



**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, June 24, 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 May 27, 2026.
 - b) Consideration and Possible Action to Approve Resolution McHC 2026-03; A Resolution of the Housing Authority of the City of McAllen Approving the FY 2026-2027 Operating Budgets for Public Housing and Housing Choice Voucher Programs.
 - c) Consideration and Possible Action to Approve the McAllen Housing Commission FY 2026-2027 Employee Organizational Chart.
 - d) Consideration and Possible Action to Approve the McAllen Housing Commission FY 2026-2027 Employee Holiday Schedule.
 - e) Consideration and Possible Action to Approve Resolution McHC 2026-04; A Resolution of the Housing Authority of the City of McAllen Approving the Write-Off for Inactive Repayment Agreements
6. Non- Action Items:
 - Executive Directors Report
 - Financial Summary
7. Executive Session: Closed Session Under Government Code 551 Sections
8. Reconvene to Open Session; Action, if any, on:
9. Board Agenda Requests for July 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, June 18, 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 MCALEN



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

God, You are the Builder of all things. Please guide us in this meeting. Help us come up with effective strategies that can enable us to move forward as a team in a meaningful way. Help us to generate good plans that are practical, sustainable, and easily implemented. Guide us toward the best way to take action to accomplish our goals. Help us to tackle all the topics we need to discuss, come up with excellent solutions, and leave this meeting inspired. Amen.

MINUTES OF THE MEETING
OF THE MCALLEN HOUSING COMMISSION REGULAR BOARD MEETING
Wednesday, May 27, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Commission was held Wednesday, Wednesday, May 27, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:30 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
Assistant City Attorney Martin Canales

Absent: Resident Commissioner Miguel Martinez

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: Human Resource Development Institute Dr. Marco Garza

1. Call the meeting to order – 11:30 a.m.
2. Invocation – Vice Chair Eliseo “Tito” Salinas
3. Pledge of Allegiance – Commissioner Francisco Meza
4. Public Comment – N/A
5. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of April 29, 2026. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes of the Regular. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve the Opening of the Housing Choice Voucher (HCV) and Public Housing (PH) Waitlist, Authorizing the Executive Director to open the waitlists as needed. **Director of Operations & Finance Daniel Delgado explained that, in an effort to manage the Housing Choice Voucher (HCV) and Public Housing (PH) waitlists more efficiently, staff**

recommends authorizing the Executive Director to reopen the waitlists as needed. Waitlists will be opened in increments of 100 applications. Staff further noted that the Public Housing waitlist has declined to a level where additional applicants are needed, and challenges have been encountered in identifying income-qualified families from the current waitlist.

Accommodations will continue to be provided for applicants who are unable to apply online. Board members discussed potential accessibility improvements at public housing properties, including the possible use of CDBG funding for accessibility lifts to better serve elderly and disabled residents. Staff recommended approval. Chair Elva M. Cerda entertained a motion to approve Opening of Waitlist. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Marc David Garcia second the motion. Motion carried unanimously.

- c) Consideration and Possible Action to Approve Memorandum of Understanding (MOU) with PNC Bank – CFE Community Partner Program. **PNC bank through its Community Development Banking team is launching a program designed to assist in the financial education of adults. The program includes classes on such topics as personal finance, home ownership and small business banking and lending. Staff recommends approval. Chair Elva M. Cerda entertained a motion to approve MOU. Vice Chair Eliseo “Tito” Salinas made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
 - d) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Assets. **Staff has identified miscellaneous business equipment, accessories, appliances, and other related items that have either reached the end of their useful life, are fully depreciated, or are no longer operational. A detailed listing of the items proposed for disposal has been attached for review. Staff recommends approval of the disposal of the listed inventory items. Chair Elva M. Cerda entertained a motion to approve disposal list. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
6. Non-Action Items:
- a) FY 25-26 Employee Survey Presentation – Dr. Marco Garza
 - Dr. Marco Garza presented the results of the 2026 Employee Satisfaction Survey. Survey findings indicated high levels of employee satisfaction, organizational pride, teamwork, and commitment to the agency's mission. Employees identified the agency's positive work environment, flexible scheduling, and professional development opportunities as key

strengths. Dr. Garza noted that compensation, while rated favorably, was identified as an area for continued review. He also discussed plans to conduct a regional compensation study involving municipalities and housing authorities throughout the Rio Grande Valley to provide local compensation benchmarking data. The Board expressed appreciation for the presentation and the proposed compensation study initiative.

b) Executive Directors Report

- Update regarding property insurance renewal efforts. Due to significant market increases, staff has been exploring alternative providers and is currently working with a potential carrier that may offer more competitive rates than the current provider.
- FY 2026-2027 draft budget is being prepared for Board consideration at the June meeting and remains on schedule for HUD submission.
- Proposed five-unit development project funded through CDBG funds. Staff has submitted all requested documentation to HUD and continues to work through the review process. HUD has indicated that its typical review timeframe is approximately 30 days, and staff expects a response in the coming weeks.
- Employee evaluations are currently being reviewed and discussed upcoming efforts related to a regional compensation study and the revision of the agency's Employee Handbook. An outline of the handbook review process will be presented at a future meeting.
- Request for Proposals (RFP) for banking services, with multiple financial institutions requesting information. Recommendations will be presented to the Board at a future meeting.
- Training and conference opportunities, including the HAT Annual Conference and the NAHRO Conference – Denver, CO – October

c) FY 26-27 Draft Budget

- Director of Operations & Finance Daniel Delgado presented the FY 2026-2027 draft budget. Revenue is projected to increase modestly, while healthcare and property insurance costs are expected to rise. Despite these increases, the agency is projecting a positive net income. Staff will continue to monitor expenses and explore opportunities to reduce insurance costs.

d) Financial Summary

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

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

8. Reconvene to Open Session; Action, If any, on:
9. Board Agenda Requests for June Board Meeting
10. Adjournment. **Chair Elva M. Cerda entertained a motion to adjourn the meeting. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo "Tito" Salinas second the motion. Meeting adjourned (concurrently with MHFC & MHDC Board Meeting) at 12:21 p.m.**

Rodolfo "Rudy" Ramirez, Executive Director

PHA Board Resolution
Approving Operating Budget

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

OMB Approval No. 2577-0026
(exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget 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, REE, Department of Housing and Urban Development, 451 7th Street SW, Room 8210, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0026. 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 information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget, and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: [McAllen Housing Authority](#) PHA Code: [TX028](#)

PHA Fiscal Year Beginning: [07/01/2026](#) Board Resolution Number: [2026-03](#)

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson or Executive Director (as authorized), I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board’s approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: [06/24/2026](#)
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

PHA Comments:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

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

Board Chairperson or Executive Director’s Name, as authorized: Elva M. Cerda	Signature:	Date:
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Identification: TX028-McAllen Housing Authority PHA Board Resolution form HUD-52574 (ID - 13191) for CY 2026 printed by DANIEL DELGADO in HUD Secure Systems/Public Housing Portal at 06/17/2026 03:32PM EST

Previous editions are obsolete

Form HUD-52574

McAllen Housing Commission - Combined

Excludes La Vista Apartments and Retama I, Retama II

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget	PROPOSED BUDGET		% Change	\$ Change
		06/30/26		FY 26-27		
129	Tenant Revenue	\$ 2,396,623	\$	2,457,613	↑ 2.54%	↑ \$60,990
130	Rent Gain / (Loss) on Lease	\$ -	\$	-	→	\$0
131	Rent: Vacancy Loss, Adjust	\$ (197,806)	\$	(197,806)	↑ 0.00%	→ \$0
132	Rent: Write-offs	\$ -	\$	-	→	\$0
133	Net Tenant Revenue	\$ 2,198,817	\$	2,259,807	↑ 2.77%	↑ \$60,990
134	Grant Admin Revenue	\$ 1,061,776	\$	1,057,550	↓ -0.40%	↓ -\$4,226
135	Grant - Capital & OP Subsidy	\$ 417,791	\$	404,998	↓ -3.06%	↓ -\$12,793
136	Grant - Stability / Other	\$ 116,296	\$	127,927	↑ 10.00%	↑ \$11,631
137	Grant - Emergency Housing	\$ -	\$	-	→	\$0
138	Fraud Recovery	\$ 77,261	\$	135,484	↑ 75.36%	↑ \$58,223
139	Resident Service / Port-in Fee	\$ 442,700	\$	442,700	→ 0.00%	→ \$0
140	Office / Ground Lease	\$ 73,133	\$	93,633	↑ 28.03%	↑ \$20,500
141	Interest Income	\$ 25,450	\$	25,534	↑ 0.33%	↑ \$84
142	Other Revenue	\$ 24,237	\$	23,977	↓ -1.07%	↓ -\$260
143	Total Revenue	\$ 4,437,461	\$	4,571,610	↑ 3.02%	↑ \$134,149
144	Administrative Expenses	\$ 2,002,695	\$	2,253,807	↑ 12.54%	↑ \$251,112
145	Tenant Services	\$ 149,777	\$	115,135	↓ -23.13%	↓ -\$34,642
146	Fundraising Expend. (5K)	\$ -	\$	10,825	→	↑ \$10,825
147	Utilities Expense	\$ 162,106	\$	178,429	↑ 10.07%	↑ \$16,323
148	Maintenance & Operations	\$ 783,503	\$	728,609	↓ -7.01%	↓ -\$54,894
149	Other General Expenses	\$ 884,638	\$	1,006,757	↑ 13.80%	↑ \$122,119
150	Interest Expense	\$ 79,012	\$	74,026	↓ -6.31%	↓ -\$4,986
151	Depreciation	\$ 440,000	\$	440,000	→ 0.00%	→ \$0
152	Total Expenses	\$ 4,501,731	\$	4,807,588	↑ 6.79%	↑ \$305,857
153	Operating Income (Loss)	\$ (64,270)	\$	(235,978)	↓ -267.17%	↓ -\$171,708
154	HAP Grant Revenue	\$ 8,678,253	\$	9,664,720	↑ 11.37%	↑ \$986,467
155	HAP Grant EHV Expenditures	\$ (248,892)	\$	(248,892)	→ 0.00%	→ \$0
156	Housing Assistance Payments	\$ (8,429,361)	\$	(9,415,828)	↓ -11.70%	↑ -\$986,467
157	Net Housing Assistance	\$ -	\$	-	→	\$0
158	Capital Funds - General	\$ 62,881	\$	97,500	↑ 55.05%	↑ \$34,619
159	Capital Funds - Expenditures	\$ -	\$	-	→	\$0
160	Replacement Reserves Expenc	\$ (116,000)	\$	(92,000)	↑ 20.69%	↑ \$24,000
161	CDBG Grants / Donations	\$ 6,520	\$	-	↓ -100.00%	↓ -\$6,520
162	Grant/Donations Expenditure:	\$ -	\$	-	→	\$0
163	Developer Fee - Las Palomas	\$ -	\$	173,265	→	↑ \$173,265
164	Developer Fee - Green Jay	\$ 212,472	\$	305,000	↑ 43.55%	↑ \$92,528
165	Developer Fee - Hibiscus Villa	\$ -	\$	200,000	→	↑ \$200,000
166	Scholarship Fundraising	\$ 21,100	\$	21,000	↓ -0.47%	↓ -\$100
167	Scholarship Expenditures	\$ (17,550)	\$	(19,000)	↓ -8.26%	↓ -\$1,450
168	Transfer In (Out)	\$ -	\$	453	→	↑ \$453
169	Total Other Funding	\$ 169,423	\$	686,218	↑ 305.03%	↑ \$516,795
170	Net Income	\$ 105,153	\$	450,240	↑ 328.18%	↑ \$345,087

