

# IFB 2026-02 – Property and Other Insurance Services

## Addendum #3

Date: 04-22-2026

The following requests for information have been submitted to McAllen Housing Commission in response to **IFB 2026-02 – Property and Other Insurance Services**. The original IFB documents remain in full force and effect, except as modified by this Addendum, which is hereby made part of the above referenced IFB. The respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

1. Can you please send the most recent audited financials?

Response: Attached

2. Are bank accounts reconciled monthly by someone other than the person responsible for making deposits, withdrawals, or signing checks?

Response: Yes

3. Do you have multi-factor authentication for remote access to email and other systems and programs?

Response: No. However, all users use a third-party remote access feature that is monitored by a local I.T. provider. All users employed by McAllen Housing Commission complete an annual cyber security training.

4. Do you have up to date active firewall technology?

Response: Yes

5. Do you have up-to date, active ant-virus software on all computers and networks?

Response: Yes

6. Do you encrypt private & sensitive data?

Response: Yes

# Annual Financial and Compliance Report for the Year Ended June 30th, 2025



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**HOUSING AUTHORITY OF  
THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION**

**ANNUAL FINANCIAL AND COMPLIANCE REPORT**

**FOR THE YEAR ENDED JUNE 30, 2025**

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
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JUNE 30, 2025**

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# Cascos & Associates, PC

Certified Public Accountants  
Audit/Accounting/Tax/Consulting

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## INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners  
Housing Authority of the City of McAllen, Texas  
DBA McAllen Housing Commission  
McAllen, Texas

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the business-type activities and the aggregate blended presented component units, of the Housing Authority of the City of McAllen, Texas dba McAllen Housing Commission (MHC), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise MHC's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate blended presented component units, of MHC, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of MHC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about MHC's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of MHC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about MHC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis is listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise MHC's basic financial statements. The accompanying financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 28, 2026, on our consideration of MHC’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of MHC’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering MHC’s internal control over financial reporting and compliance.



Cascos & Associates, PC  
Brownsville, Texas  
January 28, 2026



*Transforming Families – Strengthening Community*

**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2025

## Agency Overview

The Housing Authority of the City of McAllen, Texas (MHC) was created in 1939 by the City of McAllen with a mutual promise to eliminate unsafe and unsanitary dwellings by promoting the creation of safe, decent and affordable housing. This promise sets our mission “*Transforming Families - Strengthening Community*” and drives our commitment to meet the housing needs of our community.

Through our monthly service to over 4,000 family members through Public Housing and Tenant Based Section 8 Housing programs we recognize that housing is the beginning step toward transforming families. Our resident services also provide access to social services and educational opportunities. It is through our partnerships with community stake holders that we are able to provide family self-sufficiency and mobility opportunities.

MHC provides a variety of programs through partnerships with Texas Workforce Commission, McAllen I.S.D., South Texas College, Texas Agri-Life and Frost Bank. These partnerships assist MHC in providing job skills training, financial literacy, computer skills, health and wellness, and citizenship opportunities to our residents. MHC is committed to the continuation and expansion of these types of partnerships that will advance every residents' opportunity to become self-sufficient.

MHC remains committed to exceptional performance in the Public Housing Assessment System (PHAS) and in the Section Eight Management Assessment Program. Our staff members work proactively to ensure these programs are administered professionally and are committed to delivering quality housing opportunities and services to our residents. In Fiscal Year 2024-2025, MHC's overall Housing Choice Voucher utilization maintained a high utilization. The Foster Youth Initiative was added to McHC's list of programs, expanding housing opportunities to the community. The planning of Rental Assistance Demonstration (RAD) Phase 2 and 3 for Retama Village continues to be ongoing. MHC's overall Housing Choice Voucher utilization maintained a high annual average which, translates into additional HCV Program and Administrative funding for next fiscal year.

Looking ahead, we are anticipating an exciting future for MHC. We are committed to providing quality affordable housing within the City of McAllen. We will continue to expand our current housing programs, will identify new and creative ways to address the needs of the affordable housing market of McAllen, and will remain committed to our goal of “*Transforming Families - Strengthening Community*”.

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
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For the Year Ended June 30, 2025

**Program Summaries**

**Low Rent Public Housing**

MHC currently operates 89 public housing units on 2 developments throughout the City of McAllen, Texas. These units provide housing to approximately 410 individuals.

Retama Village Phase I – 64 units  
Retama Village Phase II – 25 units

Both developments are represented by one resident council.

**Capital Fund Program**

Each year MHC receives financial support from the U.S. Department of Housing and Urban Development (HUD) through the Capital Fund Program (CFP). This program permits housing authorities to make physical improvements to public housing, develop new public housing units, and with HUD approval, use Capital Funds for debt service on private market borrowing. In Fiscal Year 2024-2025, MHC expended a total of \$ 213,995 in capital funds.

**Capital Fund Grants expended during FY 2024-2025**

TX59R028501-23	\$ 21,241
TX59R028501-24	<u>192,754</u>
<b>Total</b>	<b><u>\$ 213,995</u></b>

**Housing Choice Vouchers**

MHC administers the Housing Choice Voucher (HCV) program which provides 1,384 rental vouchers to approximately 4,000 individuals. In addition, MHC continues to administer 26 vouchers under HUD’s HCV Veterans Affairs Supportive Vouchers (VASH). 49 project-based vouchers continue to be administered at Vine Terrace. The HCV program had an annual utilization average of 95%.

**HCV Section Eight Management Assessment Program (SEMAP)**

Each year MHC’s HCV Program undergoes an independent performance review by the U.S. Department of Housing and Urban Development. Fourteen components of the program are scored on a 135-point scale. In Fiscal Year 2024-2025, MHC achieved a 100% score and was designated a “High Performer” PHA by HUD.

**McAllen Housing Authority SEMAP Certification Final Score: 100% HIGH PERFORMER**

		Possible Points	Score
Indicator 1	Selection from Waiting List	15	15
Indicator 2	Reasonable Rent	20	20
Indicator 3	Determination of Adjusted Income	20	20
Indicator 4	Utility Allowance Schedule	5	5
Indicator 5	Housing Quality Standards (HQS) Quality Control	5	5
Indicator 6	HQS Enforcement	10	10
Indicator 7	Expanding Housing Opportunities	5	5
Indicator 8	Payment Standards	5	5
Indicator 9	Timely Annual Reexaminations	10	10
Indicator 10	Correct Tenant Rent Calculations	5	5
Indicator 11	Pre-Contract HQS Inspections	5	5
Indicator 12	Annual HQS Inspections	10	10
Indicator 13	Lease-Up	<u>20</u>	<u>20</u>
		135	135

**Family Self-Sufficiency (FSS)**

Under the FSS program, low-income families are provided opportunities for education, job training, homeownership, and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency.

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
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Once an eligible family is selected to participate in the program, MHC, and the head of each participating family execute a 5-year FSS Contract of Participation that specifies the rights and responsibilities of both parties and the goals and services for the family. The family works with our Resident Services Department to be connected to services to assist with completing their goals.

An interest-bearing escrow account is established by MHC on behalf of the participant, where monthly deposits are made throughout the duration of the family’s participation in the program. The escrow account funds are paid to the participant upon successful completion of all FSS program goals.

Fiscal Year 2024-2025 reflected favorable results for the FSS program. Participants in the program completed financial literacy classes, financial credit counseling classes, employment interview skills classes, and complete life skills classes. Overall tenant escrow funds increased by approximately 27% compared to the previous year. The increase was due to new participants enrolling in the FSS program and increases in earned income which affects participant’s monthly escrow contributions.

FY 2023-2024	Total Tenant Escrow Funds	\$114,696
FY 2024-2025	Total Tenant Escrow Funds	\$156,682

## ANNUAL FINANCIAL AND COMPLIANCE REPORT

In this section of the analysis, we, the managers of the Housing Authority of the City of McAllen, Texas (MHC), discuss and analyze MHC's financial performance for the year ended June 30, 2025. Please read it in conjunction with our independent auditor's report and MHC's basic financial statements.

