$11,807
64	Maintenance & Operations	\$ 275,918	\$ 390,462	↓ -29.34%	↓ -\$114,544
65	Other General Expenses	\$ 125,920	\$ 108,768	↑ 15.77%	↑ \$17,152
66	Interest Expense	\$ 61,075	\$ 71,559	↓ -14.65%	↓ -\$10,484
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 922,881	\$ 1,051,424	↓ -12.23%	↓ -\$128,543
69	Operating Income (Loss)	\$ 278,378	\$ 149,360	↑ 86.38%	↑ \$129,019
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	\$ (18,613)	\$ (58,653)	↑ 68.27%	↑ \$40,040
78	CDBG Grants / Donations	\$ -	\$ 819	↓ -100.00%	↓ -\$819
79	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
80	Developer Fee - Dove's Nest	\$ 33,805	\$ 212,472	↓ -84.09%	↓ -\$178,667
81	Developer Fee - Green Jay	\$ 64,820	\$ -		↑ \$64,820
82	Misc Other Revenue	\$ 24,382	\$ -		↑ \$24,382
83	Scholarship Fundraising	\$ 23,250	\$ 21,100	↑ 10.19%	↑ \$2,150
84	Scholarship Expenditures	\$ (15,874)	\$ (17,550)	↑ 9.55%	↑ \$1,676
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ 111,770	\$ 158,188	↓ -29.34%	↓ -\$46,418
87	Net Income	390,148	\$ 307,548	↑ 26.86%	↑ \$82,600

McAllen Housing Facility Corporation

Month Ending March 31, 2026

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

Line	Description	Current Month 03/31/26	Budget 03/31/26	% Change	\$ Change
88	Tenant Revenue	\$ 139,437	\$ 145,444	↓ -4.13%	↓ -\$6,007
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
90	Rent: Vacancy Loss, Write-off	\$ (16,250)	\$ (12,895)	↓ -26.02%	↓ -\$3,355
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 123,187	\$ 132,549	↓ -7.06%	↓ -\$9,362
93	Grant Admin Revenue	\$ -	\$ -		→ \$0
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ -	\$ -		→ \$0
97	Fraud Recovery	\$ -	\$ -		→ \$0
98	Resident Service	\$ 225	\$ 225	→ 0.00%	→ \$0
99	Other Revenue - BTS Donations	\$ 40	\$ 761	↓ -94.74%	↓ -\$721
100	Interest Income	\$ 5,361	\$ 2,114	↑ 153.59%	↑ \$3,247
101	Other Revenue (LF,APP, SDF, MNT)	\$ 1,539	\$ 8,125	↓ -81.06%	↓ -\$6,586
102	Total Revenue	\$ 130,352	\$ 143,774	↓ -9.34%	↓ -\$13,422
103	Administrative Expenses	\$ 38,520	\$ 46,025	↓ -16.31%	↓ -\$7,505
104	Tenant Services	\$ 2,095	\$ 292	↑ 617.30%	↑ \$1,803
105	Fundraising Expend.	\$ 2,328	\$ 152	↑ 1431.49%	↑ \$2,176
106	Utilities Expense	\$ 7,680	\$ 6,596	↑ 16.44%	↑ \$1,084
107	Maintenance & Operations	\$ 31,591	\$ 40,072	↓ -21.16%	↓ -\$8,481
108	Other General Expenses	\$ 14,273	\$ 15,703	↓ -9.11%	↓ -\$1,430
109	Interest Expense	\$ 11,187	\$ 6,584	↑ 69.92%	↑ \$4,603
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 107,674	\$ 115,424	↓ -6.71%	↓ -\$7,750
112	Operating Income (Loss)	\$ 22,677	\$ 28,350	↓ -20.01%	↓ -\$5,673
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	\$ (367)	\$ (7,583)	↑ 95.16%	↑ \$7,216
120	CDBG Grants / Donations	\$ 100	\$ -		↑ \$100
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	\$ -	\$ 1,750	↓ -100.00%	↓ -\$1,750
126	Scholarship Expenditures	\$ -	\$ -		
127	Transfer In (Out)	\$ -	\$ -		→ \$0
128	Total Other Funding	\$ (267)	\$ (5,833)	↑ 95.42%	↑ \$5,566
129	Net Income	22,410	\$ 22,517	↓ -0.47%	↓ -\$107

McAllen Housing Facility Corporation

Month Ending March 31, 2026

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

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% Change	\$ Change
129	Tenant Revenue	\$ 1,268,635	\$ 1,308,996	↓ -3.08%	↓ -\$40,361
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
131	Rent: Vacancy Loss, Write-off	\$ (99,674)	\$ (116,056)	↑ 14.12%	↑ \$16,382
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Total Revenue	\$ 1,168,961	\$ 1,192,940	↓ -2.01%	↓ -\$23,980
134	Grant Admin Revenue	\$ -	\$ -		→ \$0
135	Grant - Capital	\$ -	\$ -		→ \$0
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ -	\$ -		→ \$0
138	Other Rental Income	\$ -	\$ 5,575	↓ -100.00%	↓ -\$5,575
139	Resident Service / Port-in Fee	\$ 2,025	\$ 2,025	→ 0.00%	→ \$0
140	Other Revenue - BTS Donations	\$ 2,650	\$ 1,275	↑ 107.85%	↑ \$1,375
141	Interest Income	\$ 18,901	\$ 19,027	↓ -0.67%	↓ -\$127
142	Other Revenue (LF,APP, SDF, MNT)	\$ 8,723	\$ 11,125	↓ -21.59%	↓ -\$2,402
143	Total Revenue	\$ 1,201,259	\$ 1,231,968	↓ -2.49%	↓ -\$30,708
144	Administrative Expenses	\$ 373,215	\$ 414,224	↓ -9.90%	↓ -\$41,009
145	Tenant Services	\$ 20,367	\$ 2,628	↑ 674.95%	↑ \$17,739
146	Fundraising Expend. (5K)	\$ 3,635	\$ 11,369	↓ -68.02%	↓ -\$7,734
147	Utilities Expense	\$ 62,750	\$ 59,363	↑ 5.71%	↑ \$3,387
148	Maintenance & Operations	\$ 275,918	\$ 360,648	↓ -23.49%	↓ -\$84,730
149	Other General Expenses	\$ 125,920	\$ 141,326	↓ -10.90%	↓ -\$15,406
150	Interest Expense	\$ 61,075	\$ 59,258	↑ 3.07%	↑ \$1,816
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 922,881	\$ 1,048,816	↓ -12.01%	↓ -\$125,936
153	Operating Income (Loss)	\$ 278,378	\$ 183,151	↑ 51.99%	↑ \$95,227
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	\$ (18,613)	\$ (68,250)	↑ 72.73%	↑ \$49,637
161	CDBG Grants / Donations	\$ -	\$ -		→ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
163	Developer Fee - Las Palomas	\$ 33,805	\$ -		↑ \$33,805
164	Developer Fee - Green Jay	\$ 64,820	\$ 23,234	↑ 178.99%	↑ \$41,586
165	Developer Fee - Las Palomas	\$ 24,382	\$ -		↑ \$24,382
166	Scholarship Fundraising	\$ 23,250	\$ 15,750	↑ 47.62%	↑ \$7,500
167	Scholarship Expenditures	\$ (15,874)	\$ (19,000)	↑ 16.45%	↑ \$3,126
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ 111,770	\$ (48,266)	↑ 331.57%	↑ \$160,036
170	Net Income	390,148	\$ 134,885	↑ 189.25%	↑ \$255,263