McAllen Housing Commission - McAllen Housing Authority

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/25	PROPOSED BUDGET FY 26-27	% 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	\$ 320,291	\$ 307,498	↓ -3.99%	↓ -\$12,793
136	Grant - FSS	\$ 116,296	\$ 127,927	↑ 10.00%	↑ \$11,631
137	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
138	Fraud Recovery	\$ -	\$ 10,213		↑ \$10,213
139	Resident Service / Port-in Fee	\$ -	\$ -		⇒ \$0
140	Office / Ground Lease	\$ 73,133	\$ 93,633	↑ 28.03%	↑ \$20,500
141	Interest Income	\$ -	\$ 84		↑ \$84
142	Other Revenue	\$ -	\$ -		⇒ \$0
143	Total Revenue	\$ 509,720	\$ 539,355	↑ 5.81%	↑ \$29,635
144	Administrative Expenses	\$ 198,031	\$ 279,146	↑ 40.96%	↑ \$81,115
145	Tenant Services	\$ 132,720	\$ 111,582	↓ -15.93%	↓ -\$21,138
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 46,972	\$ 51,670	↑ 10.00%	↑ \$4,698
148	Maintenance & Operations	\$ 61,838	\$ 61,838	↑ 0.00%	⇒ \$0
149	Other General Expenses	\$ 152,756	\$ 171,833	↑ 12.49%	↑ \$19,077
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ 53,000	\$ 53,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 645,317	\$ 729,069	↑ 12.98%	↑ \$83,752
153	Operating Income (Loss)	\$ (135,597)	\$ (189,713)	↓ -39.91%	↓ -\$54,117
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)	\$ 195,001	\$ 195,453	↑ 0.23%	↑ \$452
169	Total Other Funding	\$ 195,001	\$ 195,453	↑ 0.23%	↑ \$452
170	Net Income	59,404	5,740	↓ -90.34%	↓ -\$53,665

McAllen Housing Commission - Capital Funds

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% 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	\$ 97,500	\$ 97,500	⇒ 0.00%	⇒ \$0
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
138	Fraud Recovery	\$ -	\$ -		⇒ \$0
139	Resident Service / Port-in Fee	\$ -	\$ -		⇒ \$0
140	Office / Ground Lease	\$ -	\$ -		⇒ \$0
141	Interest Income	\$ -	\$ -		⇒ \$0
142	Other Revenue	\$ -	\$ -		⇒ \$0
143	Total Revenue	\$ 97,500	\$ 97,500	⇒ 0.00%	⇒ \$0
144	Administrative Expenses	\$ -	\$ -		⇒ \$0
145	Tenant Services	\$ -	\$ -		⇒ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ -	\$ -		⇒ \$0
148	Maintenance & Operations	\$ -	\$ -		⇒ \$0
149	Other General Expenses	\$ -	\$ -		⇒ \$0
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ -	\$ -		⇒ \$0
152	Total Expenses	\$ -	\$ -		⇒ \$0
153	Operating Income (Loss)	\$ 97,500	\$ 97,500	⇒ 0.00%	⇒ \$0
154	HAP Grant Revenue	\$ -	\$ -		⇒ \$0
155	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
156	Housing Assistance Payments	\$ -	\$ -		↑ \$0
157	Net Housing Assistance	\$ -	\$ -		⇒ \$0
158	Capital Funds - General	\$ 97,500	\$ 97,500	⇒ 0.00%	⇒ \$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)	\$ (195,000)	\$ (195,000)	⇒ 0.00%	⇒ \$0
169	Total Other Funding	\$ (97,500)	\$ (97,500)	⇒ 0.00%	⇒ \$0
170	Net Income	\$ -	\$ -		⇒ \$0

McAllen Housing Commission - Housing Voucher (Section 8)

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% 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	\$ 1,061,776	\$ 1,057,550	↓ -0.40%	↓ -\$4,226
135	Grant - Capital	\$ -	\$ -		⇒ \$0
136	Grant - Stability / Other	\$ -	\$ -		⇒ \$0
137	Grant - Emergency Housing	\$ -	\$ -		⇒ \$0
138	Fraud Recovery	\$ 77,261	\$ 125,271	↑ 62.14%	↑ \$48,010
139	Resident Service / Port-in Fee	\$ 440,000	\$ 440,000	⇒ 0.00%	⇒ \$0
140	Office / Ground Lease	\$ -	\$ -		⇒ \$0
141	Interest Income	\$ 79	\$ 80	↑ 1.27%	↑ \$1
142	Other Revenue	\$ (28)	\$ (28)	↓ -0.18%	↓ \$0
143	Total Revenue	\$ 1,579,088	\$ 1,622,873	↑ 2.77%	↑ \$43,785
144	Administrative Expenses	\$ 1,082,419	\$ 1,123,708	↑ 3.81%	↑ \$41,289
145	Tenant Services	\$ 3,553	\$ 3,553	↑ 0.01%	⇒ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 4,340	\$ 4,885	↑ 12.56%	↑ \$545
148	Maintenance & Operations	\$ 28,252	\$ 28,252	↑ 0.00%	⇒ \$0
149	Other General Expenses	\$ 420,309	\$ 424,433	↑ 0.98%	↑ \$4,124
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ 17,000	\$ 17,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 1,555,873	\$ 1,601,831	↑ 2.95%	↑ \$45,958
153	Operating Income (Loss)	\$ 23,215	\$ 21,042	↓ -9.36%	↓ -\$2,173
154	HAP Grant Revenue	\$ 8,429,361	\$ 9,415,828	↑ 11.70%	↑ \$986,467
155	HAP Grant EHV Expenditures	\$ -	\$ -		⇒ \$0
156	Housing Assistance Payments	\$ (8,429,361)	\$ (9,415,828)	↓ -11.70%	↑ -\$986,467
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)	\$ -	\$ -		⇒ \$0
169	Total Other Funding	\$ -	\$ -		⇒ \$0
170	Net Income	23,215	\$ 21,042	↓ -9.36%	↓ -\$2,173