### Financial Highlights

- Net assets invested in capital assets, net of related, debt increased by \$226 (in thousands) as compared to the previous year's end. Unrestricted net assets increased by \$585 (in thousands) as compared to the previous year. Restricted Net Position increased by \$234 (in thousands) as compared to the previous year.
- Total revenues for the year ended June 30, 2025 were \$16,460 (in thousands).
- Total expenses of all the MHC programs were \$15,105 (in thousands) for the year ended June 30, 2025.
- Total debt for Bonds and Notes decreased by \$399 (in thousands) when compared to the previous year.

### Using This Annual Report

This annual report consists of a series of financial statements. The government-wide financial statements include the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position, and the Statement of Cash Flows. These statements provide information about the activities of MHC as a whole and present a long-term view of MHC's property and debt obligations and other financial matters. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.

Fund financial statements report MHC's operations in more detail than the Primary Government statements by providing information about MHC's most significant funds. The fund financial statements tell how the services of MHC were provided to departments within MHC or to external customers and how the rent revenues covered the expenses of providing these services.

The Notes to the Financial Statements provide narrative explanations or additional data needed for full disclosure in the Primary Government statements and the fund financial statements.

The section labeled Single Audit Section contains data used by monitoring or regulatory agencies for assurance that MHC is using funds supplied in compliance with the terms of the grants.

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
Management's Discussion and Analysis  
For the Year Ended June 30, 2025

## **Financial Analysis**

### *Primary Government Financial Statements*

The financial statements of MHC included in this report are those of a special-purpose government engaged solely in business-type activities. The U.S. Department of Housing and Urban Development (HUD) requires that activities it funds be reported as business-type activities.

The analysis of MHC's overall financial condition and operations begins with the Statement of Net Position. Its primary purpose is to show whether MHC is improving or deteriorating financially as a result of the year's activities. The Statement of Net Position includes all of MHC's assets and liabilities at the end of the year while the Statement of Revenues, Expenses, and Changes in Net Position includes all the revenues and expenses generated by the Authority's operations during the year. The Statement of Cash Flows reports MHC's cash flows from operating, investing, and capital and non-capital financing activities. These apply the accrual basis of accounting which is the basis used by private sector companies.

All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. MHC's revenues are divided into those provided by outside parties who share the costs of some programs, such as the U.S. Department of Housing and Urban Development, and those provided by users of MHC's services, such as rental income. All of MHC's assets are reported whether they serve the current year or future years. Liabilities are considered regardless of whether they must be paid in the current or future years.

The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position report MHC's net position and the changes in it for the year. MHC's net position (the difference between assets and liabilities) provides one measure of MHC's financial health, or financial position. Over time, increases or decreases in MHC's net position is one indicator of whether its financial health is improving or deteriorating. To fully assess the overall health of MHC, however, you should consider nonfinancial factors as well, such as changes in the condition of MHC's facilities and external economic influences.

## **Reporting the Authority's Most Significant Funds**

### *Fund Financial Statements*

The fund financial statements provide detailed information about the most significant funds, not MHC as a whole. Laws and contracts require MHC to establish funds to account for resources received from HUD. MHC's administration establishes additional funds to help it control and manage money for particular purposes.

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
Management's Discussion and Analysis  
For the Year Ended June 30, 2025

Proprietary funds – MHC reports the activities for which it charges users (whether outside customers or other units or departments of MHC) in proprietary funds using the same accounting methods employed in the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Assets.

Our analysis focuses on the net position (Table I) and changes in net position (Table II) of MHC's business-type activities.

Net position increased by \$1,045 (in thousands) as compared to the previous year's end. Unrestricted net position – the part of net position that can be used to finance day to day operations without constraints by debt covenants, enabling legislation or other legal requirements – was \$7,925 (in thousands) at year-end.

Net position invested in capital assets, net of related debt increased by \$226 (in thousands) as compared to the previous year's end.

MHC's total debt for Bonds and Notes decreased during the current fiscal year by \$399 (in thousands) (Table IV).

Table I  
HOUSING AUTHORITY OF THE CITY OF MCALLEN  
DBA MCALLEN HOUSING COMMISSION

NET POSITION  
(in thousands)

	2025	2024	\$ Change	% Change
Current and Other Assets	\$ 12,659	\$ 11,731	\$ 928	7.9%
Capital Assets	11,171	11,343	(172)	-1.5%
Total Assets	<u>23,830</u>	<u>23,074</u>	<u>756</u>	<u>3.3%</u>
Current Liabilities	2,516	1,683	833	49.5%
Noncurrent Liabilities	5,116	6,238	(1,122)	-18.0%
Total Liabilities	<u>7,632</u>	<u>7,921</u>	<u>(289)</u>	<u>-3.6%</u>
Net Position:				
Invested in Capital Assets,	6,007	5,781	226	3.9%
Restricted	2,182	1,948	234	12.0%
Unrestricted	<u>8,009</u>	<u>7,424</u>	<u>585</u>	<u>7.9%</u>
Total Net Position	<u>\$ 16,198</u>	<u>\$ 15,153</u>	<u>\$ 1,045</u>	<u>6.9%</u>

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
Management's Discussion and Analysis  
For the Year Ended June 30, 2025

Table II  
HOUSING AUTHORITY OF THE CITY OF MCALLEN  
DBA MCALLEN HOUSING COMMISSION

CHANGES IN NET ASSETS  
(in thousands)

	<u>2025</u>	<u>2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Operating Revenues:</b>				
Tenant Revenues	\$ 4,011	\$ 2,960	\$ 1,051	35.5%
Operating and Capital Grants and Subsidies	11,168	10,526	642	6.1%
Other Revenue	<u>1,281</u>	<u>604</u>	<u>677</u>	<u>112.0%</u>
Total Operating Revenues	<u>16,460</u>	<u>14,090</u>	<u>2,370</u>	<u>16.8%</u>
<b>Operating Expenses:</b>				
Administrative	2,352	1,923	429	22.3%
Tenant Services	152	151	1	0.7%
Utilities	296	215	81	37.7%
Ordinary Maintenance and Operations	1,154	938	216	23.0%
Protective Services	19	19	-	0.0%
General Expenses	1,044	669	375	56.1%
Dwelling Units	81	80	1	1.3%
Housing Assistance Payments	9,463	8,971	492	5.5%
Depreciation	<u>543</u>	<u>549</u>	<u>(6)</u>	<u>-1.1%</u>
Total Operating Expenses	<u>15,104</u>	<u>13,514</u>	<u>1,590</u>	<u>11.8%</u>
Operating Income (Loss)	1,356	576	780	135.4%
<b>Nonoperating Revenues (Expenses):</b>				
Interest Income	37	37	-	0.0%
Interest Expense	<u>(347)</u>	<u>(249)</u>	<u>(98)</u>	<u>39.4%</u>
Total Nonoperating Revenues (Expenses)	(310)	(212)	(98)	46.2%
Change in Net Assets	1,045	365	690	186.3%
Net Position - Beginning	<u>15,153</u>	<u>14,788</u>	<u>365</u>	<u>2.5%</u>
Net Position - Ending	<u>\$ 16,198</u>	<u>\$ 15,153</u>	<u>\$ 1,055</u>	<u>7.0%</u>

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
Management's Discussion and Analysis  
For the Year Ended June 30, 2025

Capital Assets and Debt Administration

**Capital Assets**

At June 30, 2025, MHC had a total cost of \$26,053 (in thousands) invested in capital assets. This amount, not including depreciation, represents an increase of \$364 (in thousands) from the prior year.