McAllen Housing Authority - MHFC - 3rd Party Managed

La Vista
Retama I
Retama II

Acq: 7-31-23
Acq: 12-31-23
Acq: 03-31-24

Dashboard Financial Summary March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 971,508	\$ 931,000	↑ 4.35%	↑ \$40,508
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	\$ -	\$ -	→	\$0
12	Reserve Accounts	\$ 878,050	\$ 832,648	↑ 5.45%	↑ \$45,402
13	Other Restricted Funds - Scholarship	\$ -	\$ -	→	\$0
14	Restricted	\$ 878,050	\$ 832,648	↑ 5.45%	↑ \$45,402
15	Total Cash	\$ 1,849,558	\$ 1,763,648	↑ 4.87%	↑ \$85,909
16	Certificate of Deposit - Unrestricted	\$ -	\$ -		→ \$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 5,220	\$ 12,261	↓ -57.43%	↓ -\$7,041
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	\$ -	\$ -	→	\$0
25	Total Account Receivables	\$ 5,220	\$ 12,261	↓ -57.43%	↓ -\$7,041
26	Due From Funds	\$ -	\$ -	↑ 5694.08%	→ \$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	\$ 156,097	\$ 156,018	↑ 0.05%	↑ \$79
34	Leash hold Improvements	\$ 52,020	\$ 52,020	→ 0.00%	→ \$0
35	Buildings	\$ 4,975,746	\$ 4,974,298	↑ 0.03%	↑ \$1,448
36	Furniture and Fixtures	\$ 219,724	\$ 219,692	↑ 0.01%	↑ \$32
37	Vehicle	\$ -	\$ -	→	\$0
38	Accumulated Depreciation	\$ (2,840,900)	\$ (2,799,450)	↑ 1.48%	↓ -\$41,450
39	Total Capital Assets	\$ 2,562,686	\$ 2,602,578	↓ -1.53%	↓ -\$39,892
40	Prepays	\$ 455,597	\$ 448,371	↑ 1.61%	↑ \$7,226
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -		→ \$0
43	Other Assets - Unclaimed Funds	\$ -	\$ -		→ \$0
44	Other Assets -	\$ 38,305	\$ 53,927	↓ -28.97%	↓ -\$15,622
45	Total Long-Term Assets	\$ 38,305	\$ 53,927	↓ -28.97%	↓ -\$15,622
46	Total Assets	\$ 4,911,366	\$ 4,880,786	↑ 0.63%	↑ \$30,580

47							
48	Current Liabilities						
49	Accounts Payable	\$ 17,232	\$ 9,760	↑ 76.55%	↑	\$7,472	
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	\$ 71,228	\$ 74,100	↓ -3.88%	↓	-\$2,872	
56	Other Current Liabilities	\$ 775,165	\$ 834,197	↓ -7.08%	↓	-\$59,032	
57	Total Current Liabilities	\$ 863,625	\$ 918,057	↓ -5.93%	↓	-\$54,432	
58	Non-Current Liabilities				→	\$0	
59	Loans	\$ 3,160,809	\$ 3,273,642	↓ -3.45%	↓	-\$112,832	
60	Brownstone	\$ -	\$ -		→	\$0	
61	MHFC	\$ 200,000	\$ 200,000	→ 0.00%	→	\$0	
62	Total Non-Current Liabilities	\$ 3,360,809	\$ 3,473,642	↓ -3.25%	↓	-\$112,832	
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	\$ 686,932	\$ 489,087	↑ 40.45%	↑	\$197,845	
71					→	\$0	
72	Total Liabilities and Net Position	\$ 4,911,366	\$ 4,880,786	↑ 0.63%	↑	\$30,580	
73	Variance	\$ (0)	\$ (0)		↓	\$0	

La Vista, Retama I, and Retama II Apartments

Month Ending March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Tenant Revenue	\$ 180,274	\$ 159,273	↑ 13.19%	↑ \$21,001
4	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
5	Rent: Vacancy Loss	\$ (13,918)	\$ (2,467)	↓ -464.16%	↓ -\$11,451
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 166,356	\$ 156,806	↑ 6.09%	↑ \$9,550
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service	\$ -	\$ -		→ \$0
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ -	\$ -		→ \$0
16	Other Revenue	\$ 3,317	\$ (5,334)	↑ 162.18%	↑ \$8,651
17	Total Revenue	\$ 169,673	\$ 151,472	↑ 12.02%	↑ \$18,201
18	Administrative Expenses	\$ 32,582	\$ 31,942	↑ 2.00%	↑ \$640
19	Tenant Services	\$ 227	\$ 380	↓ -40.26%	↓ -\$153
20	Fundraising Expend	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 17,792	\$ 13,089	↑ 35.94%	↑ \$4,704
22	Maintenance & Operations	\$ 27,348	\$ 25,404	↑ 7.65%	↑ \$1,944
23	Other General Expenses	\$ 20,974	\$ 21,142	↓ -0.80%	↓ -\$168
24	Interest Expense	\$ 18,706	\$ 20,539	↓ -8.93%	↓ -\$1,833
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 117,630	\$ 112,497	↑ 4.56%	↑ \$5,134
27	Operating Income (Loss)	\$ 52,043	\$ 38,975	↑ 33.53%	↑ \$13,068
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	\$ (7,585)	\$ (8,063)	↑ 5.92%	↑ \$478
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	\$ (7,585)	\$ (8,063)	↑ 5.92%	↑ \$478
44	Net Income	44,458	30,912	↑ 43.82%	↑ \$13,545