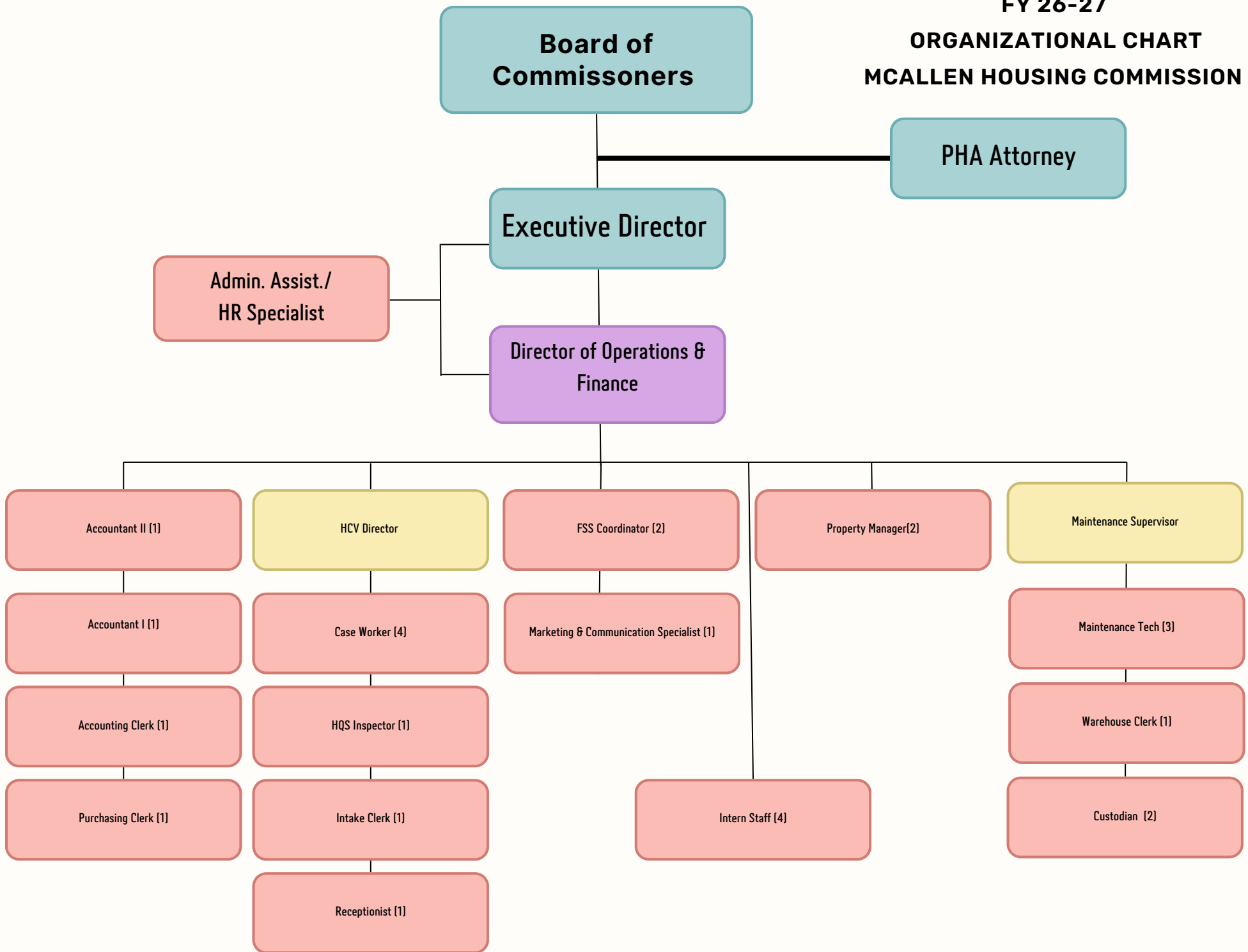
McAllen Housing Commission - Emergency Housing Voucher

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% 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	\$ -	\$ -		\$0
138	Fraud Recovery	\$ -	\$ -		\$0
139	Resident Service / Port-in Fee	\$ -	\$ -		\$0
140	Office / Ground Lease	\$ -	\$ -		\$0
141	Interest Income	\$ -	\$ -		\$0
142	Other Revenue	\$ -	\$ -		\$0
143	Total Revenue	\$ -	\$ -		\$0
144	Administrative Expenses	\$ 700	\$ 700	↑ 0.01%	\$0
145	Tenant Services	\$ -	\$ -		\$0
146	Fundraising Expend. (5K)	\$ -	\$ -		\$0
147	Utilities Expense	\$ -	\$ -		\$0
148	Maintenance & Operations	\$ -	\$ -		\$0
149	Other General Expenses	\$ -	\$ -		\$0
150	Interest Expense	\$ -	\$ -		\$0
151	Depreciation	\$ -	\$ -		\$0
152	Total Expenses	\$ 700	\$ 700	↑ 0.01%	\$0
153	Operating Income (Loss)	\$ (700)	\$ (700)	↓ -0.01%	\$0
154	HAP Grant Revenue	\$ 248,892	\$ 248,892	⇒ 0.00%	\$0
155	HAP Grant EHV Expenditures	\$ (248,892)	\$ (248,892)	⇒ 0.00%	\$0
156	Housing Assistance Payments	\$ -	\$ -		\$0
157	Net Housing Assistance	\$ -	\$ -		\$0
158	Capital Funds - General	\$ -	\$ -		\$0
159	Capital Funds - Expenditures	\$ -	\$ -		\$0
160	Replacement Reserves Expend	\$ -	\$ -		\$0
161	CDBG Grants / Donations	\$ -	\$ -		\$0
162	Grant/Donations Expenditure:	\$ -	\$ -		\$0
163	Developer Fee - Las Palomas	\$ -	\$ -		\$0
164	Developer Fee - Green Jay	\$ -	\$ -		\$0
165	Developer Fee - Hibiscus Village	\$ -	\$ -		\$0
166	Scholarship Fundraising	\$ -	\$ -		\$0
167	Scholarship Expenditures	\$ -	\$ -		\$0
168	Transfer In (Out)	\$ -	\$ -		\$0
169	Total Other Funding	\$ -	\$ -		\$0
170	Net Income	(700)	(700)	↓ -0.01%	\$0

FY 26-27

**ORGANIZATIONAL CHART
MCALLEN HOUSING COMMISSION**



Employee List FY 26-27

	Position	Name	Notes
1	Executive Director	Rodolfo Ramirez	
1	Director of Operations & Finance	Daniel Delgado	
1	Admin. Assist. /HR Specialist	Adriana Rosas	
1	Accountant II	Isabel Garcia	
1	Accountant I	Natalie Moreno	
1	Accounting Clerk	Aida Gaona	
1	Purchasing Clerk	Belladonna Flores	
1	HCV Director	Elena Saucedo	
1	Case Worker	Nora Chavez	
1	Case Worker	Blanca Barrientos	
1	Case Worker	Eleonora Villegas	
1	Case Worker	Rubia Diaz	
1	HQS Inspector	Eder Uvalle	
	Intake Clerk	Vacant	
1	Receptionist	Sylvia Pacheco	
1	FSS Coordinator	Maria Loreda	
1	FSS Coordinator	Victoria Valdez	
	Marketing & Communication Specialist	Vacant	
	Property Manager	Eder Uvalle	Vine, Hibiscus & Villas
	Property Manager	Vacant	
1	Maintenance Supervisor	Caesar Alvarado	
1	Maintenance Technician	Javier Molina	
1	Maintenance Technician	Pedro Acosta	
1	Maintenance Technician	Roberto Trejo	
1	Warehouse Clerk	Luis Hernandez	
1	Custodian	Jehu Cabrera	Part Time
1	Custodian	Ramon Ulloa	Part Time
1	Intern Staff - Accounting Dept.	Cristal Hernandez	Part Time
1	Intern Staff – Admin. Dept.	Alex Rayas	Part time
1	Intern Staff – Resident Services	Roberto Hernandez	Part time
1	Intern Staff – Warehouse	Darwin Gonzalez	Part time
27	Total Employees		

2026

JULY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	\$	9	10	11
12	13	14	15	16	17	18
19	20	21	\$	23	24	25
26	27	28	29	30	31	

AUGUST						
S	M	T	W	T	F	S
						1
2	3	4	\$	6	7	8
9	10	11	12	13	14	15
16	17	18	\$	20	21	22
23	24	25	🔑	27	28	29
30	31					

SEPTEMBER						
S	M	T	W	T	F	S
		1	\$	3	4	5
6	7	8	9	10	11	12
13	14	15	\$	17	18	19
20	21	22	🔑	24	25	26
27	28	29	\$			

OCTOBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	\$	15	16	17
18	19	20	21	22	23	24
25	26	27	🔑	29	30	31

NOVEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	\$	12	13	14
15	16	17	🔑	19	20	21
22	23	24	\$	26	27	28
29	30					

DECEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	\$	10	11	12
13	14	15	🔑	17	18	19
20	21	22	\$	24	25	26
27	28	29	30	31		



2026-2027 Calendar

Holiday Schedule

- July 3, 2026 – Independence Day
- Sept. 7, 2026 – Labor Day
- Nov. 11, 2026 – Veterans Day
- Nov. 26, 2026 – Thanksgiving Day
- Nov. 27, 2026 – Day after Thanksgiving
- Dec. 24, 2026 – Christmas Eve
- Dec. 25, 2026 – Christmas Day
- Dec. 31, 2026 – New Year’s Eve
- Jan. 1, 2027 – New Year’s Day
- Jan. 18, 2027 – Martin L. King Day
- March 29, 2027 – Good Monday
- May 31, 2027 – Memorial Day
- June 18, 2027 – Juneteenth

Legend

- Payday \$
- Holiday
- Board Meeting 🔑*

*Subject to change

*“Transforming Families
Strengthening Communities”*

2027

JANUARY						
S	M	T	W	T	F	S
					1	2
3	4	5	\$	7	8	9
10	11	12	13	14	15	16
17	18	19	\$	21	22	23
24	25	26	🔑	28	29	30
31						

FEBRUARY						
S	M	T	W	T	F	S
	1	2	\$	4	5	6
7	8	9	10	11	12	13
14	15	16	\$	18	19	20
21	22	23	🔑	25	26	27
28						

MARCH						
S	M	T	W	T	F	S
	1	2	\$	4	5	6
7	8	9	10	11	12	13
14	15	16	\$	18	19	20
21	22	23	🔑	25	26	27
28	29	30	\$			

APRIL						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	\$	15	16	17
18	19	20	21	22	23	24
25	26	27	🔑	29	30	

MAY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	\$	13	14	15
16	17	18	19	20	21	22
23	24	25	\$	🔑	27	28
29	30	31				

JUNE						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	\$	10	11	12
13	14	15	16	17	18	19
20	21	22	\$	🔑	24	25
26	27	28	29	30		



Executive Summary

Item: Write-off of Inactive Housing Choice Voucher and Public Housing Repayment Agreements.

Discussion: The McAllen Housing Commission has identified multiple **inactive** participants (listing attached) of the Housing Choice Voucher and/or Public Housing programs with outstanding balances in their repayment agreements. As per the McHC accounting policy, all accounts/agreements exceeding 120 days of inactivity will be recommended for write-off.