Table III  
HOUSING AUTHORITY OF THE CITY OF MCALLEN  
DBA MCALLEN HOUSING COMMISSION

CAPITAL ASSETS (in thousands)				
	2025	2024	\$ Change	% Change
Land	\$ 2,845	\$ 2,636	\$ 209	7.9%
Construction in Progress	37	-	37	100.0%
Buildings and Improvements	21,452	21,401	51	0.2%
Furniture, Fixtures & Machinery - Admin	1,303	1,071	232	21.7%
Furniture, Fixtures & Machinery - Dwelling	416	581	(165)	-28.4%
 Total Capital Assets	 26,053	 25,689	 364	 1.4%
 Less: Accumulated Depreciation	 (14,882)	 (14,346)	 (536)	 3.7%
 Total Capital Assets, Net	 \$ 11,171	 \$ 11,343	 \$ (172)	 -1.5%

**Long-Term Debt**

At June 30, 2025, MHC had \$5,163 (in thousands) in long-term debt obligations outstanding. This represents a decrease of \$399 (in thousands) compared to the prior year.

HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
 Management's Discussion and Analysis  
 For the Year Ended June 30, 2025

Table IV  
 HOUSING AUTHORITY OF THE CITY OF MCALLEN  
 DBA MCALLEN HOUSING COMMISSION

LONG-TERM DEBT  
 (in thousands)

	<u>FYE 2025</u>		<u>FYE 2024</u>		<u>\$ Change</u>	<u>% Change</u>
Bonds Payable	\$ 1,418	\$	1,498	\$	(28)	-1.9%
Notes Payable	<u>3,745</u>		<u>4,064</u>		<u>(371)</u>	<u>-9.1%</u>
 Total Long-Term Debt	 <u>\$ 5,163</u>	\$	 <u>5,562</u>	\$	 <u>(399)</u>	 <u>-7.2%</u>

**Contacting MHC and Financial Management**

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of MHC's finances and to show MHC's accountability for the money it receives. If you have questions about this report or need additional financial information, contact MHC's business office at The Housing Authority of the City of McAllen, Texas, 1200 North 25<sup>th</sup> Street, McAllen, Texas 78501.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2025**

	<u>Primary Government</u>
<b>ASSETS</b>	
<b>Current Assets:</b>	
Cash and cash equivalents	\$ 7,508,636
Restricted cash and cash equivalents	3,334,334
Investments	204,043
Accounts receivable, net	293,474
Accrued interest	249,572
Inventories, net	35,099
Prepaid expenses	488,107
Other assets	<u>27,768</u>
Total current assets	<u>12,141,033</u>
<b>Noncurrent Assets:</b>	
Notes receivable	<u>469,037</u>
Capital assets:	
Land	2,844,529
Construction in progress	37,120
Building and improvements	18,885,734
Leasehold improvements	2,566,324
Furniture and equipment	1,719,340
Less accumulated depreciation	<u>(14,882,009)</u>
Capital assets, net	<u>11,171,038</u>
Total noncurrent assets	<u>11,640,075</u>
<b>Deferred Outflow of Resources:</b>	
Deferred financing costs	<u>49,858</u>
<b>LIABILITIES</b>	
<b>Current Liabilities:</b>	
Accounts payable	152,882
Accrued liabilities	402,635
Compensated absences	74,985
Unearned revenues	48,668
Tenant security deposits	119,536
Other current liabilities	566,214
Long-term debt due within one year	<u>1,151,323</u>
Total current liabilities	<u>2,516,243</u>
<b>Noncurrent Liabilities:</b>	
FSS escrow payable	145,757
ROSS escrow payable	10,925
Long-term debt due in more than one year	<u>4,012,392</u>
Total noncurrent liabilities	<u>4,169,074</u>
Total liabilities	<u>6,685,317</u>
<b>Deferred Inflow of Resources:</b>	
Deferred - Ground lease revenue	<u>947,302</u>
<b>NET POSITION</b>	
Net investment in capital assets	6,007,323
Restricted	2,182,184
Unrestricted	<u>8,008,840</u>
Total net position	<u>\$ 16,198,347</u>

*The accompanying notes are an integral part of these financial statements.*

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
STATEMENT OF OPERATING REVENUES,  
OPERATING EXPENSES AND CHANGE IN NET POSITION  
FOR THE YEAR ENDED JUNE 30, 2025**

	<u>Primary Government</u>
<b>OPERATING REVENUES</b>	
Government operating grants	\$ 11,167,830
Dwelling rental	4,011,054
Non-dwelling rental	113
Service fees	569,426
Fraud recovery	117,831
Other revenue	<u>594,224</u>
Total Operating Revenues	<u>16,460,478</u>
<b>OPERATING EXPENSES</b>	
Administrative	2,352,035
Tenant services	152,009
Utilities	295,644
Maintenance	1,154,714
Protective services	18,785
General expenses	1,043,997
Dwelling units	80,725
Housing assistance payments	9,463,323
Depreciation expense	<u>543,439</u>
Total Operating Expenses	<u>15,104,671</u>
<b>OPERATING INCOME</b>	<u>1,355,807</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Interest and investment revenue	36,857
Interest expense	<u>(347,423)</u>
Total Non-Operating Revenues (Expenses)	<u>(310,566)</u>
<b>CHANGE IN NET POSITION</b>	<u>1,045,241</u>
<b>NET POSITION, BEGINNING OF YEAR</b>	<u>15,153,106</u>
<b>NET POSITION, END OF YEAR</b>	<u><u>\$ 16,198,347</u></u>

*The accompanying notes are an integral part of these financial statements.*

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	Primary Government
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts of grants and contracts	\$ 11,167,830
Receipts of tenants	3,777,860
Other receipts	1,284,092
Payments to or on behalf of employees	(2,319,838)
Payments to suppliers for goods or services	(2,679,066)
Payment to housing assistance	(9,544,048)
Net cash provided (used) by operating activities	1,686,830
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchase/sale of capital asset	56,378
Escrow payable	41,986
Equity transfers among funds	(427,990)
Loan repayment	(397,972)
Interest expense	(347,423)
Net cash provided (used) by capital and related financing activities	(1,075,021)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Investment earnings	36,857
Net cash provided (used) by investing activities	36,857
Increase (decrease) in cash and cash equivalents	648,666
Cash and cash equivalents - Beginning of year	10,398,346
Cash and cash equivalents - End of year	\$ 11,047,012
<b>Reconciliation of operating income (loss) to net cash provided by operating activities</b>	
Operating income (loss)	\$ 1,355,807
Adjustments to reconcile operating loss to net cash provided by operating activities	
Depreciation expense	543,439
Changes in assets and liabilities	
(Increase) decrease in accounts receivable, net	(237,119)
(Increase) decrease in accrued interest	(15,996)
(Increase) decrease in inventories	7,454
(Increase) decrease in due from other funds	17,689
(Increase) decrease in prepaid and other assets	(77,140)
Increase (decrease) in notes receivable - noncurrent	17,007
(Increase) decrease in deferred costs	8,062
Increase (decrease) in accounts payable	(20,072)
Increase (decrease) in accrued liabilities	57,120
Increase (decrease) in unearned revenues	(3,391)
Increase (decrease) in due to other funds	(17,689)
Increase (decrease) in deferred inflow of resources	(12,698)
Increase (decrease) in tenant security deposits	3,812
Increase (decrease) in other current liabilities	60,545
Net cash provided (used) by operating activities	\$ 1,686,830

*The accompanying notes are an integral part of these financial statements.*

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. REPORTING ENTITY**

The Housing Authority of the City of McAllen, Texas dba McAllen Housing Commission (MHC) is a governmental entity created by the City of McAllen, Texas for the acquisition, development, modernization, operation, and administration of public housing programs. The primary purpose of MHC is to provide safe, decent, sanitary, and affordable housing to low income and elderly families in the City of McAllen, Texas. The housing programs are operated in accordance with the Housing and Urban Development guidelines.

The governing body of MHC is the Board of Commissioners which consists of five members appointed by the Mayor of the City of McAllen, Texas who have decision making authority. The Board of Commissioners appoints an Executive Director to administer the daily affairs of MHC. MHC is not included in any other governmental "reporting entity" as defined by the Governmental Accounting Standards Board (GASB) in its Statement No. 14, as amended by GASB Statement No. 39, GASB Statement No. 61, and GASB Statement No. 80. There are two component units included within MHC's reporting entity.

