

CERTIFICATE OF POSTING OF NOTICE

COUNTY OF BURNET
STATE OF TEXASPUBLIC NOTICE OF THE MONTHLY MEETING OF THE
BOARD OF COMMISSIONERS AND BOARDS OF DIRECTORS OF THE**TEXAS HOUSING FOUNDATION,
A Texas Regional Housing Authority
and its instrumentalities:**

THF Housing Development Corporation
THF Housing Management Corporation
THF Housing Facility Corporation
THF Housing Finance Corporation
THF Housing Opportunity Corporation
THF Highland Lakes Housing Corporation
THF Public Facility Corporation
Community Resource Centers
of Texas, Inc.
THF Housing Partner, Inc.
THF Development Company, LLC
THF Brush Country Cottages, LLC

THF Sole Holdings Corporation
THF Chandler Place Holdings, LLC
THF Creek View Holdings, LLC
THF Highland Oaks Holdings, LLC
THF Kingsland Trails Holdings, LLC
THF Park Ridge Holdings, LLC
THF San Gabriel Holdings, LLC
THF TownePark Fredericksburg Holdings, LLC
THF TownePark Kingsland Holdings, LLC
THF Vistas Holdings, LLC

THF Brady GP, LLC
THF Cedar Creek, LLC
THF Cedar Creek MM, LLC
THF Costa Esmeralda, LLC
THF Creek View, LLC
THF Gateway Northwest, LLC
THF Hill Country Villas GP, LLC
THF Lamesa FAM, LLC
THF Marble Falls Oak Creek, LLC
THF Oak Grove GP, LLC
THF Oasis Cove, LLC
THF Sage Brush GP, LLC
THF Saltgrass Landing GP, LLC

THF Casa Brendan GP, LLC
THF Casa GP, LLC
THF Chisholm Trail GP, LLC
THF Chisholm Trail LP, LLC
THF Crystal Falls Preservation GP, LLC
THF Hillside Village GP, LLC
THF Little Elm Leased Hsng Assc GP II, LLC
THF Little Elm Leased Hsng Assc GP III, LLC
THF Midland Leased Hsng Assc GP I, LLC
THF Midland Leased Hsng Assc GP II, LLC
THF Nuestro Hogar GP, LLC
THF Oaks on Clark GP, LLC
THF Oaks on Lamar GP, LLC
THF Palladium Midland GP, LLC
THF Park at Kirkstall GP, LLC
THF Park Meadows GP, LLC
THF Park Meadows II GP, LLC
THF Pathway on Woodrow GP, LLC
THF River Trails Apartments GP, LLC
THF Riverside Townhomes GP, LLC
THF Sherman Leased Hsng Assc GP III, LLC
THF Stone Hollow GP, LLC

THF RD Manager, LLC
THF Albany Village, LLC
THF Bastrop Oak Grove, LLC
THF Bay City Village, LLC
THF Burk Village, LLC
THF Castroville Village, LLC
THF Electra Village, LLC
THF Elgin Meadowpark, LLC
THF Evant Tom Sawyer, LLC
THF Hondo Brian Place, LLC
THF Hondo Gardens, LLC
THF Lampasas Gardens, LLC
THF Lantana Apartments, LLC
THF Pflugerville Meadows, LLC
THF Round Rock Oak Grove, LLC
THF River Point GP, LLC
THF Covington Acres GP, LLC
THF Sherman Farms GP, LLC
THF Sweetwater Station GP, LLC

A meeting of the Board of Commissioners of the **Texas Housing Foundation**, a Texas regional housing authority, and the Boards of Directors of its posted instrumentality business entities, will be held at **1:00 p.m. and concluding at 4:30 p.m. on November 6, 2025 at Community Resource Centers located at 1016 Broadway, Marble Falls, Texas, 78654; and continuing on November 7, 2025 at the same location beginning at 9:00 a.m. and concluding at 4:30 p.m.**, at which meetings the following matters will be discussed for possible action by the respective governing Board:

A. TEXAS HOUSING FOUNDATION

1. Call to order, roll call and determination of quorum
2. Invocation
3. CITIZENS COMMENTS. This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizens Comments is limited to a proposal to place it on the agenda for a later meeting.
4. Discussion and approval of the minutes of meeting held on September 26, 2025
5. Report from President & Chief Executive Officer

6. Report from Director of Community Resources
7. Report from General Counsel
8. Report from Director of Asset Management
9. Report from Financial Advisor & Bond Counsel
10. Report from Director of Development
11. Report from Controller
12. Discussion and presentation of the draft 2026 Operating Budget for the Texas Housing Foundation and all related entities
13. **Executive Session – Close Open Session and convene Executive Session** pursuant to §§551.071 and 551.072 of the Open Meetings Act (*consultation with attorney and deliberation regarding real property*), as codified in the Texas Gov't Code, the Board of Commissioners of the Texas Housing Foundation will meet in Executive Session to discuss the following matters:
 - Consultation with attorney; and
 - Deliberation regarding real property
14. Reconvene to Open Session for possible action on items discussed in Executive Session

B. THE HOUSING DEVELOPMENT CORPORATION

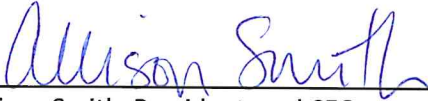
1. Call to order, roll call and determination of quorum
2. Discussion and approval of the minutes of meeting held on September 26, 2025

C. SET NEXT MEETING DATE

D. SUMMATION AND ADJOURNMENT

The Community Resource Center, 1016 Broadway Street, Marble Falls, Texas is wheelchair accessible and accessible parking is available. Requests for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the Office Administrator at (830)613-3669 for information or assistance.