Recommendation: Staff requests approval to write off the amounts in the attached listing totaling \$16,733.93. McHC may refer these write-offs to a collection agent.

Inactive Repayment Agreements
FYE 2025-2026 Write-Off

Tenant #	Last Name	First Name	Middle	Start Date	Beginning Balance	Last Payment Date	Current Balance
14749	Castillo	Rosalinda		5/1/2025	\$6,096.00	1/1/2026	\$3,962.43
16427	Garcia	Alma			\$1,783.00	9/1/2025	\$853.00
11811	Garza	Patricia		5/22/2024	\$2,795.00	1/1/2026	\$2,158.00
12456	Gonzalez	Michelle	E	7/18/2023	\$1,268.00	1/1/2026	\$715.00
15394	Lara	Priscilla	C	4/3/2023	\$3,108.00	2/1/2026	\$915.75
16054	Sanchez	Raul	Jr.		\$9,390.00	1/1/2026	\$7,886.75
18530	Vega	Carolina		3/7/2025	\$797.00	2/1/2026	\$243.00
7							\$16,733.93

McAllen Housing Commission - All Entities (Excluded Third-Party Managed Properties)

Dashboard Financial Summary

05/31/2026

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 6,959,310	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Net HAP / Other	MTD Net Income (Loss)
2	Prior Year	\$ 6,037,580	\$361,758	\$289,943	\$71,816	\$9,951	\$81,766
3	Variance ↑	\$ 921,730	YTD Revenues	YTD Operating Exp.	YTD Operating In. (Loss)	YTD Net HAP / Other	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 3,114,667	\$4,179,780	\$3,208,381	\$971,399	\$284,115	\$1,255,514
6	Prior Year	\$ 2,925,900	Budget	Budget	Budget	Budget	Budget
7	Variance ↑	\$ 188,767	\$3,986,427	\$3,725,570	\$260,857	\$181,151	\$442,009
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 19,924,205	↑ 193,353	- (517,189) ↓	↑ 710,542	↑ 102,964	↑ 813,506
10	Prior Year	\$ 18,959,810					
11	Variance ↑	\$ 964,396					
12	Vacancy Rate ⇒	\$ -					
13							

Entity Snapshots

METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ 172,709 ↑	-5.9%	\$ 183,530	\$ 183,235 ↓	\$ (10,526)	(10,821)
38 YTD - Tenant Revenue	\$ 1,992,697 ↑	1.3%	\$ 1,966,746	\$ 2,015,582 ↓	\$ (22,886)	25,951
39 MTD - Grant Admin Funding	\$ 88,709 ↑	6.0%	\$ 83,660	\$ 88,481 ↑	\$ 228	5,049
40 YTD - Grant Admin Funding	\$ 1,055,114 ↑	4.1%	\$ 1,013,565	\$ 973,294 ↓	\$ 81,820	41,549
41 MTD - Administrative Expense	\$ 151,051 ↑	-4.4%	\$ 157,923	\$ 166,889 ↓	\$ (15,838)	(6,872)
42 YTD - Administrative Expense	\$ 1,670,625 ↑	-1.0%	\$ 1,687,302	\$ 1,835,620 ↓	\$ (164,996)	(16,677)
43 MTD - Replacement Costs	\$ 4,084 ↓	-46.2%	\$ 7,595	\$ 9,666 ↑	\$ (5,582)	(3,511)
44 YTD - Replacement Costs	\$ 35,457 ↓	-61.1%	\$ 91,216	\$ 106,333 ⇒	\$ (70,877)	(55,760)
45 MTD - Maintenance and Operations	\$ 48,643 ⇒	-7.2%	\$ 52,399	\$ 57,774 ↑	\$ (9,131)	(3,756)
46 YTD - Maintenance and Operations	\$ 597,391 ↓	-20.8%	\$ 754,220	\$ 718,208 ↓	\$ (120,818)	(156,830)
47 MTD - Developer Fees	\$ 1,734		\$ -	\$ -	\$ 1,734 ↑	1,734
48 YTD - Developer Fees	\$ 348,324 ↑	63.3%	\$ 213,263	\$ -	\$ 348,324 ↓	135,061

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 584,780	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD HAP / CF / Trfer In	MTD Net Income (Loss)
2	Prior Year	\$ 438,963	\$56,207	\$45,307	\$10,900	\$0	\$10,900
3	Variance	↑ \$ 145,818	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc. (Loss)	MTD HAP / CF / Trfer In	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 1,008,116	\$558,274	\$454,208	\$104,066	\$105,623	\$209,688
6	Prior Year	\$ 995,419	Budget	Budget	Budget	Budget	Budget
7	Variance	↑ \$ 12,697	\$467,243	\$542,955	(\$75,712)	\$195,001	\$119,289
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 4,353,061	↑ 91,030	↓ (88,747)	↑ 179,778	↓ (89,378)	↑ 90,399
10	Prior Year	\$ 4,028,482					
11	Variance	↑ \$ 324,578					
12	Vacancy Rate	↑ 7%					

Entity Snapshots

METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 32,057	⇒ -19.7%	\$ 39,917	\$ 36,382	↓ \$ (4,325)	(7,859)
40 YTD - Grant Admin Funding	\$ 428,192	↑ 15.2%	\$ 371,594	\$ 400,205	↓ \$ 27,987	56,598
41 MTD - Administrative Expense	\$ 19,913	↑ -2.6%	\$ 20,438	\$ 16,502	↓ \$ 3,411	(525)
42 YTD - Administrative Expense	\$ 180,399	↑ -5.4%	\$ 190,783	\$ 181,527	↓ \$ (1,128)	(10,384)
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45 MTD - Maintenance and Operations	\$ 2,126	↓ -50.0%	\$ 4,254	\$ 5,153	↑ \$ (3,027)	(2,128)
46 YTD - Maintenance and Operations	\$ 31,838	↓ -38.4%	\$ 51,722	\$ 56,685	↓ \$ (24,846)	(19,883)
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Capital Funds

Dashboard Financial Summary

05/31/2026

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ -	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD CF / Transfer Out	MTD Net Income (Loss)
2	Prior Year	\$ -	\$0	\$0	\$0	\$0	\$0
3	Variance ➡	\$ -	YTD Operating Revenues	YTD Operating Expenses	YTD Operating Inc(Loss)	YTD CF / Transfer Out	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$22	\$99,893	\$39,874	\$60,019	(\$60,018)	\$1
6	Prior Year	\$20	Budget	Budget	Budget	Budget	Budget
7	Variance ⬆	\$2	\$6,000	\$0	\$6,000	(\$6,000)	\$0
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$22	⬆ 93,893	⬆ 39,874	⬆ 54,019	⬆ (54,018)	⬆ 1
10	Prior Year	\$20					
11	Variance ⬆	\$2					
12	Vacancy Rate ➡	0%					

Entity Snapshots

36	METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ -		\$ -	\$ -	➡ \$ -	-
38	YTD - Tenant Revenue	\$ -		\$ -	\$ -	➡ \$ -	-
39	MTD - Grant Admin Funding	\$ -	⬇ -100.0%	\$ 9,022	\$ -	➡ \$ -	(9,022)
40	YTD - Grant Admin Funding	\$ 99,892	⬆ 2.5%	\$ 97,461	\$ 6,000	⬇ \$ 93,892	2,432
41	MTD - Administrative Expense	\$ -		\$ -	\$ -	⬇ \$ -	-
42	YTD - Administrative Expense	\$ 3,350.00		\$ -	\$ -	⬆ \$ 3,350	3,350
43	MTD - Replacement Costs	\$ -		\$ -	\$ -	⬇ \$ -	-
44	YTD - Replacement Costs	\$ -		\$ -	\$ -	⬇ \$ -	-
45	MTD - Maintenance and Operations	\$ -		\$ -	\$ -	⬇ \$ -	-
46	YTD - Maintenance and Operations	\$ 36,523.84		\$ -	\$ -	⬆ \$ 36,524	36,524
47	MTD - Developer Fees	\$ -		\$ -	\$ -	⬇ \$ -	-
48	YTD - Developer Fees	\$ -		\$ -	\$ -	⬇ \$ -	-

Housing Choice Voucher Program

Dashboard Financial Summary

05/31/2026

Budget Variance Highlights

9	Unrestricted Cash - CY	\$ 2,384,224	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD NET HAP	MTD Net Income (Loss)	
2	Prior Year	\$ 2,189,465	\$125,597	\$115,355	\$10,243	\$14,506	\$24,749	
3	Variance ↑	\$ 194,760	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc (Loss)	YTD NET HAP	YTD Net Income (Loss)	
4			Actual	Actual	Actual	Actual	Actual	
5	Restricted Cash - CY	\$ 535,311	\$1,456,528	\$1,203,895	\$252,632	(\$65,749)	\$186,883	
6	Prior Year	\$ 366,857	Budget	Budget	Budget	Budget	Budget	
7	Variance ↑	\$ 168,454	\$1,447,497	\$1,410,632	\$36,865	\$0	\$36,865	
8			Variance	Variance	Variance	Variance	Variance	
9	Total Asset	\$ 2,938,804	↑ 9,031	-	↓ (206,737)	↑ 215,768	↓ (65,749)	↑ 150,018
10	Prior Year	\$ 2,584,843						
11	Variance ↑	\$ 353,961						
12	Vacancy Rate ⇒	0%						
13								