**B. THE COMPONENT UNITS**

**MCALLEN HOUSING FACILITY CORPORATION**

The McAllen Housing Facility Corporation (MHFC), a blended component unit of MHC, was created and organized by action of MHC under the provisions of Chapter 303, Texas Local Government Code, for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices they can afford.

MHFC is the sole member of Retama Village GP, LLC, a Texas limited liability company, which is the general partner of Retama Village, Ltd., a Texas limited partnership. Retama Village GP, LLC possesses an interest of .01% and the responsibility for the day to day operations. Brownstone Affordable Housing, Ltd., a Texas limited partnership, is the Class B limited partner owning a .01% interest and is the guarantor of this project. MMA Financial Affordable Housing Fund VII, L.P., is the investor possessing 99.98% interest in this project. BFIM Special Limited Partner, Inc., a Florida corporation, is the special limited partner. Retama Village, Ltd. was organized to acquire, develop and operate 138 residential units for rental to low-income tenants in McAllen, Texas. On January 1, 2024, MHFC purchased the ownership interests of the investor limited partner, special limited partner and class B limited partner.

MHFC is the sole member of Retama Village Phase II GP, LLC, a Texas limited liability company, which is the general partner of Retama Village Phase II, Ltd., a Texas limited partnership. Retama Village Phase II GP, LLC possesses an interest of .01 % and the responsibility for the day to day operations. PNC Multifamily Capital Institutional Fund VLI Limited Partnership, a Massachusetts limited partnership, is the investor possessing 99.99% interest in this project. Columbia Housing SLP Corporation, an Oregon corporation, is the special limited partner. Retama Village Phase II, Ltd. was organized to acquire, develop and operate 25 residential units for rental to low-income tenants in McAllen, Texas. On March 31, 2024, MHFC purchased the ownership interests of the investor limited partner and special limited partner.

MHFC is the sole member of The Villas at Beaumont GP, LLC, a Texas limited liability company, which develops and operates 36 residential units for rental to elderly low-income tenants in McAllen, Texas. Accordingly, the financial statements of the Villas at Beaumont GP, LLC, are consolidated into the financial statements of the McAllen Housing Facility Corporation.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**B. THE COMPONENT UNITS**

**MCALLEN HOUSING FACILITY CORPORATION**

MHFC is the sole member of La Vista Housing Associates GP, LLC, a Texas limited liability company, which is the general partner of the La Vista Housing Associates, Ltd., a Texas limited partnership. La Vista Housing Associates, GP, LLC possesses an interest of .005% and the responsibility for the day to day operations. Madhouse Development Services, Inc. is the Class B limited partner and possesses a .005% interest. PNC Multifamily Capital Institutional Fund XXXVI Limited Partnership, a Texas limited partnership, is the investor limited partner possessing a 99.99% interest. Columbia Housing SLP Corporation is the special limited partner. La Vista Housing Association, Ltd. was organized to acquire, rehabilitate and operate a 48-unit apartment project known as La Vista Apartments. On July 31, 2023, MHFC purchased the ownership interests of the investor limited partner, special limited partner and class B limited partner.

**MCALLEN HOUSING DEVELOPMENT CORPORATION**

In February 2015, McAllen Housing Development Corporation (MHDC), a blended component unit of MHC, is sponsored and created by MHC, under the Public Facility Corporation Act with the broadest possible powers to assist it to acquire, construct, rehabilitate, renovate, repair, equip, furnish, finance, refinance, and place on service public facilities of MHC. MHDC is non-federally funded, and via a contribution from MHFC, the McAllen Housing Development Corporation purchased a 20-unit multi-family development - Hibiscus Apartments.

**C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION**

The financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as deferred revenues until related and authorized expenditures have been made.

The financial statements of MHC have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Government Accounting Standards Board is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the governmental accounting policies are described below.

**D. ADOPTED GASB STATEMENTS**

MHC adopted GASB Statement No. 80, Blending Requirements for Certain Component Units – An Amendment of GASB Statement No. 14. The objective of this statement is to improve financial reporting by clarifying the financial statement presentation requirements for certain component units. The implementation of this statement did not have a significance impact on MHC.

**E. CASH AND CASH EQUIVALENTS**

For purposes of the statement of cash flows, MHC considers highly liquid investments to be cash equivalents if they have a maturity of three months or less when purchased.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**F. INTERFUND ACTIVITY**

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. Interfund activity has been eliminated in the government wide statement of activities.

**G. LONG-TERM DEBT**

Long-term debt is reported as noncurrent liabilities in the statement of net position.

**H. ESTIMATES**

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**I. FAIR VALUE MEASUREMENTS**

The fair value framework uses a hierarchy that prioritizes the inputs to the valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurements). The fair value hierarchy is as follows:

- Level 1 Inputs – Unadjusted quoted prices in active markets for identical assets or liabilities that the reporting entity has the ability at the measurement date.
- Level 2 Inputs - Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the assets or liability (for example interest rates, volatilities, credit risks and default rates) or inputs that are derived principally from or corroborated by observable market data by correlation or other means.
- Level 3 Inputs - Significant unobservable inputs that reflect an entity's own assumptions that market participants would use in pricing the assets or liabilities.

Fair value of assets and liabilities measured on a recurring basis at June 30, 2025 is as follows:

	Fair Value	Quoted Priced in Active Marketsfor Identical Assets/Liabilities (Level 1)	Signigicant Other Obervable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<u>June 30, 2025</u>				
Equity Securities	\$ 204,043	\$ 204,043	\$ -	\$ -
Total	<u>\$ 204,043</u>	<u>\$ 204,043</u>	<u>\$ -</u>	<u>\$ -</u>

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**J. DEFERRED OUTFLOWS OF RESOURCES**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resource, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. MHC has \$49,858 in deferred financing costs. This amount is deferred and recognized as outflows of resources the appropriated future period when the outflow occurs.

**K. ACCRUED COMPENSATED ABSENCES AND ACCRUED SICK LEAVE**

It is MHC's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Accumulated vacation leave is recorded as an expense and liability as the benefits accrue to employees. Vacation pay is accumulated by regular full-time employees and part-time regular employees who work a minimum of 20 hours per week as follow:

1-5 Years - 10 Workdays per Year  
6+ Years - 15 Workdays per Year

It is MHC's policy that employees vacation time must be used within each fiscal year, or the days will be forfeited. If an employee cannot take vacation days within the fiscal year due to no fault of their own, it will be carried over into the start of the next fiscal year but must be used within the first six months.

Sick leave credits are earned at 6.67 hours per month for regular full-time employees and part-time regular employees who work a minimum of 20 hours per week. Sick leave may be accumulated up to a maximum period of 90 days. However, unused sick leave is not convertible into cash, nor may it be used for any purpose other than sick leave. If employment is terminated for any reason, an employee will not receive pay for any accumulated unused sick leave.

**L. ACCOUNTS RECEIVABLE**

MHC believes that sufficient detail of accounts receivable balances is provided in the financial statements to avoid the obscuring of significant components by aggregation; therefore, no disclosure is provided which disaggregates those balances.

**M. CAPITAL ASSETS**

Capital assets include land, buildings, furniture and equipment. Capital assets are defined by MHC as assets with an initial, individual cost of more than \$2,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost when purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of assets or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Buildings, furniture and equipment of MHC and the component units are depreciated using the straight-line method over the following estimated useful lives:

Building and Improvements	7-30 Years
Motor Vehicles	5-7 Years
Office Furniture and Equipment	2-5 Years

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (CONTINUED)**

**N. PREPAID ITEMS**

Payments made to vendors for services that will benefit periods beyond June 30, 2025, are recorded as prepaid items.

**O. NET POSITION**

Net Position, the difference between assets and liabilities, are classified into three parts: (1) *invested in capital assets, net of related debt*, which is the balance of fixed assets less accumulated depreciation, net of outstanding debt; (2) *restricted*, which are net assets subject to constraints externally imposed by funding agencies, creditors, or enabling legislation; and (3) *unrestricted*, which are net assets that do not conform to the previous two classifications. Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted are available.