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% Change	\$ Change
45	Tenant Revenue	\$ 1,584,291	\$ 1,392,150	↑ 13.80%	↑ \$192,141
46	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
47	Rent: Vacancy Loss, Write-off	\$ (69,336)	\$ (47,577)	↓ -45.73%	↓ -\$21,758
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 1,514,955	\$ 1,344,573	↑ 12.67%	↑ \$170,382
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	\$ 1,368	\$ 3,960	↓ -65.46%	↓ -\$2,592
58	Other Revenue	\$ 21,731	\$ 21,128	↑ 2.86%	↑ \$604
59	Total Revenue	\$ 1,538,054	\$ 1,369,660	↑ 12.29%	↑ \$168,394
60	Administrative Expenses	\$ 323,362	\$ 307,635	↑ 5.11%	↑ \$15,728
61	Tenant Services	\$ 3,001	\$ 5,180	↓ -42.07%	↓ -\$2,179
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 139,768	\$ 121,722	↑ 14.83%	↑ \$18,046
64	Maintenance & Operations	\$ 277,490	\$ 272,127	↑ 1.97%	↑ \$5,363
65	Other General Expenses	\$ 188,893	\$ 178,128	↑ 6.04%	↑ \$10,765
66	Interest Expense	\$ 183,531	\$ 190,772	↓ -3.80%	↓ -\$7,241
67	Depreciation	\$ 74,205	\$ 127,735	↓ -41.91%	↓ -\$53,530
68	Total Expenses	\$ 1,190,249	\$ 1,203,298	↓ -1.08%	↓ -\$13,049
69	Operating Income (Loss)	\$ 347,805	\$ 166,362	↑ 109.07%	↑ \$181,443
70	HAP Grant Revenue	\$ -	\$ -		→ \$0
71	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
72	Housing Assistance Payment	\$ -	\$ -		↑ \$0
73	Net Housing Assistance	\$ -	\$ -		→ \$0
74	Capital Funds - General	\$ -	\$ -		→ \$0
76	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
77	Replacement Reserves Expen	\$ (168,467)	\$ (218,284)	↑ 22.82%	↑ \$49,817
78	CDBG Grants / Donations	\$ -	\$ -		→ \$0
79	Grant/Donations Expenditur	\$ -	\$ -		→ \$0
80	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
81	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
82	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ (168,467)	\$ (218,284)	↑ 22.82%	↑ \$49,817
87	Net Income	179,338	\$ (51,922)	↑ 445.40%	↑ \$231,260



NOTICE OF REGULAR MEETING

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

Wednesday, April 29, 2026
Family Development Center | 2501 W. Maple Ave. | McAllen, TX 78501

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.

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 March 25, 2026.
 - b) Consideration and Possible Action to Approve Resolution McHC 2026-02; A Resolution of the McAllen Housing Development Corporation Amending the Rental Assistance Demonstration (RAD) Use Agreement
3. Non-Action Items:
 - a) Update on LIHTC Applications
 - b) Update on Vine Terrace Remodel
 - c) Financial Summary
4. Adjournment

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the **McAllen Housing Development Corporation** is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda on Thursday, April 23, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.



MCALLEN HOUSING DEVELOPMENT CORPORATION


Rodolfo "Rudy" Ramirez, Executive Director

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

MINUTES OF THE MEETING

OF THE MCALLEN HOUSING DEVELOPMENT CORPORATION REGULAR BOARD MEETING

Wednesday, March 25, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, March 25, 2026, at the Family Development Center and Zoom teleconference. Chair Elva M. Cerda called the meeting to order at 11:31 a.m. concurrently with McHC and MHFC. Present and attendance for roll call were:

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

Absent:

Staff: Executive Director Rodolfo “Rudy” Ramirez
Director of Operations & Finance Daniel Delgado
HCV Director Elena Saucedo
Maintenance Supervisor Caesar Alvarado
HR Specialist/Administrative Assistant Adriana Rosas

Guest: Attorney Marissa Carranza – Hernandez

1. Call Meeting to Order – 11:31 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of January 28, 2026. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Meeting Minutes. Commissioner Marc David Garcia made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
3. Non- Action Items:
 - a) Update on LIHTC Applications
 - Director of Operations & Finance Daniel Delgado provided an update on the project application, noting that it is progressing well and nearing completion. Discussion included finalizing the working structure and next steps, including transitioning out of certain components of the project. Staff also indicated that two general contractors are currently under consideration, with a selection to be made soon. The planning process has been documented and will be included as part of the application materials. Overall, the application

was described as being in good standing and moving forward toward completion.

b) Update on Vine Terrace Remodel

- Staff provided an update on the Vine Terrace remodel, noting the project is progressing positively from a financial standpoint and has received preliminary support from the City, including approval for the potential use of sales tax and HOME funds, contingent upon securing the required use of unit amendment currently in progress. Staff reported ongoing coordination with consultants and legal counsel to carve out the property from Vine Terrace, with Valley Land Title preparing the title report and Rio Delta Engineering completing the survey, both required for submission to U.S. Department of Housing and Urban Development. Legal staff is working to compile and submit documentation to HUD requesting approval to utilize HOME funds for the project. The estimated cost, previously calculated in November at approximately \$1.034 million, is currently being updated to reflect more recent figures. Staff noted potential timing considerations related to HUD review processes and funding timelines, with additional clarification needed regarding the carryover or expiration of funds.

c) Financial Report

- Director of Operations & Finance, Daniel Delgado reported Financial Update for February 2026 with no significant findings.