Entity Snapshots

METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
37 MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38 YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39 MTD - Grant Admin Funding	\$ 88,709	↑ 6.0%	\$ 83,660	\$ 88,481	↑ \$ 228	5,049
40 YTD - Grant Admin Funding	\$ 1,055,114	↑ 4.1%	\$ 1,013,565	\$ 973,294	↓ \$ 81,820	41,549
41 MTD - Administrative Expense	\$ 81,720	↓ -5.5%	\$ 86,459	\$ 90,201	↓ \$ (8,481)	(4,739)
42 YTD - Administrative Expense	\$ 915,678	⇒ 1.9%	\$ 898,980	\$ 992,216	↓ \$ (76,539)	16,698
43 MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44 YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45 MTD - Maintenance and Operations	\$ 1,225		\$ -	\$ 200	↑ \$ 1,025	1,225
46 YTD - Maintenance and Operations	\$ 14,269	↓ -28.5%	\$ 19,957	\$ 25,898	↓ \$ (11,629)	(5,688)
47 MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48 YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-

Emergency Housing Voucher Program

Dashboard Financial Summary

05/31/2026

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 41,277	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD NET HAP	MTD Net Income (Loss)
2	Prior Year	\$ 93,748	\$1,371	\$0	\$1,371	(\$2,205)	(\$834)
3	Variance	↓ \$ (52,471)	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD NET HAP	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 37,052	\$25,108	\$1,796	\$23,312	(\$15,983)	\$7,329
6	Prior Year	\$ 50,305	Budget	Budget	Budget	Budget	Budget
7	Variance	↓ \$ (13,253)	\$0	\$467	(\$467)	\$0	(\$467)
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 79,841	↑ 25,108	-	↑ 1,329	↓ (15,983)	↑ 7,796
10	Prior Year	\$ 144,717					
11	Variance	↓ \$ (64,876)					
12	Vacancy Rate	⇒ 0%					

Entity Snapshots

35	METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
37	MTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
38	YTD - Tenant Revenue	\$ -		\$ -	\$ -	⇒ \$ -	-
39	MTD - Grant Admin Funding	\$ -	↓ -100.0%	\$ 4,163	\$ -	⇒ \$ -	(4,163)
40	YTD - Grant Admin Funding	\$ 23,209	↑ -26.2%	\$ 31,434	\$ -	↓ \$ 23,209	(8,225)
41	MTD - Administrative Expense	\$ -	↓ -100.0%	\$ 195	\$ 58	↓ \$ (58)	(195)
42	YTD - Administrative Expense	\$ 177	↓ -97.5%	\$ 7,199	\$ 467	↓ \$ (290)	(7,022)
43	MTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
44	YTD - Replacement Costs	\$ -		\$ -	\$ -	↑ \$ -	-
45	MTD - Maintenance and Operations	\$ -		\$ -	\$ -	↑ \$ -	-
46	YTD - Maintenance and Operations	\$ -		\$ -	\$ -	↓ \$ -	-
47	MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
48	YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -	-



NOTICE OF REGULAR MEETING

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

Wednesday, June 24, 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 May 27, 2026.
 - b) Consideration and Possible Action to Approve FY 2026-2027 Operating Budget for the McAllen Housing Facility Corporation (MHFC) Orchid Place Apts., Sunset Garden Apts., and Villas at Beaumont Apts.
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, June 18, 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 prior to 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, May 27, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Facility Corporation was held Wednesday, April 29, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:30 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
Assistant City Attorney Martin Canales

Absent: Resident Commissioner Miguel Martinez

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:

1. Call Meeting to Order – 11:30 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of April 29, 2026. **Chair Elva M. Cerda entertained a motion to approve Meeting Minutes. Commissioner Marc David Garcia made a motion to approve; Commissioner Francisco Meza second the motion. Motion carried unanimously.**
 - b) Consideration and Possible Action to Approve to Disposition of Surplus Inventory/Fixed Assets. **Staff has identified miscellaneous business equipment, accessories, appliances, and other related items that have either reached the end of their useful life, are fully depreciated, or are no longer operational. A detailed listing of the items proposed for disposal has been attached for review. Staff recommends approval of the disposal of the listed inventory items. Chair Elva M. Cerda entertained a motion to approve Villas at Beaumont Audit. Commissioner Francisco Meza Vice Chair Eliseo “Tito” Salinas made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**
3. Non- Action Items:

- a) Financial Report
 - Director of Operations and Finance Daniel Delgado presented the MHFC FY 2026-2027 draft budget. Revenue is projected to remain stable, with increases anticipated from developer fees and future development activities. Staff noted projected increases in healthcare and property insurance costs but reported that MHFC is expected to maintain positive operating results and generate net income. The Board reviewed the draft budget assumptions and projections.
- b. La Vista Financial Report
 - Director of Operations & Finance, Daniel Delgado reported Financial Update for April 2026 with no significant findings.
- c. Retama I & II Financial Report
 - Director of Operations & Finance, Daniel Delgado reported Financial Update for April 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; Vice Chair Eliseo “Tito” Salinas second the motion. Meeting adjourned (concurrently with MHFC & MHDC Board Meeting) at 12:21 p.m.**

Rodolfo “Rudy” Ramirez, Executive Director

McAllen Housing Facility Corporation

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

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 1,745,328	\$ 1,749,880	↑ 0.26%	↑ \$4,552
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		⇒ \$0
131	Rent: Vacancy Loss, Write-off	\$ (154,741)	\$ (154,741)	↑ 0.00%	⇒ \$0
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	Total Revenue	\$ 1,590,587	\$ 1,595,139	↑ 0.29%	↑ \$4,552
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	\$ 2,700	\$ 2,700	⇒ 0.00%	⇒ \$0
140	Office / Ground Lease	\$ -	\$ -		⇒ \$0
141	Interest Income	\$ 25,371	\$ 25,370	↓ 0.00%	↓ -\$1
142	Other Revenue	\$ 18,934	\$ 18,934	↓ 0.00%	↓ \$0
143	Total Revenue	\$ 1,637,592	\$ 1,642,143	↑ 0.28%	↑ \$4,551
144	Administrative Expenses	\$ 552,303	\$ 641,302	↑ 16.11%	↑ \$88,999
145	Tenant Services	\$ 13,504	\$ -	↓ -100.00%	↓ -\$13,504
146	Fundraising Expend. (5K)	\$ -	\$ 10,825		↑ \$10,825
147	Utilities Expense	\$ 79,153	\$ 87,068	↑ 10.00%	↑ \$7,915
148	Maintenance & Operations	\$ 480,865	\$ 419,859	↓ -12.69%	↓ -\$61,006
149	Other General Expenses	\$ 188,435	\$ 260,637	↑ 38.32%	↑ \$72,202
150	Interest Expense	\$ 79,012	\$ 74,026	↓ -6.31%	↓ -\$4,986
151	Depreciation	\$ 302,000	\$ 302,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 1,695,272	\$ 1,795,716	↑ 5.92%	↑ \$100,444
153	Operating Income (Loss)	\$ (57,680)	\$ (153,574)	↓ -166.25%	↓ -\$95,894
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	\$ (91,000)	\$ (67,000)	↑ 26.37%	↑ \$24,000
161	CDBG Grants / Donations	\$ (1,300)	\$ -	↓ -100.00%	↑ \$1,300
162	Grant/Donations Expenditure:	\$ 1,000	\$ -	↓ -100.00%	↓ -\$1,000
163	Developer Fee - Las Palomas	\$ -	\$ 173,265		↑ \$173,265
164	Orchid Land Proceeds	\$ -	\$ 305,000		↑ \$305,000
165	Developer Fee - Hibiscus Villa	\$ 98,234	\$ -	↓ -100.00%	↓ -\$98,234
166	Scholarship Fundraising	\$ 21,100	\$ 21,000	↓ -0.47%	↓ -\$100
167	Scholarship Expenditures	\$ (18,175)	\$ (19,000)	↓ -4.54%	↓ -\$825
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	Total Other Funding	\$ 9,859	\$ 413,265	↑ 4091.75%	↑ \$403,406
170	Net Income	(47,821)	\$ 259,691	↓ -643.05%	↑ \$307,512

MHFC - ADMINISTRATION

BUDGET FY: June 30, 2026

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

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% 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	\$ -	\$ -	→	\$0
138	Fraud Recovery	\$ -	\$ -	→	\$0
139	Resident Service / Port-in Fee	\$ 2,700	\$ 2,700	→ 0.00%	\$0
140	Office / Ground Lease	\$ -	\$ -	→	\$0
141	Interest Income	\$ 25,134	\$ 25,134	↓ 0.00%	\$0
142	Other Revenue	\$ 11,500	\$ 11,500	→ 0.00%	\$0
143	Total Revenue	\$ 39,334	\$ 39,334	↓ 0.00%	\$0
144	Administrative Expenses	\$ 77,058	\$ 181,110	↑ 135.03%	\$104,052
145	Tenant Services	\$ 10,000	\$ -	↓ -100.00%	-\$10,000
146	Fundraising Expend. (5K)	\$ -	\$ 10,825	↑	\$10,825
147	Utilities Expense	\$ -	\$ -	→	\$0
148	Maintenance & Operations	\$ 10,159	\$ 11,752	↑ 15.68%	\$1,593
149	Other General Expenses	\$ 672	\$ 672	↑ 0.07%	\$0
150	Interest Expense	\$ -	\$ -	→	\$0
151	Depreciation	\$ 3,000	\$ 3,000	→ 0.00%	\$0
152	Total Expenses	\$ 100,889	\$ 207,359	↑ 105.53%	\$106,470
153	Operating Income (Loss)	\$ (61,555)	\$ (168,026)	↓ -172.97%	-\$106,471
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	\$ (1,300)	\$ -	↓ -100.00%	\$1,300
162	Grant/Donations Expenditure:	\$ 1,000	\$ -	↓ -100.00%	-\$1,000
163	Developer Fee - Las Palomas	\$ -	\$ 173,265	↑	\$173,265
164	Land proceeds - Orchid	\$ -	\$ 305,000	↑	\$305,000
165	Developer Fee - Hibiscus Villa	\$ 98,234	\$ -	↓ -100.00%	-\$98,234
166	Scholarship Fundraising	\$ 21,100	\$ 21,000	↓ -0.47%	-\$100
167	Scholarship Expenditures	\$ (18,175)	\$ (19,000)	↓ -4.54%	-\$825
168	Transfer In (Out)	\$ -	\$ -	→	\$0
169	Total Other Funding	\$ 100,859	\$ 480,265	↑ 376.17%	\$379,406
170	Net Income	\$ 39,304	\$ 312,239	↑ 694.42%	\$272,935