I, Allison Smith, the undersigned President and CEO of the Texas Housing Foundation, do certify this Notice of Meeting of the Board of Commissioners of the Texas Housing Foundation was posted by October 31, 2025, before 1:00 p.m. on the Texas Secretary of State's website, on the glass front door of the Community Resource Centers located at 1016 Broadway, Marble Falls, Texas, 78654 and filed with the County Clerks of Bastrop, Blanco, Burnet, Hays, Llano and Williamson Counties to be posted in a place convenient and readily accessible to the general public at all times and remained posted continuously for at least three business days before the scheduled meeting day.



Allison Smith, President, and CEO

THE TEXAS

HOUSING FOUNDATION

RAISING THE STANDARD OF LIVING

2026 OPERATING BUDGET



Texas Housing Foundation Annual Budget

THF and CRC

	140--THF Housing Management Corporation Year Ending 12/31/2026 2026 Budget	157--Texas Housing Foundation Year Ending 12/31/2026 2026 Budget	165--THF Public Facility Corporation Year Ending 12/31/2026 2026 Budget	170--THF Housing Development Corporation Year Ending 12/31/2026 2026 Budget	171--THF Sole Holdings Corporation Year Ending 12/31/2026 2026 Budget	174--THF Development Company, LLC Year Ending 12/31/2026 2026 Budget	175--THF Housing Opportunity Corporation Year Ending 12/31/2026 2026 Budget	112--THF Highland Lakes Housing Corporation Year Ending 12/31/2026 2026 Budget	141--Community Resource Centers of Texas Year Ending 12/31/2026 2026 Budget	All Locations Year Ending 12/31/2026 2026 Budget
Current Net Income										
Net Operating Income (Loss)										
Income										
Financial Income										
3314 - Service Fees - CRC Tenants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00	21,000.00
3339 - Developer Fees	0.00	0.00	0.00	181,627.00	0.00	0.00	0.00	0.00	0.00	181,627.00
3340 - Contractor Fees	0.00	0.00	0.00	87,100.00	0.00	0.00	0.00	0.00	0.00	87,100.00
3341 - Land Lease	0.00	16,220.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	16,320.00
3353 - Member Distributions	0.00	0.00	0.00	0.00	96,631.00	0.00	140,660.00	0.00	0.00	237,291.00
3502 - General Partner - Incentive	0.00	0.00	0.00	203,072.00	0.00	0.00	0.00	0.00	0.00	203,072.00
Mgmt Fees										
3512 - General Partner - Asset Mgmt	0.00	0.00	0.00	10,609.00	0.00	0.00	0.00	0.00	0.00	10,609.00
Fees										
3600 - Bond Application Fees	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
3603 - Bond Annual Admin Fees -	0.00	0.00	75,297.00	0.00	0.00	0.00	0.00	0.00	0.00	75,297.00
Current										
Total Financial Income	0.00	16,220.00	90,297.00	482,408.00	96,631.00	0.00	140,660.00	100.00	21,000.00	847,316.00
Other Income										
3315 - Interest Income	0.00	10,615.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,615.00
3352 - GP Distributions	0.00	0.00	0.00	134,673.00	0.00	0.00	0.00	0.00	0.00	134,673.00
Total Other Income	0.00	10,615.00	0.00	134,673.00	0.00	0.00	0.00	0.00	0.00	145,288.00
Total Income	0.00	26,835.00	90,297.00	617,081.00	96,631.00	0.00	140,660.00	100.00	21,000.00	992,604.00
Expenses										
Payroll & Related										
4016 - Administrative Salaries	1,360,905.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,360,905.72
4019 - Employee Medical Reim-	14,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
bursement										
4020 - Health Insurance	138,523.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138,523.32
4021 - Dental Insurance	6,133.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,133.92
4022 - Vision Insurance	1,382.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,382.16
4025 - Retirement - Safe Harbor	41,396.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41,396.52
4026 - Retirement - Matching	27,565.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,565.72
4027 - Life Insurance	344.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	344.76
4028 - Disability Insurance	8,700.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,700.84
4030 - Payroll Taxes	115,164.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	115,164.00
4032 - Worker's Compensation In-	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
surance										
4040 - Overtime	7,999.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,999.92
4045 - Bonuses	11,460.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,460.00
4060 - Payroll Service Fees	3,736.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,736.00
4061 - Employee Recruiting/Screen-	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
ing										
4062 - Benefit Admin Fees	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Total Payroll & Related	1,743,012.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,743,012.88
Administrative Expenses										
4102 - Office Equipment & Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
4105 - Postage	3,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00
4106 - Office Supplies	7,860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,860.00
4107 - Office Equip Rental	6,840.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00	11,640.00