4. Adjournment – **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Fransico Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Meeting adjourned at 1:06 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Development Corporation

Written Consent of the Board of Directors

RESOLUTION 2026-02

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE RENTAL ASSISTANCE DEMONSTRATION (RAD) USE AGREEMENT FOR A PROJECT-BASED VOUCHER (PBV) PROPERTY

WHEREAS, the Housing Authority of the City of McAllen Texas (the “Authority”) is a public body organized under the laws of the State of Texas and authorized to operate public housing and housing assistance programs; and

WHEREAS, the Authority previously participated in the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) Program, converting certain public housing assistance to Project-Based Voucher (PBV) assistance for the property known as Vine Terrace, located at 2200 N. 27th St. McAllen, Texas 78501 (the “Project”); and

WHEREAS, in connection with the RAD conversion, the Authority executed and recorded a RAD Use Agreement requiring the Project to be operated as affordable housing in accordance with RAD and PBV program requirements for the applicable affordability period; and

WHEREAS, the Authority and the McAllen Housing Development Corporation desire to amend the RAD Use Agreement in order to accommodate certain changes related to the Project, specifically:

- **Remodel the existing community center to create five one-bedroom units and common areas.**

WHEREAS, HUD requires the Authority’s Board of Commissioners to formally approve the amendment to the RAD Use Agreement; and

WHEREAS, the Board of Commissioners has reviewed the proposed amendment and determined that approving the amendment is in the best interests of the Authority and the residents of the Project and will ensure continued compliance with RAD and PBV program requirements.

NOW, THEREFORE, BE IT RESOLVED THAT

1. Approval of Amendment

The Board of Commissioners hereby approves the **Amendment to the RAD Use Agreement** for the property known as **Vine Terrace**, substantially in the form presented to the Board.

2. **Authorization to Execute Documents**

The **Executive Director** of the Authority, or his/her designee, is hereby authorized and directed to:

- Execute the **RAD Use Agreement Amendment** and any related PBV or RAD documentation required by HUD;
- Execute all additional instruments, certifications, or agreements necessary to implement the amendment; and
- Take such further actions as may be necessary to carry out the intent of this Resolution.

3. **Compliance with RAD and PBV Requirements**

The Authority affirms that the Project will continue to comply with all applicable RAD Program and Project-Based Voucher program requirements, including long-term affordability restrictions.

4. **Ratification of Prior Actions**

Any actions previously taken by the Authority’s officers or staff in connection with the matters described herein are hereby ratified and confirmed.

5. **Effective Date**

This Resolution shall become effective immediately upon adoption.

The members of the Board of Directors of McAllen Housing Development Corporation are as follows:

- Elva M. Cerda, President
- Eliseo “Tito” Salinas, Vice President
- Francisco Meza, Director
- Marc David Garcia, Director
- Miguel Angel Martinez, Director

This motion was put forward and adopted at the meeting of the McAllen Housing Commission Board of Directors on the 29th day of April 2026.

MCALLEN HOUSING COMMISSION.

BY: _____
Elva M. Cerda, Chair
McAllen Housing Commission

ATTEST: _____
Rodolfo “Rudy” Ramirez, Executive Director

AMENDED Rental Assistance Demonstration Use Agreement

OMB Approval No. 2502-0612
(Exp. 4/30/2020)

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

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0276), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required to apply to the Rental Assistance Demonstration program as authorized by the Consolidated and Further Continuing Appropriations Act of 2012 and subsequent appropriations. This information will be used as the binding agreement between the owner and HUD and sets out affordability and use restrictions for the converted projects. There are no assurances of confidentiality.

Prepared by:

Marissa Carranza Hernandez, Esq.
804 Pecan Blvd., Ste. 110
McAllen, TX 78501

After recording return to:

Marissa Carranza Hernandez, Esq.
804 Pecan Blvd., Ste. 110
McAllen, TX 78501

This Rental Assistance Demonstration Use Agreement (hereinafter called the “Agreement”) is made as of _____, 2026, for the benefit of and agreed to by the United States

Department of Housing and Urban Development, acting by and through the Secretary, his or her successors, assigns or designates (hereinafter called “**HUD**”) by McAllen Housing Development Corporation (“**Project Owner**”), and the Housing Authority of the City of McAllen, Texas (“**PHA**”).

Whereas, Rental Assistance Demonstration (hereinafter called “**RAD**”) provides the opportunity to test the conversion of public housing and other HUD-assisted properties to long-term, project-based Section 8 rental assistance to achieve certain goals, including the preservation and improvement of

these properties through access to private debt and equity to address immediate and long-term capital needs.

Whereas, the PHA is the fee owner of the real property described on Exhibit A (the “**Property**”), upon which is or will be located improvements owned or to be owned by Project Owner receiving assistance converted pursuant to RAD, which project will commonly be known as Vine Terrace Apartments (the “**Project**”). The Project will contain 49 dwelling units, of which 49 (“**Assisted Units**”) are subject to a RAD Housing Assistance Payment contract, as the same may be renewed, amended or replaced from time to time (“**RAD HAP contract**”).

Whereas, pursuant to the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011, as amended from time to time, the “**RAD Statute**”); and the corresponding PIH Notice 2012-32, rev-2, as amended from time to time, and any successor document and/or regulations (hereinafter called the “**RAD Notice**”), which this Agreement incorporates by this reference, the PHA and/or the Project Owner, as applicable, has agreed to encumber the Property and the Project Owner has agreed to operate the Project in accordance with this Agreement in exchange for HUD’s agreement to execute or permit the execution of the RAD HAP contract and the assistance provided thereby;

Whereas, in accordance with the RAD Statute and RAD Notice, except as otherwise agreed in writing by HUD, this Agreement is to be recorded superior to other liens on the Property, run until the conclusion of the initial term of the RAD HAP contract, automatically renew upon each extension or renewal of the RAD HAP contract for a term that runs with each renewal term of the RAD HAP contract, and remain in effect even in the case of abatement or termination of the RAD HAP contract for the term the RAD HAP contract would have run, absent the abatement or termination.

Now Therefore, in consideration of the foregoing, conversion of assistance pursuant to RAD, provision of rental assistance pursuant to the RAD HAP contract and other valuable consideration, the parties hereby agree as follows:

1. **Definitions.** All terms used in this Agreement and not otherwise defined have the same meaning as set forth in the RAD Notice.
2. **Term.** The initial term of this Agreement commences upon the date this Agreement is entered into and shall run until the conclusion of the initial term of the RAD HAP contract. The RAD HAP contract is effective for 20 years. Unless otherwise approved by HUD, this Agreement shall remain in effect through the initial term of the RAD HAP contract and for additional periods to coincide with any renewal term of the RAD HAP contract or any replacement HAP contract. It is the intention of the parties that the RAD HAP and this Agreement shall each renew upon the completion of its initial term. Therefore, this Agreement shall remain in effect until a release is recorded as contemplated by Section 8. Such release shall be the evidence of the non-renewal of the HAP Contract, of the determination not to execute a replacement HAP contract and of the termination of this Agreement. This Agreement will survive abatement of assistance or termination of the RAD HAP contract unless otherwise approved by HUD.
3. **Use Restriction and Tenant Incomes.** The Assisted Units shall be leased in accordance with the RAD HAP contract, including any applicable eligibility and/or income-targeting requirements. In the case that the RAD HAP contract is terminated prior to the completion

of the term or renewal term, if applicable, of this Agreement (by way of illustration and not limitation, for breach or noncompliance), for the remainder of the term of this Agreement new tenants leasing the Assisted Units (except if any of the Assisted Units is a HUD-approved manager unit) must have incomes at or below 80 percent of the Area Median Income (AMI) at the time of admission (“Eligible Tenants”). Additionally, rents for such Assisted Units must not exceed 30% of 80% of the AMI for households of the size occupying an appropriately sized unit. Notwithstanding the foregoing, in the event the Project Owner so requests and is able to demonstrate to HUD’s satisfaction that despite the Project Owner’s good faith and diligent efforts to do so, the Project Owner is unable either (1) to rent a sufficient percentage of Assisted Units to Eligible Tenants in order to satisfy the restrictions in this paragraph, or (2) to otherwise provide for the financial viability of the Project, HUD may, in its sole discretion, agree to reduce the percentage of units subject to the restriction under this paragraph or otherwise modify this restriction in a manner acceptable to the Project Owner and HUD. Any such modification of the restrictions listed in this paragraph shall be evidenced by a written amendment to this Agreement executed by each of the parties hereto.

4. **Survival.** This Agreement will survive foreclosure and bankruptcy.
5. **Fair Housing and Civil Rights Requirements.** The Project Owner and its agents, where applicable, shall ensure that the Project complies with applicable federal fair housing and civil rights laws, regulations, and other legal authorities, including those identified at 24 C.F.R. § 5.105.
6. **Accessibility Requirements.** The Project Owner and its agents, where applicable, shall ensure that the Project complies with all applicable federal accessibility requirements under the Fair Housing Act and implementing regulations at 24 CFR Part 100, Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR Part 8, and Titles II and III of the Americans with Disabilities Act and implementing regulations at 28 CFR Parts 35 and 36, respectively.
7. **Restrictions on Transfer.** HUD has been granted and is possessed of an interest in the above described Project. Except as authorized below, the Project Owner and, if a party hereto, the PHA, shall not transfer, convey, encumber or permit or suffer any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said Project and/or Property or any part thereof without prior written consent of HUD. Notwithstanding the foregoing, HUD hereby authorizes (a) leases in the normal operation of the Project, (b) subordinate liens contemplated by a RAD Conversion Commitment executed in connection with the Project, whether such liens are recorded concurrent with the recordation of this Use Agreement or recorded subsequent hereto (such as permanent financing to replace construction-period financing), and (c) conveyance or dedication of land for use as streets, alleys, or other public rights-of-way and grants and easements for the establishment, operation and maintenance of public utilities. Except as otherwise approved in writing by HUD, any lien on the Project and/or Property shall be subject and subordinate to this Agreement. Unless this Agreement is released by HUD, any transferee of the Project and/or Property shall take title subject to this Agreement. In the event of a default under the RAD HAP contract including, without limitation, upon any transfer of the Property or Project without HUD consent, upon expiration of any applicable notice and/or cure periods, HUD

may transfer the RAD HAP contract and the rental assistance contemplated therein to another entity and/or Property and/or Project. The Project Owner has constituted HUD as its attorney-in-fact to effect any such transfer.

8. **Amendment or Release.** This Agreement may not be amended without HUD consent. This Agreement shall remain as an encumbrance against the Property unless and until HUD executes a release for recording. This Agreement may only be released by HUD in its sole discretion. In the event that the RAD HAP is, in accordance with all applicable laws and RAD program requirements, not renewed or replaced, HUD shall not unreasonably fail to provide such a release upon the completion of the applicable term of this Agreement.
9. **Enforcement.** In the event of a breach or threatened breach of any of the provisions of this Agreement, any eligible tenant or applicant for occupancy within the Project, or the Secretary or his or her successors or delegates, may institute proper legal action to enforce performance of such provisions, to enjoin any acts in violation of such provisions, to recover whatever damages can be proven, and/or to obtain whatever other relief may be appropriate.
10. **Severability.** The invalidity, in whole or in part, of any of the provisions set forth in this Agreement shall not affect or invalidate any remaining provisions.
11. **Conflicts.** Any conflicts between this Agreement and the RAD HAP contract or any other applicable HUD program requirements shall be conclusively resolved by the Secretary.
12. **Execution of Other Agreements.** The Project Owner and, if a party hereto, the PHA, agrees that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions of this Agreement, and that in any event, the provisions of this Agreement are paramount and controlling as to the rights and obligations set forth and supersede any other conflicting requirements.
13. **Subsequent Statutory Amendments.** If revisions to the provisions of this Agreement are necessitated by subsequent statutory amendments, the Project Owner and, if a party hereto, the PHA, agrees to execute modifications to this Agreement that are needed to conform to the statutory amendments. At HUD's option, HUD may implement any such statutory amendment through rulemaking.
14. **Lender Provisions.**
 - A. Nothing in this Agreement prohibits any holder of a mortgage or other lien against the Property or Project from foreclosing its lien or accepting a deed in lieu of foreclosure. Any lien holder shall give HUD, as a courtesy, written notice prior to declaring an event of default. Any lien holder shall provide HUD concurrent notice with any written filing of foreclosure filed in accordance with state law provided that the foreclosure sale shall not occur sooner than sixty days (60) days after such notice to HUD. The Notice to HUD may be personally delivered or sent by U.S. certified or registered mail, return receipt requested, first class postage prepaid, addressed as follows:

U.S. Department of Housing and Urban Development
451 7th Street SW, Room 4100

Washington, DC 20410

Attention: Office of the Assistant Secretary for Public and Indian Housing - Rental Assistance Demonstration

- B. Notwithstanding any lien holder's foreclosure rights, this Agreement survives foreclosure and any new owners of the Property or the Project take ownership subject to this Agreement.
 - C. Transfer of title to the Property or the Project may be grounds for termination of assistance under the RAD HAP contract. However, HUD may permit, through prior written consent by HUD, the new owner of the Property or the Project to assume the RAD HAP contract, subject to the terms included therein, or enter into a new HAP contract. Any HUD consent to continued HAP assistance is subject to the RAD Statute and other RAD program requirements.
 - D. Each entity interested in purchasing the Property in a foreclosure sale administered under state foreclosure law may submit a written request to HUD to continue RAD HAP contract assistance in the event of such entity's successful acquisition at the foreclosure sale. Such request shall be submitted by the latter of ten business days after first publication of the foreclosure sale or 60 days prior to such foreclosure sale.
15. **Successors and Assigns.** This Agreement shall be binding upon the Project Owner and, if a party hereto, the PHA, and all future successors and assigns of either with respect to any portion of the Property or the Project.