**II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**A. BUDGETARY DATA**

At least ninety days before June 30, the annual operating budget is adopted by the Board of Commissioners for the following year. The budget is legally adopted through the passage of a resolution. The budget's final approval rests with the Housing and Urban Development Authority when it reviews the prior year's final operations and the subsequent year's budget information.

**III. DETAILED NOTES**

**A. DEPOSITS AND INVESTMENTS**

• **MCALLEN HOUSING AUTHORITY**

The funds of MHC must be deposited and invested under the terms of a contract, contents of which are set out in the Depository Contract Law. The depository bank places approved pledged securities for safekeeping and trust with MHC's agent bank in an amount sufficient to protect MHC's funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

MHC maintains cash accounts at financial institutions that are insured by the Federal Deposit Insurance Company (FDIC). At times, balances deposited with financial institutions have exceeded FDIC coverage; however, the deposits are secured by approved securities pledged as collateral.

• **MCALLEN HOUSING FACILITY CORPORATION (MHFC)**

The funds of the MHFC must be deposited and invested under the terms of a contract, contents of which are set out in the Depository Contract Law. The depository bank places approved pledged securities for safekeeping and trust with MHC's agent bank in an amount sufficient to protect the MHFC's funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of FDIC insurance.

The MHFC maintains cash accounts at financial institutions that are insured by the Federal Deposit Insurance Company (FDIC). At times, balances deposited with financial institutions have exceeded FDIC coverage; however, the deposits are secured by approved securities pledged as collateral.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**A. DEPOSITS AND INVESTMENTS**

- **MCALLEN HOUSING DEVELOPMENT CORPORATION (MHDC)**

The MHDC maintains cash accounts at financial institutions that are insured by the Federal Deposit Insurance Company (FDIC). At times, balances deposited with financial institutions have exceeded FDIC coverage; however, the deposits are secured by approved securities pledged as collateral.

MHC reports investments in accordance with GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Investment Pools. Under the provisions of GASB Statement No. 31, governmental entities should report investments at fair value on the statement of net position. Investment income should include unrealized gains and losses (representing the change in market value) and be reported as revenue in the operating statement. Additionally, investments may be reported at amortized cost if the remaining maturity at time of purchase is one year or less, provided that the fair value of those investments is not significantly affected by the impairment of the credit standing of the issuer or by other factors.

Additional policies and contractual provisions governing deposits and investments for MHC are specified below:

**Credit Risk** – Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. MHC’s only investment at year end was a certificate of deposit mentioned above.

**Custodial Risk for Investments** – For an investment, this is the risk that, in the event of the failure of the counterparty, MHC will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All investments held by third parties were fully collateralized and held in MHC’s name.

**Concentration of Credit Risk** – The investment of MHC contains no limitations on the amount that can be invested in any one issuer beyond stipulated by the Public Funds Investment Act. The certificate of deposit mentioned above, represents 100% of MHC’s total investments.

**Interest Rate Risk** – Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. The longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that MHC manages its exposure to interest rate risk is by purchasing a combination of shorter-term and longer-term investments and by timing cash flows from maturities so that portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

**Foreign Currency Risk for Investments** – MHC limits the risk that changes in exchange rates will adversely affect the fair value of an investment. At year-end, MHC was not exposed to foreign currency risk.

**B. RESTRICTED CASH AND CASH EQUIVALENTS**

**MCALLEN HOUSING AUTHORITY**

At June 30, 2025, MHC had restricted cash and cash equivalents under the Low Rent Housing program of \$10,935 related to the ROSS program and \$985,000 for the Hibiscus prepaid leasehold. Under the Section 8 Housing Choice Voucher Program, \$297,837 is restricted for the Section 8 program, \$146,808 is restricted for escrow related to the FSS program, \$14,502 is restricted to the FSS escrow forfeitures and \$29,250 is restricted to the Emergency Housing Voucher and the Homeowner Assistance programs.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
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FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**B. RESTRICTED CASH AND CASH EQUIVALENTS**

**MCALLEN HOUSING FACILITY CORPORATION**

At June 30, 2025, the McAllen Housing Facility Corporation had restricted cash and cash equivalents of \$1,830,679 of which \$1,498,276 is restricted for capital improvements to financed properties, tenant security deposits of \$99,863, insurance escrow of \$178,599 and \$23,694 in donations for scholarships.

**MCALLEN HOUSING DEVELOPMENT CORPORATION**

At June 30, 2025, the McAllen Housing Development Corporation had restricted cash and cash equivalents of \$19,323 restricted for tenant security deposits.

**C. CAPITAL ASSETS**

Capital asset activity for MHC for the year ended June 30, 2025, was as follows:

	Beginning Balance <u>7/1/2024</u>	<u>Changes During Year</u>		Ending Balance <u>6/30/2025</u>
		<u>Additions</u>	<u>Adjustments</u>	
<b>Low Rent</b>				
Capital assets not being depreciated:				
Land	\$ 1,249,342	\$ 208,125	\$ -	\$ 1,457,467
Construction in progress	<u>-</u>	<u>33,656</u>	<u>3,464</u>	<u>37,120</u>
Total capital assets not being depreciated	<u>1,249,342</u>	<u>241,781</u>	<u>3,464</u>	<u>1,494,587</u>
Capital assets being depreciated:				
Building and improvements	711,290	-	-	711,290
Leasehold improvements	1,187,732	30,760	-	1,218,492
Furniture & equipment - admin	593,212	41,072	26,059	660,343
Furniture & equipment - dwelling	<u>5,226</u>	<u>-</u>	<u>-</u>	<u>5,226</u>
Total capital assets being depreciated	<u>2,497,460</u>	<u>71,832</u>	<u>26,059</u>	<u>2,595,351</u>
Less accumulated depreciation	<u>(1,430,076)</u>	<u>(57,185)</u>	<u>-</u>	<u>(1,487,261)</u>
Low Rent Capital Assets, Net	<u>\$ 2,316,726</u>	<u>\$ 256,428</u>	<u>\$ 29,523</u>	<u>\$ 2,602,677</u>
<b>Section 8</b>				
Capital assets being depreciated:				
Furniture & equipment - admin	<u>\$ 159,145</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 159,145</u>
Total capital assets being depreciated	<u>159,145</u>	<u>-</u>	<u>-</u>	<u>159,145</u>
Less accumulated depreciation	<u>(149,579)</u>	<u>(2,129)</u>	<u>-</u>	<u>(151,708)</u>
Section 8 Capital Assets, Net	<u>\$ 9,566</u>	<u>\$ (2,129)</u>	<u>\$ -</u>	<u>\$ 7,437</u>