MHFC - SUNSET

BUDGET FY: June 30, 2026

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

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 630,000	\$ 630,000	⇒ 0.00%	⇒ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -	⇒	⇒ \$0
131	Rent: Vacancy Loss, Adjust	\$ (25,200)	\$ (25,200)	⇒ 0.00%	⇒ \$0
132	Rent: Write-offs	\$ -	\$ -	⇒	⇒ \$0
133	Net Tenant Revenue	\$ 604,800	\$ 604,800	⇒ 0.00%	⇒ \$0
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	\$ 110	\$ 110	⇒ 0.00%	⇒ \$0
143	Total Revenue	\$ 604,910	\$ 604,910	⇒ 0.00%	⇒ \$0
144	Administrative Expenses	\$ 160,183	\$ 132,783	↓ -17.11%	↓ -\$27,400
145	Tenant Services	\$ -	\$ -	⇒	⇒ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -	⇒	⇒ \$0
147	Utilities Expense	\$ 18,164	\$ 19,980	↑ 10.00%	↑ \$1,816
148	Maintenance & Operations	\$ 124,064	\$ 113,406	↓ -8.59%	↓ -\$10,658
149	Other General Expenses	\$ 72,351	\$ 101,040	↑ 39.65%	↑ \$28,689
150	Interest Expense	\$ 69,308	\$ 65,026	↓ -6.18%	↓ -\$4,282
151	Depreciation	\$ 120,000	\$ 120,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 564,070	\$ 552,235	↓ -2.10%	↓ -\$11,835
153	Operating Income (Loss)	\$ 40,840	\$ 52,675	↑ 28.98%	↑ \$11,835
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	\$ (30,000)	\$ (30,000)	⇒ 0.00%	⇒ \$0
161	CDBG Grants / Donations	\$ -	\$ -	⇒	⇒ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -	⇒	⇒ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -	⇒	⇒ \$0
164	Developer Fee - Green Jay	\$ -	\$ -	⇒	⇒ \$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -	⇒	⇒ \$0
166	Scholarship Fundraising	\$ -	\$ -	⇒	⇒ \$0
167	Scholarship Expenditures	\$ -	\$ -	⇒	⇒ \$0
168	Transfer In (Out)	\$ -	\$ -	⇒	⇒ \$0
169	Total Other Funding	\$ (30,000)	\$ (30,000)	⇒ 0.00%	⇒ \$0
170	Net Income	10,840	\$ 22,675	↑ 109.18%	↑ \$11,835

MHFC - ORCHID

BUDGET FY: June 30, 2026

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

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 824,880	\$ 824,880	⇒ 0.00%	⇒ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -	⇒	⇒ \$0
131	Rent: Vacancy Loss, Adjust	\$ (123,732)	\$ (123,732)	⇒ 0.00%	⇒ \$0
132	Rent: Write-offs	\$ -	\$ -	⇒	⇒ \$0
133	Net Tenant Revenue	\$ 701,148	\$ 701,148	⇒ 0.00%	⇒ \$0
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	\$ 237	\$ 237	↓ -0.21%	↓ -\$1
142	Other Revenue	\$ 7,299	\$ 7,299	↓ 0.00%	↓ \$0
143	Total Revenue	\$ 708,684	\$ 708,683	↓ 0.00%	↓ -\$1
144	Administrative Expenses	\$ 240,880	\$ 244,825	↑ 1.64%	↑ \$3,945
145	Tenant Services	\$ -	\$ -	⇒	⇒ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -	⇒	⇒ \$0
147	Utilities Expense	\$ 31,711	\$ 34,882	↑ 10.00%	↑ \$3,171
148	Maintenance & Operations	\$ 309,547	\$ 255,978	↓ -17.31%	↓ -\$53,569
149	Other General Expenses	\$ 70,255	\$ 98,357	↑ 40.00%	↑ \$28,102
150	Interest Expense	\$ 566	\$ -	↓ -100.00%	↓ -\$566
151	Depreciation	\$ 74,000	\$ 74,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 726,959	\$ 708,042	↓ -2.60%	↓ -\$18,917
153	Operating Income (Loss)	\$ (18,275)	\$ 641	↓ -103.51%	↑ \$18,916
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	\$ (45,000)	\$ (25,000)	↑ 44.44%	↑ \$20,000
161	CDBG Grants / Donations	\$ -	\$ -	⇒	⇒ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -	⇒	⇒ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -	⇒	⇒ \$0
164	Developer Fee - Green Jay	\$ -	\$ -	⇒	⇒ \$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -	⇒	⇒ \$0
166	Scholarship Fundraising	\$ -	\$ -	⇒	⇒ \$0
167	Scholarship Expenditures	\$ -	\$ -	⇒	⇒ \$0
168	Transfer In (Out)	\$ -	\$ -	⇒	⇒ \$0
169	Total Other Funding	\$ (45,000)	\$ (25,000)	↑ 44.44%	↑ \$20,000
170	Net Income	(63,275)	(24,359)	↑ 61.50%	↑ \$38,916

MHFC - VILLAS

BUDGET FY: June 30, 2026

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

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 290,448	\$ 295,000	↑ 1.57%	↑ \$4,552
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		→ \$0
131	Rent: Vacancy Loss, Adjust	\$ (5,809)	\$ (5,809)	↑ 0.00%	→ \$0
132	Rent: Write-offs	\$ -	\$ -		→ \$0
133	Net Tenant Revenue	\$ 284,639	\$ 289,191	↑ 1.60%	↑ \$4,552
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	\$ 25	\$ 25	→ 0.00%	→ \$0
143	Total Revenue	\$ 284,664	\$ 289,216	↑ 1.60%	↑ \$4,552
144	Administrative Expenses	\$ 74,182	\$ 76,584	↑ 3.24%	↑ \$2,402
145	Tenant Services	\$ 3,504	\$ -	↓ -100.00%	↓ -\$3,504
146	Fundraising Expend. (5K)	\$ -	\$ -		→ \$0
147	Utilities Expense	\$ 29,278	\$ 32,206	↑ 10.00%	↑ \$2,928
148	Maintenance & Operations	\$ 37,095	\$ 38,722	↑ 4.39%	↑ \$1,627
149	Other General Expenses	\$ 45,157	\$ 60,568	↑ 34.13%	↑ \$15,411
150	Interest Expense	\$ 9,138	\$ 9,000	↓ -1.51%	↓ -\$138
151	Depreciation	\$ 105,000	\$ 105,000	→ 0.00%	→ \$0
152	Total Expenses	\$ 303,354	\$ 322,080	↑ 6.17%	↑ \$18,726
153	Operating Income (Loss)	\$ (18,690)	\$ (32,864)	↓ -75.84%	↓ -\$14,174
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	\$ (16,000)	\$ (12,000)	↑ 25.00%	↑ \$4,000
161	CDBG Grants / Donations	\$ -	\$ -		→ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		→ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		→ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		→ \$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		→ \$0
166	Scholarship Fundraising	\$ -	\$ -		→ \$0
167	Scholarship Expenditures	\$ -	\$ -		→ \$0
168	Transfer In (Out)	\$ -	\$ -		→ \$0
169	Total Other Funding	\$ (16,000)	\$ (12,000)	↑ 25.00%	↑ \$4,000
170	Net Income	(34,690)	(44,864)	↓ -29.33%	↓ -\$10,174

McAllen Housing Facility Corporation - Internally Managed Properties Only

Dashboard Financial Summary

05/31/2026

Properties:

Adminstration

Sunset

Orchid

Villas

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 2,530,687	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$ 2,150,666	\$120,532	\$98,393	\$22,139	(\$472)	\$21,667
3	Variance ↑	\$ 380,021	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 466,842	\$1,448,025	\$1,148,016	\$300,008	\$213,406	\$513,414
6	Prior Year	\$ 473,103	Budget	Budget	Budget	Budget	Budget
7	Variance ↓	\$ (6,261)	\$1,503,516	\$1,279,664	\$223,852	\$15,067	\$238,918
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 8,909,933	↓ (55,491)	- ↓ (131,648)	↑ 76,157	↑ 198,339	↑ 274,496
10	Prior Year	\$ 8,835,810					
11	Variance ↑	\$ 74,123					
12	Vacancy Rate ↑	15%					