In Witness Whereof, the parties hereto, by their respective duly authorized representatives, have caused their names to be subscribed hereto.

The below parties hereby certify that the information provided on this form and in any supporting documentation submitted herewith is true and accurate. The undersigned understand that any misrepresentations may be subject to civil and/or criminal penalties including, but not limited to, fine or imprisonment, or both under the provisions of Title 18, United States Code, Sections 1001 and 1010. This instrument has been made, presented, and delivered for the purpose of influencing an official action of HUD, and may be relied upon by HUD as a true statement of facts contained therein.

Project Owner:

McALLEN HOUSING DEVELOPMENT CORPORATION., A Texas
Public Facility Corporation

By: Elva Cerda

Title: President

Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of HIDALGO

ss.

On _____, 2026 before me, a Notary Public for the above jurisdiction, personally appeared Elva Cerda who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the above jurisdiction that the foregoing paragraph is true and correct. Witness my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

PHA:

McALLEN HOUSING AUTHORITY, A Texas Public
Housing Authority

By: Rudy Ramirez
Title: Executive Director
Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas

County of HIDALGO

ss.

On _____, 2026, before me, a Notary Public for the above jurisdiction, personally appeared Rudy Ramirez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the above jurisdiction that the foregoing paragraph is true and correct. Witness my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

U.S. Department of Housing and Urban Development

By: _____

Name: Thomas R. Davis

Title: Director, Office of Recapitalization

Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Washington

District of Columbia

ss.

On _____ 2026, before me, a Notary Public for the above jurisdiction, personally appeared Thomas R. Davis who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the above jurisdiction that the foregoing paragraph is true and correct. Witness my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

EXHIBIT A
Property Subject to this RAD Use Agreement

All of Vine Terrace, an Addition to the City of McAllen, Hidalgo County, Texas, according to Map thereof recorded in Volume 22, Page 55 of the Map Records of Hidalgo County, Texas, more particularly described as follows:

A 9.07 acre tract of land out of Lot 134; La Lomita Irrigation and Construction company's Subdivision of Porciones 61, 62 and 63; Hidalgo County, Texas.

Beginning at the Southeast comer of Lot 134, for the southeast comer of the following described tract of land, said point being in Vine Avenue, McAllen, Texas.

THENCE, with the East line of Lot 134; North 9°00'40" East, at 25.0 feet past the North line of Vine Avenue and at 699.95 feet a point on the North line of proposed La Vista Avenue, for the Northeast comer hereof;

THENCE, parallel to the South line of Lot 134, and with the North line of proposed La Vista Avenue; North 81°17'30" west, 566.45 feet to a point, for the Northwest comer hereof;

THENCE, parallel to the West line of Lot 134, South 8°42'30" west, at 674.94 feet past the North line of Vine Avenue and at 699.94 feet a point on the south line of Lot 134, for the Southwest comer hereof;

THENCE, with the South line of Lot 134, in Vine Avenue; South 81°17'30" East, 562.75 feet to the PLACE OF BEGINNING. Containing 9.07 acres of land (395,186 square feet), more or less, of which the south 25.0 feet comprising 0.32 acre lies in Vine Avenue and the North 60.0 feet comprising 0.78 acre lies in proposed La vista Avenue.

SPECIFICALLY EXCLUDING THE COMMON AREAS CONTAINED THEREIN, MORE FORMALLY DESCRIBED AS

The Common Area of VINE TERRACE, an Addition to the City of McAllen, Hidalgo County, Texas, according to the map recorded in Volume 22, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

McAllen Housing Authority - MHDC

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Cash				
4	Unrestricted	\$ 1,357,874	\$ 1,137,329	↑ 19.39%	↑ \$220,546
5	Restricted				
6	Family Self-Sufficiency	\$ -	\$ -	→	\$0
7	Hibiscus Leasehold	\$ -	\$ -	→	\$0
8	Section 8	\$ -	\$ -	→	\$0
9	Emergency Housing Voucher	\$ -	\$ -	→	\$0
10	Capital Funds	\$ -	\$ -	→	\$0
11	Tenant Security Deposits	\$ 20,998	\$ 19,573	↑ 7.28%	↑ \$1,425
12	Reserve Accounts	\$ 1,044,249	\$ 1,016,199	↑ 2.76%	↑ \$28,050
13	CDBG / Donations	\$ -	\$ -	→	\$0
14	Restricted	\$ 1,065,247	\$ 1,035,772	↑ 2.85%	↑ \$29,475
15	Total Cash	\$ 2,423,121	\$ 2,173,100	↑ 11.51%	↑ \$250,021
16	Certificate of Deposit - Unrestricted	\$ -	\$ -	→	\$0
17	Accounts Receivable				
18	Tenant Receivables	\$ 6,552	\$ 8,602	↓ -23.83%	↓ -\$2,050
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	\$ 6,552	\$ 8,602	↓ -23.83%	↓ -\$2,050
26	Due From Funds	\$ -	\$ 1	↓ -100.00%	↓ -\$1
	Inventory - Supplies	\$ 9,220	\$ (1,818)	↓ -607.15%	↑ \$11,038
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	Leasehold Improvements	\$ 48,135	\$ 22,508	↑ 113.86%	↑ \$25,627
35	Buildings	\$ 4,952,971	\$ 4,952,971	↑ 0.00%	→ \$0
36	Furniture and Fixtures	\$ 194,964	\$ 194,964	→ 0.00%	→ \$0
37	Vehicle	\$ -	\$ -	→	\$0
38	Accumulated Depreciation	\$ (4,621,897)	\$ (4,564,771)	↑ 1.25%	↓ -\$57,126
39	Total Capital Assets	\$ 1,102,673	\$ 1,134,172	↓ -2.78%	↓ -\$31,499
40	Prepays	\$ 48,325	\$ 34,174	↑ 41.41%	↑ \$14,151
41	Other Long-Term Asses				
42	Accrued Interest - Retama	\$ -	\$ -	→	\$0
43	Accrued Interest	\$ -	\$ -	→	\$0
44	Other Assets (Clearing Account)	\$ 4,813	\$ -	↑	\$4,813
45	Total Long-Term Assets	\$ 4,813	\$ -	↑	\$4,813
46	Total Assets	\$ 3,594,704	\$ 3,348,231	↑ 7.36%	↑ \$246,472
47					