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**C. CAPITAL ASSETS**

	Beginning Balance <u>7/1/2024</u>	<u>Changes During Year</u>		Ending Balance <u>6/30/2025</u>
		<u>Additions</u>	<u>Adjustments</u>	
<b>McAllen Housing Facility Corporation (MHFC)</b>				
Capital assets not being depreciated:				
Land	\$ 858,562	\$ -	\$ -	\$ 858,562
Total capital assets not being depreciated	<u>858,562</u>	<u>-</u>	<u>-</u>	<u>858,562</u>
Capital assets being depreciated:				
Building and improvements	14,403,957	-	-	14,403,957
Leasehold improvements	135,658	7,182	-	142,840
Furniture & equipment - admin	318,751	-	165,053	483,804
Furniture & equipment - dwelling	<u>380,911</u>	<u>-</u>	<u>(165,053)</u>	<u>215,858</u>
Total capital assets being depreciated	<u>15,239,277</u>	<u>7,182</u>	<u>-</u>	<u>15,246,459</u>
Less accumulated depreciation	<u>(8,201,887)</u>	<u>(426,999)</u>	<u>7,743</u>	<u>(8,621,143)</u>
MHFC Capital Assets, Net	<u>\$ 7,895,952</u>	<u>\$ (419,817)</u>	<u>\$ 7,743</u>	<u>\$ 7,483,878</u>
<b>McAllen Housing Development Corp (MHDC)</b>				
Capital assets not being depreciated:				
Land	\$ 528,500	\$ -	\$ -	\$ 528,500
Total capital assets not being depreciated	<u>528,500</u>	<u>-</u>	<u>-</u>	<u>528,500</u>
Capital assets being depreciated:				
Building and improvements	3,770,487	-	-	3,770,487
Leasehold improvements	1,191,442	13,550	-	1,204,992
Furniture & equipment - dwelling	<u>194,964</u>	<u>-</u>	<u>-</u>	<u>194,964</u>
Total capital assets being depreciated	<u>5,156,893</u>	<u>13,550</u>	<u>-</u>	<u>5,170,443</u>
Less accumulated depreciation	<u>(4,564,771)</u>	<u>(57,126)</u>	<u>-</u>	<u>(4,621,897)</u>
MHDC Capital Assets, Net	<u>\$ 1,120,622</u>	<u>\$ (43,576)</u>	<u>\$ -</u>	<u>\$ 1,077,046</u>
<b>Summary Total</b>				
Capital assets not being depreciated:				
Land	\$ 2,636,404	\$ 208,125	\$ -	\$ 2,844,529
Construction in progress	<u>-</u>	<u>33,656</u>	<u>3,464</u>	<u>37,120</u>
Total capital assets not being depreciated	<u>2,636,404</u>	<u>241,781</u>	<u>3,464</u>	<u>2,881,649</u>
Capital assets being depreciated:				
Building and improvements	18,885,734	-	-	18,885,734
Leasehold improvements	2,514,832	51,492	-	2,566,324
Furniture & equipment - admin	1,071,108	41,072	191,112	1,303,292
Furniture & equipment - dwelling	<u>581,101</u>	<u>-</u>	<u>(165,053)</u>	<u>416,048</u>
Total capital assets being depreciated	<u>23,052,775</u>	<u>92,564</u>	<u>26,059</u>	<u>23,171,398</u>
Less accumulated depreciation	<u>(14,346,313)</u>	<u>(543,439)</u>	<u>7,743</u>	<u>(14,882,009)</u>
Total Capital Assets, Net	<u>\$ 11,342,866</u>	<u>\$ (209,094)</u>	<u>\$ 37,266</u>	<u>\$ 11,171,038</u>

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
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NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**D. LONG-TERM DEBT**

Long-term debt activity for the year ended June 30, 2025, consisted of the following:

Bonds & Notes	Interest Rate	Amount of Original Issue	Interest Current Year	Balance 7/01/2024	Retired	Balance 6/30/2025	Due Within One Year
McAllen Housing Facility Corporation Multifamily Housing Revenue Refunding Bonds Series 2012	4.95%	\$ 2,172,000	\$ 73,369	\$ 1,497,802	\$ (79,315)	\$ 1,418,487	\$ 83,377
McAllen Housing Facility Corporation Note Payable	6.56%	2,000,000	10,703	251,509	(200,409)	51,100	51,100
Villas at Beaumont, GP, LLC Unsecured Promissory Note	3.50%	311,784	9,740	286,044	(17,006)	269,038	17,611
La Vista Housing Associates, Ltd. Mortgage Note Payable	7.41%	1,316,000	71,644	968,905	(37,805)	931,100	931,100
Retama Village GP Mortgage Note Payable	6.97%	1,650,000	94,939	1,376,201	(31,138)	1,345,063	33,380
Retama Village Phase II GP Mortgage Note Payable	7.35%	1,250,000	71,046	981,226	(32,299)	948,927	34,755
Retama Village Phase II GP Note Payable LT	8.00%	200,000	15,996	200,000	-	200,000	-
Totals			<u>\$ 347,437</u>	<u>\$ 5,561,687</u>	<u>\$ (397,972)</u>	<u>\$ 5,163,715</u>	<u>\$ 1,151,323</u>

**DESCRIPTION OF DEBT**

McAllen Housing Facility Corporation Multifamily Housing Revenue Refunding Bonds Series 2012

On November 1, 2012, MHFC Multifamily Housing Revenue Refunding Bonds, Series 2012 were issued in the amount of \$2,172,000 to refund the MHFC Multifamily Housing Revenue Bonds, Series 2002. The bonds bear interest at 4.95% and are due in monthly installments of principal and interest totaling \$12,724 through November 20, 2037. The bonds are payable pursuant to a debt agreement with Frost Bank. The principal amount outstanding at June 30, 2025 was \$1,418,487.

McAllen Housing Facility Corporation Note Payable

On September 9, 2010, the McAllen Housing Facility Corporation borrowed \$2,000,000 from Frost National Bank: to assist in the purchase of a residential rental project named Orchid Place Apartments. The note is payable in monthly installments of \$17,593, including interest at 6.56%, and is secured by real property. The note matures on September 10, 2025. The principal amount outstanding at June 30, 2025 was \$51,100.

Villas at Beaumont, GP, LLC Note Payable

On December 1, 2022, Villas at Beaumont, GP, LLC borrowed \$311,784 from MHFC to restructure the existing outstanding construction loan balance plus new funds to finance operation expenditures of Villas at Beaumont elderly apartment complex. The note is payable in monthly installments of \$2,229, including interest at a rate of 3.5%, and is secured by real property. The note matures on November 1, 2037. The principal amount outstanding at June 30, 2025 was \$269,038.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**D. LONG TERM DEBT**

La Vista Housing Associates, Ltd. Mortgage Note Payable

On November 15, 2007, La Vista Housing Associates, Ltd. entered into a mortgage note payable with PNC Bank, N.A. in the original amount of \$1,316,000. The mortgage note calls for monthly principal and interest payments of \$9,121 through maturity on December 1, 2025. Interest accrued at a rate of 7.41% per annum. In addition, monthly deposits for insurance and a reserve for replacement of depreciable assets are required. Substantially all of the assets of La Vista Housing Associates, Ltd. are pledged as collateral on the mortgage. The principal amount outstanding at June 30, 2025 was \$931,100.

Retama Village GP Mortgage Note Payable

On December 4, 2009, Retama Village GP, refinanced a construction loan with a term loan of \$1,650,000. The loan is payable in monthly installments of \$10,506, including interest at 6.97% until maturity on January 1, 2044, at which time, all remaining principal and interest is due. The note is secured by a first lien deed of trust on the rental property. The principal amount outstanding at June 30, 2025 was \$1,345,063.

Retama Village Phase II GP Mortgage Note Payable

On September 30, 2010, Retama Village Phase II GP refinanced a construction loan with a term loan of \$1,250,000. The loan is payable in monthly installments of \$8,612, including interest at 7.35% until maturity on October 1, 2028, at which time, all remaining unpaid principal and interest is due. The note is secured by a first lien deed of trust on the rental property. The principal amount outstanding at June 30, 2025 was \$948,927.

Retama Village Phase II GP Note Payable LT

On June 17, 2008, Retama Village Phase II GP, entered into a loan agreement with MHFC in the amount of \$200,000. The loan agreement requires interest payments of 8.00% per annum from available cash flow, commencing from June 1, 2011, until maturity on July 1, 2048, at which time, all remaining unpaid principal and interest is due. The principal amount outstanding at June 30, 2025 was \$200,000.