Entity Snapshots

METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ 117,108 ↑	-11.9%	\$ 132,912	\$ 132,549 ↓	\$ (15,441)	(15,804)
YTD - Tenant Revenue	\$ 1,408,799 ↑	-0.4%	\$ 1,414,227	\$ 1,458,038 ↓	\$ (49,240)	(5,429)
MTD - Grant Admin Funding	\$ -		\$ -	\$ - →	\$ -	-
YTD - Grant Admin Funding	\$ -		\$ -	\$ - ↓	\$ -	-
MTD - Administrative Expense	\$ 38,084 ↑	-2.5%	\$ 39,045	\$ 46,025 ↓	\$ (7,941)	(962)
YTD - Administrative Expense	\$ 460,891 ↑	-0.3%	\$ 462,266	\$ 506,274 ↓	\$ (45,382)	(1,374)
MTD - Replacement Costs	\$ 2,206 ↓	-71.0%	\$ 7,595	\$ 7,583 ↑	\$ (5,377)	(5,389)
YTD - Replacement Costs	\$ 26,191 ↓	-65.4%	\$ 75,653	\$ 83,417 ↓	\$ (57,225)	(49,462)
MTD - Maintenance and Operations	\$ 33,672 ↑	-5.5%	\$ 35,619	\$ 36,921 ↑	\$ (3,249)	(1,947)
YTD - Maintenance and Operations	\$ 354,838 →	-24.9%	\$ 472,650	\$ 440,792 ↓	\$ (85,954)	(117,812)
MTD - Developer Fees	\$ 1,734		\$ -	\$ - ↑	\$ 1,734	1,734
YTD - Developer Fees	\$ 232,221 ↑	8.9%	\$ 213,263	\$ - ↓	\$ 232,221	18,958

Entity Snapshots

MHFC	SUNSET	ORCHID	VILLAS
Total Unrestricted Cash:	Total Unrestricted Cash:	Total Unrestricted Cash:	Total Unrestricted Cash:
1,608,486	278,676	122,286	412,630
MTD Total Operating Revenues:	MTD Total Operating Revenues:	MTD Total Operating Revenues:	MTD Total Operating Revenues:
3,059	48,371	47,218	21,521
MTD Total Operating Expenses:	MTD Total Operating Expenses:	MTD Total Operating Expenses:	MTD Total Operating Expenses:
11,109	33,133	36,133	18,019
MTD Operating Income or Loss:	MTD Operating Income or Loss:	MTD Operating Income or Loss:	MTD Operating Income or Loss:
(8,049)	15,238	11,448	3,502
MTD Net Income or Loss:	MTD Net Income or Loss:	MTD Net Income or Loss:	MTD Net Income or Loss:
(6,315)	14,792	11,448	(1,760)
YTD Net Income Actual:	YTD Net Income Actual:	YTD Net Income Actual:	YTD Net Income Actual:
151,977	171,024	98,857	91,558
YTD Net Income Budget:	YTD Net Income Budget:	YTD Net Income Budget:	YTD Net Income Budget:
44,694	119,939	9,832	64,453
YTD Variance:	YTD Variance:	YTD Variance:	YTD Variance:
107,283	51,084	89,026	27,104
No Activity	No Activity	No Activity	No Activity

McAllen Housing Facility Corporation - 3rd Party Managed Properties

Dashboard Financial Summary

Properties:

La Vista Apartments

Retama I

Retama II

05/31/2026

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 1,027,119.29	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$ 925,580.30	\$168,134	\$148,222	\$19,912	(\$10,609)	\$9,303
3	Variance ↑	\$ 101,539	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 918,328	\$1,880,385	\$1,451,186	\$429,199	(\$187,310)	\$241,888
6	Prior Year	\$ 891,373	Budget	Budget	Budget	Budget	Budget
7	Variance ↑	\$ 26,955	\$0	\$0	\$0	\$0	\$0
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 4,973,340	↑ 1,880,385	↑ 1,451,186	↑ 429,199	↓ (187,310)	↑ 241,888
10	Prior Year	\$ 4,943,562					
11	Variance ↑	\$ 29,778					
12	Vacancy Rate ↑	5%					

Entity Snapshots

METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance
CTD - Tenant Revenue	\$ 166,050	↓ -13.1%	\$ 191,184.09	\$ -	↑ \$ 166,050
YTD - Tenant Revenue	\$ 1,851,442	↑ 9.6%	\$ 1,689,697	\$ -	↑ \$ 1,851,442
CTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	↓ \$ -
CTD - Administrative Expense	\$ 68,954	↑ 125.1%	\$ 30,627	\$ 30,627.34	↓ \$ 38,327
YTD - Administrative Expense	\$ 422,707	→ 9.2%	\$ 387,214	\$ -	↑ \$ 422,707
CTD - Replacement Costs	\$ (10,609)	↓ -59.0%	\$ (25,863)	\$ -	→ \$ (10,609)
YTD - Replacement Costs	\$ (187,310)	↓ -24.6%	\$ (248,400)	\$ -	↓ \$ (187,310)
CTD - Maintenance and Operations	\$ 24,926	↓ -20.8%	\$ 31,465	\$ -	→ \$ 24,926
YTD - Maintenance and Operations	\$ 328,111	↓ 0.4%	\$ 326,831	\$ -	↓ \$ 328,111
CTD - Developer Fees	\$ -		\$ -	\$ -	→ \$ -
YTD - Developer Fees	\$ -		\$ -	\$ -	↓ \$ -

Entity Snapshots

La Vista (Acq. 7/2024)
Total Unrestricted Cash:
204,153
MTD Total Operating Revenues:
48,019
MTD Total Operating Expenses:
41,868
MTD Operating Income or Loss:
19,912
MTD Net Income or Loss:
3,757
YTD Net Income Actual:
113,135
YTD Net Income Budget:
-
YTD Variance:
113,135
No Activity

Retama I (Acq. 12/2024)
Total Unrestricted Cash:
150,921
MTD Total Operating Revenues:
74,188
MTD Total Operating Expenses:
61,313
MTD Operating Income or Loss:
12,875
MTD Net Income or Loss:
10,901
YTD Net Income Actual:
144,516
YTD Net Income Budget:
-
YTD Variance:
144,516
No Activity

Retama II (Acq. 3/25)
Total Unrestricted Cash:
10,188
MTD Total Operating Revenues:
45,928
MTD Total Operating Expenses:
45,041
MTD Operating Income or Loss:
887
MTD Net Income or Loss:
887
YTD Net Income Actual:
(15,763)
YTD Net Income Budget:
-
YTD Variance:
(15,763)
No Activity



NOTICE OF REGULAR MEETING

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

Wednesday, June 24, 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 May 27, 2026.
 - b) Consideration and Possible Action to Approve FY 2026-2027 Operating Budget for the McAllen Housing Development Corporation (MHDC) Hibiscus Apts., and Vine Terrace Apts.
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, May June 18, 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, May 27, 2026

CALL TO ORDER AND ROLL CALL – The regular meeting of the Board of Commissioner of the McAllen Housing Development Corporation was held Wednesday, May 27, 2026, at the Family Development Center. Chair Elva M. Cerda called the meeting to order at 11:30 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
Assistant City Attorney Martin Canales

Absent: Resident Commissioner Miguel Martinez

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:

1. Call Meeting to Order – 11:30 a.m.
2. Action Items:
 - a) Consideration and Possible Action to Approve Meeting Minutes of the Regular Board Meeting of April 29, 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.**
 - b) Consideration and Possible Action to Approve the Disposition of Surplus Inventory/Fixed Asset. **Staff has identified miscellaneous business equipment, accessories, appliances, and other related items that have either reached the end of their useful life, are fully depreciated, or are no longer operational. A detailed listing of the items proposed for disposal has been attached for review. Staff recommends approval of the disposal of the listed inventory items. Chair Elva M. Cerda entertained a motion to approve disposal list. Commissioner Francisco Meza made a motion to approve; Vice Chair Eliseo “Tito” Salinas second the motion. Motion carried unanimously.**

3. Non- Action Items:

a) Update on LIHTC Applications

- Staff provided an update on the Low-Income Housing Tax Credit (LIHTC) application and reported that the agency continues to monitor the application process. Staff remains in communication with project partners and funding agencies and will provide additional updates as information becomes available. An award announcement is anticipated in the coming months.

b) Update on Vine Terrace Remodel

- Staff provided an update on the Vine Terrace redevelopment project. The agency continues to work with HUD and project partners regarding the proposed conversion of the former community center into residential units. Staff has submitted the required documentation and is awaiting final approval before moving forward with the project.

c) FY 26-27 Draft Budget

- Director of Operations & Finance Daniel Delgado presented the MHDC FY 2026-2027 draft budget. Staff reviewed projected revenues, operating expenses, and anticipated developer fee income. Despite projected increases in healthcare and property insurance costs, MHDC is expected to maintain positive operating results and generate net income during the upcoming fiscal year.

d) Financial Summary

Director of Operations & Finance, Daniel Delgado reported Financial Update for April 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; Vice Chair Eliseo “Tito” Salinas second the motion. Meeting adjourned (concurrently with MHFC & MHDC Board Meeting) at 12:21 p.m.**

McAllen Housing Development Corporation

Hibiscus
Vine Terrace

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 651,295	\$ 707,733	↑ 8.67%	↑ \$56,438
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		⇒ \$0
131	Rent: Vacancy Loss, Write-off	\$ (43,065)	\$ (43,065)	⇒ 0.00%	⇒ \$0
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	Net Tenant Revenue	\$ 608,230	\$ 664,668	↑ 9.28%	↑ \$56,438
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	\$ 5,331	\$ 5,331	↑ 0.00%	⇒ \$0
143	Total Revenue	\$ 613,561	\$ 669,999	↑ 9.20%	↑ \$56,438
144	Administrative Expenses	\$ 169,242	\$ 208,951	↑ 23.46%	↑ \$39,709
145	Tenant Services	\$ -	\$ -		⇒ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 31,641	\$ 34,806	↑ 10.00%	↑ \$3,165
148	Maintenance & Operations	\$ 212,548	\$ 218,659	↑ 2.88%	↑ \$6,111
149	Other General Expenses	\$ 123,138	\$ 149,855	↑ 21.70%	↑ \$26,717
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ 68,000	\$ 68,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 604,569	\$ 680,271	↑ 12.52%	↑ \$75,702
153	Operating Income (Loss)	\$ 8,992	\$ (10,272)	↑ 214.24%	↓ -\$19,264
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	\$ (25,000)	\$ (25,000)	⇒ 0.00%	⇒ \$0
161	CDBG Grants / Donations	\$ -	\$ -		⇒ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		⇒ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		⇒ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		⇒ \$0
165	Developer Fee - Hibiscus Village	\$ -	\$ 200,000		↑ \$200,000
166	Scholarship Fundraising	\$ -	\$ -		⇒ \$0
167	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	Total Other Funding	\$ (25,000)	\$ 175,000	↓ -800.00%	↑ \$200,000
170	Net Income	(16,008)	\$ 164,728	↓ -1129.04%	↑ \$180,736