THF and CRC

THF and CHC																			
	140--THF Housing Management Corporation		157--Texas Housing Foundation		165--THF Public Facility Corporation		170--THF Housing Development Corporation		171--THF Sole Holdings Corporation		174--THF Development Company, LLC		175--THF Housing Opportunity Corporation		112--THF Highland Lakes Housing Corporation		141--Community Centers of Texas		All Locations Year Ending 12/31/2026
	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	2026 Budget	Year Ending 12/31/2026	
4108 - IT Contract	36,000.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		36,000.00
4109 - IT Hardware	23,100.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		23,100.00
4110 - IT Software	49,070.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		49,070.00
4111 - Telephone & Fax	10,200.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		10,200.00
4112 - Internet	5,100.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		5,100.00
4115 - Staff Training	15,019.36		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		15,019.36
4116 - Membership Dues	8,031.22		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		8,031.22
4117 - Vehicle Maintenance & Repairs	2,400.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		2,400.00
4119 - Travel	20,000.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		20,000.00
4125 - Audit Fees	9,000.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		9,000.00
4126 - Legal Fees	3,000.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		3,000.00
4127 - Tax Prep Fees	57,936.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		57,936.00
4128 - Board Member Stipend	0.00		0.00		0.00		0.00		45,500.00		0.00		0.00		0.00		0.00		45,500.00
4129 - Fuel	1,200.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		1,200.00
4132 - Employee Appreciation	5,900.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		5,900.00
4900 - Donations	1,750.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		1,750.00
4905 - Events	10,000.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		10,000.00
Total Administrative Expenses	276,306.58		0.00		0.00		0.00		45,500.00		0.00		0.00		0.00		0.00		346,429.08
Marketing Expenses																			
4200 - Signage	0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
4201 - Printed Material	3,640.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		3,640.00
4202 - Internet Advertising	600.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		600.00
4203 - Flags/Poles	200.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		200.00
4210 - Events - Outreach	4,680.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		4,680.00
Total Marketing Expenses	9,120.00		0.00		0.00		0.00		0.00										

**Texas Housing Foundation
Annual Budget**

	140--THF Housing Management Corporation Year Ending 12/31/2026 2026 Budget	157--Texas Housing Foundation Year Ending 12/31/2026 2026 Budget	165--THF Public Facility Corporation Year Ending 12/31/2026 2026 Budget	170--THF Housing Development Corporation Year Ending 12/31/2026 2026 Budget	171--THF Sole Holdings Corporation Year Ending 12/31/2026 2026 Budget	174--THF Development Company, LLC Year Ending 12/31/2026 2026 Budget	175--THF Housing Opportunity Corporation Year Ending 12/31/2026 2026 Budget	112--THF Highland Lakes Housing Corporation Year Ending 12/31/2026 2026 Budget	141--Community Resource Centers of Texas Year Ending 12/31/2026 2026 Budget	All Locations Year Ending 12/31/2026 2026 Budget
Total Contract Costs	146,638.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,525.04	207,163.04
Taxes & Insurance										
4600 - Property Insurance	7,404.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,077.00	29,481.59
4601 - Other Insurance	37,976.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,976.42
Total Taxes & Insurance	45,381.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,077.00	67,458.01
Total Operating Expenses	2,232,700.47	0.00	0.00	45,500.00	0.00	0.00	0.00	0.00	168,202.54	2,446,403.01
Net Operating Income (Loss)	(2,232,700.47)	26,835.00	90,297.00	571,581.00	96,631.00	0.00	140,660.00	100.00	(147,202.54)	(1,453,799.01)
Non-Operating Income										
3730 - Benevolence Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,520.00	5,520.00
3740 - OARS Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,040.00	11,040.00
Total Non-Operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,560.00	16,560.00
Non-Operating Expenses										
Debt Services										
4704 - Interest - SSBT Revolving Loan	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,800.00
Total Debt Services	0.00	10,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,800.00
Other Non-Operating Expenses										
4921 - GP Advances/Loans - to Other	0.00	290,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	290,300.00
THF Entities										
4930 - Benevolence Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,520.00	5,520.00
4940 - OARS Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,040.00	11,040.00
Total Other Non-Operating Expenses	0.00	290,300.00	0.00	0.00	0.00	0.00	0.00	0.00	16,560.00	306,860.00
Total Non-Operating Expenses	0.00	301,100.00	0.00	0.00	0.00	0.00	0.00	0.00	16,560.00	317,660.00
Net Income (Loss)	(2,232,700.47)	(274,265.00)	90,297.00	571,581.00	96,631.00	0.00	140,660.00	100.00	(147,202.54)	(1,754,899.01)
Net Cash Flow	(2,232,700.47)	(274,265.00)	90,297.00	571,581.00	96,631.00	0.00	140,660.00	100.00	(147,202.54)	(1,754,899.01)