**DEBT SERVICE REQUIREMENTS**

Total debt service requirements for the MHC’s debt at June 30, 2025, were as follows:

Year Ending June 30,	General Obligations		Total Requirements
	Principal	Interest	
2026	\$ 1,151,323	\$ 275,052	\$ 1,426,375
2027	179,076	229,779	408,855
2028	189,480	219,375	408,855
2029	994,095	168,314	1,162,409
2030	166,192	132,823	299,015
2031-2035	978,626	548,918	1,527,544
2036-2040	811,491	271,412	1,082,903
2041-2045	493,432	84,424	577,856
2046-2050	200,000	-	200,000
	<u>\$ 5,163,715</u>	<u>\$ 1,930,097</u>	<u>\$ 7,093,812</u>

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**E. DEFINED CONTRIBUTION PLAN**

The Housing-Renewal and Local Agency Retirement Plan: MHC sponsors a defined contribution plan (the plan) that covers regular full-time and part-time employees. Temporary employees are not eligible to participate in the plan. Employees may participate in the plan on the first day of the month after attaining age 18 and completing one full year of continuous and uninterrupted employment with MHC. Employees are not required to make any contributions to the plan unless the employee elects to make a voluntary employee contribution. The employer is required to make a contribution of 13% of the basic employee compensation. Employees are vested at a rate of 20% for each full year of continuous employment. MHC's contributions for the year ended June 30, 2025, were \$76,693.

Additionally, effective January 1, 2025, MHC withdrew from the Housing-Renewal and Local Agency Retirement Plan and began participation in the Texas County & District Retirement System (TCDRS). Under TCDRS, employees are required to contribute 4% and the employer is required to contribute 7.21%. Employer contribution to the TCDRS pension for the fiscal year end June 30, 2025 were \$19,323.

**F. TRANSFERS**

MHC recorded transfers of \$213,995 for its Capital Fund Program for public housing allowed capital expenses and other allowed expenses.

**G. RELATED-PARTY TRANSACTIONS**

McAllen Housing Facility Corporation

On December 1, 2022, MHFC entered into a loan agreement with the Villas at Beaumont GP LLC, in the amount of \$311,784. The finance is an unsecured promissory note. The loan is payable in monthly installments of \$2,229, including interest at 3.5%, until the maturity date fifteen years later, at which time, all remaining unpaid principal and interest is due. The loan balance as of June 30, 2025, was \$269,038.

On June 17, 2008, MHFC entered into a loan agreement with Retama Village Phase II GP in the amount of \$200,000. The loan agreement requires interest payments of 8.00% per annum from available cash flow, commencing from June 1, 2011, until maturity on July 1, 2048, at which time, all remaining unpaid principal and interest is due. The principal amount outstanding at June 30, 2025 was \$200,000.

The Inter-program eliminations during and as of June 30, 2025, was as follow:

	Inter-program Eliminations	
	Revenues	Expenses
Housing Choice Vouchers	\$ -	\$1,058,955
McAllen Facility Corp.	756,562	-
McAllen Development Corp.	302,393	-
Total	<u>\$1,058,955</u>	<u>\$1,058,955</u>

**H. COMPENSATED ABSENCES**

As of June 30, 2025, the accrued leave balance was \$74,985.

Balance 7/1/2024	Earned	Taken	Balance 6/30/2025
<u>\$ 14,106</u>	<u>\$ 74,985</u>	<u>\$ (14,106)</u>	<u>\$ 74,985</u>

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**III. DETAILED NOTES – (CONTINUED)**

**I. CONTINGENT LIABILITIES**

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor, cannot be determined at this time although MHC expects such amounts, if any, to be immaterial.

In the normal course of business, MHC is subject to certain contingent liabilities and un-asserted claims. These contingencies are evaluated in light of asserted claims being probable and estimable. Those claims that are probable and estimable have been accrued in the accompanying financial statements. Claims that are possible and/or not estimable are disclosed herein. Remote claims are monitored until such time as they are resolved, disclosed, or accrued.

**J. SUBSEQUENT EVENTS**

MHC has evaluated subsequent events for disclosure through the date of the Independent Auditors' Report, the date which the financial statements were available to be issued.

**K. RISK MANAGEMENT**

MHC is exposed to various risks of loss related to torts; theft; damage to and destruction of assets; workers compensation losses; errors and omissions; and natural disasters. MHC covers these risks through the purchase of commercial insurance. Settlement amounts have not exceeded insurance coverage.

**L. CONCENTRATIONS**

A significant portion of the revenues (68%) of MHC are received from programs directed by the United States Department of Housing and Urban Development. Receipt of these funds is contingent upon MHC's continued compliance with grant provisions and the continuance of the grant programs by the United States Governmental agency.

End of Notes.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**SUPPLEMENTARY SCHEDULE**  
**COMBINING BALANCE SHEET - PROGRAMS**  
**JUNE 30, 2025**

	Low Rent Housing	Section 8 Voucher	McAllen Facility Corp.	McAllen Development Corp.	Capital Fund Program	Total Programs
<b>ASSETS</b>						
Current assets						
Cash and cash equivalents	\$ 482,690	\$ 2,296,686	\$ 2,524,043	\$ 2,205,194	\$ 23	\$ 7,508,636
Restricted cash and cash equivalents	995,935	488,397	1,830,679	19,323	-	3,334,334
Investments	84,342	-	119,701	-	-	204,043
Accounts receivable, net	28,959	-	255,492	9,023	-	293,474
Accrued interest	-	-	249,572	-	-	249,572
Inventories, net	-	-	21,714	13,385	-	35,099
Prepaid expenses	13,951	3,291	454,225	16,640	-	488,107
Other assets	12,993	-	14,775	-	-	27,768
Total current assets	<u>1,618,870</u>	<u>2,788,374</u>	<u>5,470,201</u>	<u>2,263,565</u>	<u>23</u>	<u>12,141,033</u>
Noncurrent assets						
Notes receivable	-	-	469,037	-	-	469,037
Capital assets						
Land	1,457,467	-	858,562	528,500	-	2,844,529
Construction in progress	37,120	-	-	-	-	37,120
Building and improvements	711,290	-	14,403,957	3,770,487	-	18,885,734
Leasehold improvements	1,218,492	-	142,840	1,204,992	-	2,566,324
Furniture and equipment	665,569	159,145	699,662	194,964	-	1,719,340
Less accumulated depreciation	<u>(1,487,261)</u>	<u>(151,708)</u>	<u>(8,621,143)</u>	<u>(4,621,897)</u>	<u>-</u>	<u>(14,882,009)</u>
Total capital assets	<u>2,602,677</u>	<u>7,437</u>	<u>7,483,878</u>	<u>1,077,046</u>	<u>-</u>	<u>11,171,038</u>
Total noncurrent assets	<u>2,602,677</u>	<u>7,437</u>	<u>7,952,915</u>	<u>1,077,046</u>	<u>-</u>	<u>11,640,075</u>
Deferred outflow of resources						
Deferred financing costs	-	-	49,858	-	-	49,858
Total Assets and Deferred Outflow of Resources	<u>4,221,547</u>	<u>2,795,811</u>	<u>13,472,974</u>	<u>3,340,611</u>	<u>23</u>	<u>\$ 23,830,966</u>
<b>LIABILITIES</b>						
Current liabilities						
Accounts payable	47,583	31,833	71,132	2,334	-	152,882
Accrued liabilities	51,673	14,448	292,476	44,038	-	402,635
Compensated absences	2,062	41,149	25,608	6,166	-	74,985
Unearned revenues	-	47,250	1,418	-	-	48,668
Tenant security deposits	-	-	99,863	19,673	-	119,536
Other current liabilities	-	-	566,214	-	-	566,214
Long-term debt due within one year	-	-	1,151,323	-	-	1,151,323
Total current liabilities	<u>101,318</u>	<u>134,680</u>	<u>2,208,034</u>	<u>72,211</u>	<u>-</u>	<u>2,516,243</u>
Noncurrent liabilities						
FSS escrow payable	-	145,757	-	-	-	145,757
ROSS escrow payable	10,925	-	-	-	-	10,925
Long-term debt due in more than one year	-	-	4,012,392	-	-	4,012,392
Total noncurrent liabilities	<u>10,925</u>	<u>145,757</u>	<u>4,012,392</u>	<u>-</u>	<u>-</u>	<u>4,169,074</u>
Total liabilities	<u>112,243</u>	<u>280,437</u>	<u>6,220,426</u>	<u>72,211</u>	<u>-</u>	<u>6,685,317</u>
Deferred inflow of resources						
Deferred - Ground lease revenue	924,441	-	22,861	-	-	947,302
<b>NET POSITION</b>						
Net investment in capital assets	2,602,677	7,437	2,320,163	1,077,046	-	6,007,323
Restricted	144,911	211,035	1,826,238	-	-	2,182,184
Unrestricted	437,275	2,296,902	3,083,286	2,191,354	23	8,008,840
Total net position	<u>\$ 3,184,863</u>	<u>\$ 2,515,374</u>	<u>\$ 7,229,687</u>	<u>\$ 3,268,400</u>	<u>\$ 23</u>	<u>\$ 16,198,347</u>