MHDC - HIBISCUS

Hibiscus
Vine Terrace

BUDGET FY: June 30, 2026

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 210,000	\$ 210,000	➔ 0.00%	➔ \$0
130	Rent Gain / (Loss) on Lease	\$ -	\$ -	➔	➔ \$0
131	Rent: Vacancy Loss, Adjust	\$ (21,000)	\$ (21,000)	➔ 0.00%	➔ \$0
132	Rent: Write-offs	\$ -	\$ -	➔	➔ \$0
133	Net Tenant Revenue	\$ 189,000	\$ 189,000	➔ 0.00%	➔ \$0
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	\$ 650	\$ 650	➔ 0.00%	➔ \$0
143	Total Revenue	\$ 189,650	\$ 189,650	➔ 0.00%	➔ \$0
144	Administrative Expenses	\$ 63,566	\$ 87,875	⬆ 38.24%	⬆ \$24,309
145	Tenant Services	\$ -	\$ -	➔	➔ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -	➔	➔ \$0
147	Utilities Expense	\$ 13,224	\$ 13,224	⬆ 0.00%	➔ \$0
148	Maintenance & Operations	\$ 36,532	\$ 37,088	⬆ 1.52%	⬆ \$556
149	Other General Expenses	\$ 20,468	\$ 56,549	⬆ 176.28%	⬆ \$36,081
150	Interest Expense	\$ -	\$ -	➔	➔ \$0
151	Depreciation	\$ 39,000	\$ 39,000	➔ 0.00%	➔ \$0
152	Total Expenses	\$ 172,790	\$ 233,736	⬆ 35.27%	⬆ \$60,946
153	Operating Income (Loss)	\$ 16,860	\$ (44,086)	⬆ 361.49%	⬆ -\$60,946
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	\$ (5,000)	\$ (5,000)	➔ 0.00%	➔ \$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 - PR & OR	\$ -	\$ 200,000	⬆	⬆ \$200,000
166	Scholarship Fundraising	\$ -	\$ -	➔	➔ \$0
167	Scholarship Expenditures	\$ -	\$ -	➔	➔ \$0
168	Transfer In (Out)	\$ -	\$ -	➔	➔ \$0
169	Total Other Funding	\$ (5,000)	\$ 195,000	⬆ -4000.00%	⬆ \$200,000
170	Net Income	11,860	\$ 150,914	⬆ 1172.46%	⬆ \$139,054

MHDC - VINE

BUDGET FY: June 30, 2026

Hibiscus
Vine Terrace

Line	Description	Current FY Budget 06/30/26	PROPOSED BUDGET FY 26-27	% Change	\$ Change
129	Tenant Revenue	\$ 441,295	\$ 497,733	↑ 12.79%	↑ \$56,438
130	Rent Gain / (Loss) on Lease	\$ -	\$ -		⇒ \$0
131	Rent: Vacancy Loss, Adjust	\$ (22,065)	\$ (22,065)	⇒ 0.00%	⇒ \$0
132	Rent: Write-offs	\$ -	\$ -		⇒ \$0
133	Net Tenant Revenue	\$ 419,230	\$ 475,668	↑ 13.46%	↑ \$56,438
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	\$ 4,681	\$ 4,681	↑ 0.00%	⇒ \$0
143	Total Revenue	\$ 423,911	\$ 480,349	↑ 13.31%	↑ \$56,438
144	Administrative Expenses	\$ 105,676	\$ 115,076	↑ 8.89%	↑ \$9,400
145	Tenant Services	\$ -	\$ -		⇒ \$0
146	Fundraising Expend. (5K)	\$ -	\$ -		⇒ \$0
147	Utilities Expense	\$ 18,417	\$ 21,582	↑ 17.18%	↑ \$3,165
148	Maintenance & Operations	\$ 176,016	\$ 181,572	↑ 3.16%	↑ \$5,556
149	Other General Expenses	\$ 102,670	\$ 93,306	↓ -9.12%	↓ -\$9,364
150	Interest Expense	\$ -	\$ -		⇒ \$0
151	Depreciation	\$ 29,000	\$ 29,000	⇒ 0.00%	⇒ \$0
152	Total Expenses	\$ 431,779	\$ 440,535	↑ 2.03%	↑ \$8,756
153	Operating Income (Loss)	\$ (7,868)	\$ 39,814	↓ -606.03%	↑ \$47,682
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	\$ (20,000)	\$ (20,000)	⇒ 0.00%	⇒ \$0
161	CDBG Grants / Donations	\$ -	\$ -		⇒ \$0
162	Grant/Donations Expenditure:	\$ -	\$ -		⇒ \$0
163	Developer Fee - Las Palomas	\$ -	\$ -		⇒ \$0
164	Developer Fee - Green Jay	\$ -	\$ -		⇒ \$0
165	Developer Fee - Hibiscus Villa	\$ -	\$ -		⇒ \$0
166	Scholarship Fundraising	\$ -	\$ -		⇒ \$0
167	Scholarship Expenditures	\$ -	\$ -		⇒ \$0
168	Transfer In (Out)	\$ -	\$ -		⇒ \$0
169	Total Other Funding	\$ (20,000)	\$ (20,000)	⇒ 0.00%	⇒ \$0
170	Net Income	(27,868)	\$ 19,814	↓ -171.10%	↑ \$47,682

McAllen Housing Development Corporation - Internally Managed Properties

Dashboard Financial Summary

Properties:

Hibiscus

Vine

05/31/2026

Budget Variance Highlights

1	Unrestricted Cash - CY	\$ 1,418,341	MTD Revenues	MTD Operating Exp.	MTD Operating Inc. (Loss)	MTD Other Inc(Exp)	MTD Net Income (Loss)
2	Prior Year	\$ 1,164,739	\$58,051	\$30,889	\$27,162	(\$1,878)	\$25,284
3	Variance ↑	\$ 253,602	YTD Operating Revenues	YTD Operating Exp.	YTD Operating Inc(Loss)	YTD Other Inc(Exp)	YTD Net Income (Loss)
4			Actual	Actual	Actual	Actual	Actual
5	Restricted Cash - CY	\$ 1,067,324	\$591,953	\$360,592	\$231,361	\$106,838	\$338,199
6	Prior Year	\$ 1,040,197	Budget	Budget	Budget	Budget	Budget
7	Variance ↑	\$ 27,127	\$562,431	\$491,851	\$70,579	(\$22,917)	\$47,663
8			Variance	Variance	Variance	Variance	Variance
9	Total Asset	\$ 3,642,544	↑ 29,522	- (131,260)	↑ 160,782	↑ 129,754	↑ 290,537
10	Prior Year	\$ 3,365,937					
11	Variance ↑	\$ 276,607					
12	Vacancy Rate ↑	3%					

Entity Snapshots

METRIC	05/31/2026	% Change	5/31/2025	Budget	Budget Variance	CYR to Last YR
MTD - Tenant Revenue	\$ 55,601	↑ 9.8%	\$ 50,618	\$ 50,686	↑ \$ 4,915	4,983
YTD - Tenant Revenue	\$ 583,898	↑ 5.7%	\$ 552,519	\$ 557,544	↑ \$ 26,354	31,379
MTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -	-
YTD - Grant Admin Funding	\$ -		\$ -	\$ -	→ \$ -	-
MTD - Administrative Expense	\$ 11,334	↑ -3.8%	\$ 11,786	\$ 14,103	↓ \$ (2,769)	(452)
YTD - Administrative Expense	\$ 110,130	↓ -14.0%	\$ 128,075	\$ 155,137	↓ \$ (45,007)	(17,945)
MTD - Replacement Costs	\$ 1,878		\$ -	\$ 2,083	↑ \$ (205)	1,878
YTD - Replacement Costs	\$ 9,265	↓ -40.5%	\$ 15,564	\$ 22,917	→ \$ (13,651)	(6,298)
MTD - Maintenance and Operations	\$ 11,620	→ -7.2%	\$ 12,526	\$ 15,500	↑ \$ (3,880)	(906)
YTD - Maintenance and Operations	\$ 159,922	→ -23.8%	\$ 209,892	\$ 194,835	↓ \$ (34,913)	(49,970)
MTD - Developer Fees	\$ -		\$ -	\$ -	↑ \$ -	-
YTD - Developer Fees	\$ 116,103.00		\$ -	\$ -	↓ \$ 116,103.00	116,103

Entity Snapshots

Hibiscus
Total Unrestricted Cash:
1,016,995
MTD Total Operating Revenues:
18,092
MTD Total Operating Expenses:
7,968
MTD Operating Income or Loss:
10,124
MTD Net Income or Loss:
8,802
YTD Net Income Actual:
220,291
YTD Net Income Budget:
46,624
YTD Variance:
173,668
No Activity

0

Vine
Total Unrestricted Cash:
344,454
MTD Total Operating Revenues:
39,959
MTD Total Operating Expenses:
22,921
MTD Operating Income or Loss:
17,038
MTD Net Income or Loss:
16,482
YTD Net Income Actual:
117,908
YTD Net Income Budget:
1,039
YTD Variance:
116,869
No Activity

0