McAllen Housing Authority - MHDC

Dashboard Financial Summary

March 31, 2026

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
48	Current Liabilities				
49	Accounts Payable	\$ 4,926	\$ 775	↑ 535.62%	\$4,151
50	Family Self-Sufficiency	\$ -	\$ -		\$0
51	Payroll Withholdings	\$ 32	\$ 32	↑ 0.75%	\$0
52	Payroll Taxes Payable	\$ -	\$ -		\$0
53	Accrued Wages & Compensated Absences	\$ 7,237	\$ 1,900	↑ 280.91%	\$5,337
54	Due to Funds	\$ (10,444)	\$ 14,447	↓ -172.29%	-\$24,891
55	Tenant Deposits	\$ 20,823	\$ 19,923	↑ 4.52%	\$900
56	Other Current Liabilities	\$ 2,528	\$ 34,614	↓ -92.70%	-\$32,086
57	Total Current Liabilities	\$ 25,102	\$ 71,690	↓ -64.98%	-\$46,588
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	\$ 3,569,602	\$ 3,276,541	↑ 8.94%	\$293,061
71					\$0
72	Total Liabilities and Net Position	\$ 3,594,704	\$ 3,348,231	↑ 7.36%	\$246,473
73	Variance	\$ 0	\$ (0)		\$0

McAllen Housing Development Corporation

Month Ending March 31, 2026

Hibiscus
Vine Terrace

Line	Description	Current Month 03/31/26	PY Month 03/31/25	% Change	\$ Change
3	Tenant Revenue	\$ 56,351	\$ 59,332	↓ -5.02%	↓ -\$2,981
4	Rent Gain / (Loss) on Lease	\$ -	\$ (4,284)	↑ 100.00%	↑ \$4,284
5	Rent: Vacancy Loss, Write-off	\$ -	\$ (3,040)	↑ 100.00%	↑ \$3,040
6	Rent: Write-offs	\$ -	\$ -		→ \$0
7	Net Tenant Revenue	\$ 56,351	\$ 52,008	↑ 8.35%	↑ \$4,343
8	Grant Admin Revenue	\$ -	\$ -		→ \$0
9	Grant - Capital	\$ -	\$ -		→ \$0
10	Grant - Stability / Other	\$ -	\$ -		→ \$0
11	Grant - Emergency Housing	\$ -	\$ -		→ \$0
12	Fraud Recovery	\$ -	\$ -		→ \$0
13	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
14	Office / Ground Lease	\$ -	\$ -		→ \$0
15	Interest Income	\$ -	\$ -		→ \$0
16	Other Revenue	\$ 174	\$ 412	↓ -57.77%	↓ -\$238
17	Total Revenue	\$ 56,525	\$ 52,420	↑ 7.83%	↑ \$4,105
18	Administrative Expenses	\$ 8,377	\$ 7,116	↑ 17.72%	↑ \$1,261
19	Tenant Services	\$ -	\$ 1,376	↓ -100.00%	↓ -\$1,376
20	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
21	Utilities Expense	\$ 2,196	\$ 1,953	↑ 12.44%	↑ \$243
22	Maintenance & Operations	\$ 14,920	\$ 21,618	↓ -30.98%	↓ -\$6,698
23	Other General Expenses	\$ 5,837	\$ 9,002	↓ -35.16%	↓ -\$3,165
24	Interest Expense	\$ -	\$ -		→ \$0
25	Depreciation	\$ -	\$ -		→ \$0
26	Total Expenses	\$ 31,330	\$ 41,064	↓ -23.70%	↓ -\$9,734
27	Operating Income (Loss)	\$ 25,195	\$ 11,356	↑ 121.87%	↑ \$13,839
28	HAP Grant Revenue	\$ -	\$ -		→ \$0
29	HAP Grant EHV Expenditures	\$ -	\$ -		→ \$0
30	Housing Assistance Payments	\$ -	\$ -		↑ \$0
31	Net Housing Assistance	\$ -	\$ -		→ \$0
32	Capital Funds - General	\$ -	\$ -		→ \$0
33	Capital Funds - Expenditures	\$ -	\$ -		→ \$0
34	Replacement Reserves Exp	\$ (1,072)	\$ (875)	↓ -22.44%	↓ -\$196
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	\$ (1,072)	\$ (875)	↓ -22.44%	↓ -\$196
44	Net Income	24,123	10,480	↑ 130.17%	↑ \$13,643

McAllen Housing Development Corporation

Month Ending March 31, 2026

Hibiscus
Vine Terrace

Line	Description	YTD 03/31/26	PYR-YTD 03/31/25	% Change	\$ Change
45	Tenant Revenue	\$ 504,026	\$ 528,890	↓ -4.70%	↓ -\$24,864
46	Rent Gain / (Loss) on Lease	\$ -	\$ (48,114)	↑ 100.00%	↑ \$48,114
47	Rent: Vacancy Loss, Write-off	\$ (31,227)	\$ (29,255)		↓ -\$1,972
48	Rent: Write-offs	\$ -	\$ -		→ \$0
49	Net Tenant Revenue	\$ 472,799	\$ 451,521	↑ 4.71%	↑ \$21,278
50	Grant Admin Revenue	\$ -	\$ -		→ \$0
51	Grant - Capital	\$ -	\$ -		→ \$0
52	Grant - Stability / Other	\$ -	\$ -		→ \$0
53	Grant - Emergency Housing	\$ -	\$ -		→ \$0
54	Fraud Recovery	\$ -	\$ -		→ \$0
55	Resident Service	\$ -	\$ -		→ \$0
56	Office / Ground Lease	\$ -	\$ -		→ \$0
57	Interest Income	\$ -	\$ -		→ \$0
58	Other Revenue (LF, Apps, M.Charge)	\$ 4,660	\$ 6,211	↓ -24.97%	↓ -\$1,551
59	Total Revenue	\$ 477,459	\$ 457,732	↑ 4.31%	↑ \$19,727
60	Administrative Expenses	\$ 87,997	\$ 100,955	↓ -12.83%	↓ -\$12,958
61	Tenant Services	\$ 1,351	\$ 5,279	↓ -74.41%	↓ -\$3,928
62	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
63	Utilities Expense	\$ 21,055	\$ 20,296	↑ 3.74%	↑ \$759
64	Maintenance & Operations	\$ 131,819	\$ 182,299	↓ -27.69%	↓ -\$50,480
65	Other General Expenses	\$ 52,510	\$ 76,928	↓ -31.74%	↓ -\$24,418
66	Interest Expense	\$ -	\$ -		→ \$0
67	Depreciation	\$ -	\$ -		→ \$0
68	Total Expenses	\$ 294,732	\$ 385,757	↓ -23.60%	↓ -\$91,025
69	Operating Income (Loss)	\$ 182,727	\$ 71,974	↑ 153.88%	↑ \$110,753
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	\$ (6,726)	\$ (13,419)	↑ 49.88%	↑ \$6,693
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	\$ 116,103	\$ -		↑ \$116,103
83	Scholarship Fundraising	\$ -	\$ -		→ \$0
84	Scholarship Expenditures	\$ -	\$ -		→ \$0
85	Transfer In (Out)	\$ -	\$ -		→ \$0
86	Total Other Funding	\$ 109,377	\$ (13,419)	↑ 915.09%	↑ \$122,796
87	Net Income	292,104	\$ 58,555	↑ 398.85%	↑ \$233,549