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS**  
**DBA MCALLEN HOUSING COMMISSION**  
**SUPPLEMENTARY SCHEDULE**  
**COMBINING INCOME STATEMENT - PROGRAMS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	Low Rent Housing	Section 8 Voucher	McAllen Facility Corp.	McAllen Development Corp.	Capital Fund Program	Total Programs
<b>OPERATING REVENUES</b>						
Government operating grants	\$ 407,944	\$ 10,522,500	\$ 23,391	\$ -	\$ 213,995	\$ 11,167,830
Dwelling rental	-	-	3,408,386	602,668	-	4,011,054
Non-dwelling rental	-	-	-	113	-	113
Service fees	-	354,715	214,711	-	-	569,426
Fraud recovery	2,874	114,957	-	-	-	117,831
Other revenue	297,349	8,814	281,402	6,659	-	594,224
Total Operating Revenues	<u>708,167</u>	<u>11,000,986</u>	<u>3,927,890</u>	<u>609,440</u>	<u>213,995</u>	<u>16,460,478</u>
<b>OPERATING EXPENSES</b>						
Administrative	287,643	1,027,732	905,925	130,735	-	2,352,035
Tenant services	-	19,891	126,951	5,167	-	152,009
Utilities	45,910	2,588	220,733	26,413	-	295,644
Maintenance	53,593	1,849	886,855	212,417	-	1,154,714
Protective services	2,887	-	10,603	5,295	-	18,785
General expenses	59,967	68,272	793,886	121,872	-	1,043,997
Dwelling units	80,725	-	-	-	-	80,725
Housing assistance payments	4,157	9,459,166	-	-	-	9,463,323
Depreciation expense	57,185	2,128	427,000	57,126	-	543,439
Total Operating Expenses	<u>592,067</u>	<u>10,581,626</u>	<u>3,371,953</u>	<u>559,025</u>	<u>-</u>	<u>15,104,671</u>
<b>OPERATING INCOME (LOSS)</b>	<u>116,100</u>	<u>419,360</u>	<u>555,937</u>	<u>50,415</u>	<u>213,995</u>	<u>1,355,807</u>
<b>NONOPERATING REVENUES</b>						
Interest and investment revenue	3,900	1,127	31,827	-	3	36,857
Interest expense	-	-	(347,423)	-	-	(347,423)
Total Nonoperating Revenues	<u>3,900</u>	<u>1,127</u>	<u>(315,596)</u>	<u>-</u>	<u>3</u>	<u>(310,566)</u>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>	<u>120,000</u>	<u>420,487</u>	<u>240,341</u>	<u>50,415</u>	<u>213,998</u>	<u>1,045,241</u>
Transfers in	213,995	-	-	-	(213,995)	-
<b>CHANGES IN NET POSITION</b>	<u>333,995</u>	<u>420,487</u>	<u>240,341</u>	<u>50,415</u>	<u>3</u>	<u>1,045,241</u>
<b>NET POSITION, BEGINNING OF YEAR</b>	<u>2,850,868</u>	<u>2,094,887</u>	<u>6,989,346</u>	<u>3,217,985</u>	<u>20</u>	<u>15,153,106</u>
<b>NET POSITION, END OF YEAR</b>	<u>\$ 3,184,863</u>	<u>\$ 2,515,374</u>	<u>\$ 7,229,687</u>	<u>\$ 3,268,400</u>	<u>\$ 23</u>	<u>\$ 16,198,347</u>



# Cascos & Associates, PC

Certified Public Accountants

Audit/Accounting/Tax/Consulting

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## INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners  
Housing Authority of the City of McAllen, Texas  
DBA McAllen Housing Commission  
McAllen, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate blended presented component units, of the Housing Authority of the City of McAllen, Texas dba McAllen Housing Commission (MHC), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise MHC's basic financial statements, and have issued our report thereon dated January 28, 2026.

### Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered MHC's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of MHC's internal control. Accordingly, we do not express an opinion on the effectiveness of MHC's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether MHC's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Cascos & Associates, PC*

Cascos & Associates, PC  
Brownsville, Texas  
January 28, 2026



# Cascos & Associates, PC

Certified Public Accountants

Audit/Accounting/Tax/Consulting

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## INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Commissioners  
Housing Authority of the City of McAllen, Texas  
DBA McAllen Housing Commission  
McAllen, Texas

### Report on Compliance for Each Major Federal Program

#### *Opinion on Each Major Federal Program*

We have audited the Housing Authority of the City of McAllen, Texas dba McAllen Housing Commission (MHC) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the MHC's major federal programs for the year ended June 30, 2025. The MHC's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the MHC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

#### *Basis for Opinion on Each Major Federal Program*

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards, the Uniform Guidance, are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the MHC and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the MHC's compliance with the compliance requirements referred to above.

#### *Responsibilities of Management for Compliance*

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the MHC's federal programs.

## ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the MHC's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the MHC's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the MHC's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the MHC's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the MHC's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Cascos & Associates, PC*

Cascos & Associates, PC  
Brownsville, Texas  
January 28, 2026

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED JUNE 30, 2025**

FEDERAL GRANTOR/ PASS THROUGH GRANTOR/ PROGRAM or CLUSTER TITLE/	Assistance Listing Number	Total Federal Expenditures
<b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>		
<i>Direct Programs:</i>		
Low Rent Public Housing	14.850	\$ 328,983
Housing Choice Vouchers	14.871	10,522,500
Public Housing Capital Fund Program	14.872	213,995
Public Housing Family Self-Sufficiency Program	14.896	78,961
Total Direct Programs		<u>11,144,439</u>
<i>Passed Through City of McAllen, Texas:</i>		
Community Development Block Grant (CDBG)	14.218	23,391
Total Passed Through City of McAllen, Texas		<u>23,391</u>
Total U.S. Department of Housing and Urban Development		<u>11,167,830</u>
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>		<u><u>\$ 11,167,830</u></u>

*See Accompanying Notes to the Schedule of Expenditures of Federal Awards.*

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED JUNE 30, 2025**

**1. BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal grant activity of the Housing Authority of the City of McAllen dba McAllen Housing Commission (MHC) and is presented on the accrual basis of accounting, which is the same basis as was used to prepare the financial statements. The information in this Schedule is presented in accordance with the requirements of the *Title 2 U.S. Code of Federal Regulations Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Programs*.

**2. SUBRECIPIENTS**

MHC did not provide any federal awards to subrecipients during the year.

**3. LOANS**

MHC did not have any loans or loan guarantee programs outstanding at June 30, 2025.

**4. INDIRECT COST RATE**

MHC has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

**HOUSING AUTHORITY OF THE CITY OF MCALLEN, TEXAS  
DBA MCALLEN HOUSING COMMISSION  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2025**

**I. Summary of the Auditors' Results:**

Financial Statements:

Type of auditors' report issued in accordance with GAAP:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	None noted
Significant deficiency(ies) identified?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards:

Internal control over Major Programs:	
Material weakness(es) identified?	None noted
Significant deficiency(ies) identified?	None reported
Type of auditors' report issued on compliance for major programs:	Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	None noted
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Identification of major programs:

<u>Assistance Listing Numbers:</u>	<u>Name of Federal Program or Cluster:</u>
14.871	Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
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Auditee qualified as low-risk auditee?	No
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**II. Financial Statement Findings**

None reported.

**III. Federal Award Findings and Questioned Costs.**

None reported.