McAllen Housing Development Corporation

Month Ending March 31, 2026

Hibiscus
Vine Terrace

Line	Description	Current Month 03/31/26	Budget 03/31/26	% Change	\$ Change
88	Tenant Revenue	\$ 56,351	\$ 54,275	↑ 3.82%	↑ \$2,076
89	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
90	Rent: Vacancy Loss, Write-off	\$ -	\$ (3,589)	↑ 100.00%	↑ \$3,589
91	Rent: Write-offs	\$ -	\$ -		→ \$0
92	Net Tenant Revenue	\$ 56,351	\$ 50,686	↑ 11.18%	↑ \$5,665
93	Grant Admin Revenue	\$ -	\$ -		→ \$0
94	Grant - Capital	\$ -	\$ -		→ \$0
95	Grant - Stability / Other	\$ -	\$ -		→ \$0
96	Grant - Emergency Housing	\$ -	\$ -		→ \$0
97	Fraud Recovery	\$ -	\$ -		→ \$0
98	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
99	Office / Ground Lease	\$ -	\$ -		→ \$0
100	Interest Income	\$ -	\$ -		→ \$0
101	Other Revenue	\$ 174	\$ 444	↓ -60.81%	↓ -\$270
102	Total Revenue	\$ 56,525	\$ 51,130	↑ 10.55%	↑ \$5,395
103	Administrative Expenses	\$ 8,377	\$ 14,103	↓ -40.60%	↓ -\$5,726
104	Tenant Services	\$ -	\$ -		→ \$0
105	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
106	Utilities Expense	\$ 2,196	\$ 2,637	↓ -16.72%	↓ -\$441
107	Maintenance & Operations	\$ 14,920	\$ 17,712	↓ -15.76%	↓ -\$2,792
108	Other General Expenses	\$ 5,837	\$ 10,261	↓ -43.12%	↓ -\$4,424
109	Interest Expense	\$ -	\$ -		→ \$0
110	Depreciation	\$ -	\$ -		→ \$0
111	Total Expenses	\$ 31,330	\$ 44,713	↓ -29.93%	↓ -\$13,383
112	Operating Income (Loss)	\$ 25,195	\$ 6,417	↑ 292.63%	↑ \$18,778
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	\$ (1,072)	\$ (2,083)	↑ 48.55%	↑ \$1,011
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	\$ (1,072)	\$ (2,083)	↑ 48.55%	↑ \$1,011
129	Net Income	24,123	4,334	↑ 456.61%	↑ \$19,789

McAllen Housing Development Corporation

Month Ending March 31, 2026

Hibiscus
Vine Terrace

Line	Description	YTD 03/31/26	YTD - Budget 03/31/26	% Change	\$ Change
129	Tenant Revenue	\$ 504,026	\$ 488,471	↑ 3.18%	↑ \$15,555
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
131	Rent: Vacancy Loss, Write-off	\$ (31,227)	\$ (32,299)	↑ 3.32%	↑ \$1,072
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 472,799	\$ 456,172	↑ 3.64%	↑ \$16,627
134	Grant Admin Revenue	\$ -	\$ -		→ \$0
135	Grant - Capital	\$ -	\$ -		→ \$0
136	Grant - Stability / Other	\$ -	\$ -		→ \$0
137	Grant - Emergency Housing	\$ -	\$ -		→ \$0
138	Fraud Recovery	\$ -	\$ -		→ \$0
139	Resident Service / Port-in Fee	\$ -	\$ -		→ \$0
140	Office / Ground Lease	\$ -	\$ -		→ \$0
141	Interest Income	\$ -	\$ -		→ \$0
142	Other Revenue	\$ 4,660	\$ 3,998	↑ 16.55%	↑ \$662
143	Total Revenue	\$ 477,459	\$ 460,171	↑ 3.76%	↑ \$17,289
144	Administrative Expenses	\$ 87,997	\$ 126,930	↓ -30.67%	↓ -\$38,933
145	Tenant Services	\$ 1,351	\$ -		↑ \$1,351
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 21,055	\$ 23,730	↓ -11.27%	↓ -\$2,675
148	Maintenance & Operations	\$ 131,819	\$ 159,410	↓ -17.31%	↓ -\$27,591
149	Other General Expenses	\$ 52,510	\$ 92,353	↓ -43.14%	↓ -\$39,844
150	Interest Expense	\$ -	\$ -		→ \$0
151	Depreciation	\$ -	\$ -		→ \$0
152	Total Expenses	\$ 294,732	\$ 402,424	↓ -26.76%	↓ -\$107,692
153	Operating Income (Loss)	\$ 182,727	\$ 57,747	↑ 216.43%	↑ \$124,980
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	\$ (6,726)	\$ (18,750)	↑ 64.13%	↑ \$12,024
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	\$ 116,103	\$ -		↑ \$116,103
166	Scholarship Fundraising	\$ -	\$ -		→ \$0
167	Scholarship Expenditures	\$ -	\$ -		→ \$0
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ 109,377	\$ (18,750)	↑ 683.35%	↑ \$128,127
170	Net Income	292,104	\$ 38,997	↑ 649.05%	↑ \$253,107