TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Greg Abbott
GOVERNOR

August 28, 2026

Writer's direct phone # (512) 475-4065
Email: shay.erickson@tdhca.texas.gov

John Jeter
Post Greentree, LLC
Los Angeles, CA 90046
compliance@postinvestmentgroup.com

RE: Greentree

Dear John Jeter:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Stephanie Naquin on August 17, 2026. This review was performed as required by Section 394.9027 (b) of Chapter 394, the Texas Administrative Code (TAC) Chapter 10, Subchapter J, for Post Greentree, LLC.

In accordance TAC §10.1203 (5) enclosed is a copy of the Audit Report summary. No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the HFC User's responsibility to maintain compliance.

The Department considers this review closed. The next annual Audit Report is due June 1, 2027.

If you have any questions, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: shay.erickson@tdhca.texas.gov.

Sincerely,

Shay Erickson
PFC Monitor

CC:stephanie.naquin@novoco.com;mollie.kickbush@tamresidential.com;info@garlandhfc.org;
compliance@postinvestmentgroup.com;mayor@garlandtx.gov;council1@garlandtx.gov;
council2@garlandtx.gov;council3@garlandtx.gov;council4@garlandtx.gov;council5@garlandtx.gov;
council6@garlandtx.gov;council7@garlandtx.gov;council8@garlandtx.gov;econ.dev@cpa.texas.gov

Texas Department of Housing and Community Affairs

Housing Finance Corporation (HFC)

Preliminary Summary of Audit

This is a preliminary summary of the Audit Report. TDHCA's review is ongoing and not final. Findings and any required Corrective Action will be addressed in the official Monitoring Report Letter, if applicable.

Reporting Details

Report Due Date: 6/1/2026

Current Reporting Year: 2026

Occupancy Period Begin Date: 1/1/2025
Occupancy Period End Date: 12/31/2025

Development & Regulatory

HFC Property Name: Greentree
HFC Property Street Address: 1120 Mac Arthur Dr
HFC City, State Zip: Carrollton, Texas 75007
Property County: Dallas

HFC User Name: Post Greentree, LLC

Is the Regulatory Agreement (RA) is properly recorded? Yes
Regulatory Agreement Effective Date: 11/29/2022

Does the development participate in other affordable programs? No

Jurisdictional Boundaries: Within Sponsor Boundaries
If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? NA
If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period? NA

PRE or POST May 28, 2025 Development? PRE

Development Type: Acquisition

Occupancy Type: General/Family

Total Number of Units in the Development (ALL Restricted & Unrestricted): 365

Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
80% AMI Units	0	0	0	0	0	186
140% AMI Units	0	0	0	0	0	143
Market Units	0	0	0	0	0	36
Total Restricted Units	0	0	0	0	0	329
Total Units (Restricted + Market)	0	0	0	0	0	365

Development Contacts

	Organization Name	City, State Zip
Property Name	Greentree	Carrollton, Texas 75007
Texas Comptroller	Texas Comptroller	Austin, TX 78753
Appraisal District	Dallas Central Appraisal District	Dallas, TX 75247
Individual Auditor	Stephanie Naquin	Austin, TX 78758
HFC User	Post Greentree, LLC	Los Angeles, CA 90046
HFC Management Company	TAM Residential, LLC	Plano, TX 75024
HFC Sponsor	City of Garland	City of Garland
Board Member	Garland Housing Finance Corporation	Garland Housing Finance Corporation

Auditor Qualifications & Affiliations

Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification? Yes

Has the Auditor provided a resume demonstrating housing compliance audit experience? Yes

Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party? Yes

Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement? Yes

Income & Rents Limits

Does the Regulatory Agreement specify income limits? Yes

Are the income limits adjusted for household size? NA

Are the income limits based on HUD income limits? Yes

Did the Development comply with the Available Unit Rule when a household became over-income? NA

Does the Regulatory Agreement specify rent limits for Restricted Units? NA

Are the rent limits based on HUD rental limits? NA

Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)? NA

Are rent limit adjusted for family size, as determined by HUD? Yes

What is the family-size adjustment specified by the Development's Regulatory Agreement? NA

Units & Occupancy

Restricted Units Occupied by Voucher Holders: #REF!
Total Units (ALL): 365

Restricted Occupied Units: 307
Restricted Vacant Units: 22
Total Restricted Units: 329

Non-Restricted Occupied Units: 34
Non-Restricted Vacant Units: 2
Total Non-Restricted Units: 36

Triggering Events: Acquisition and Ownership Transfer

Did a triggering event occur during the reporting period or any prior Tax Year? No

Set Asides

Date first occupied by one or more tenants? N/A - Acquisition Date 11/29/2022

Is the Development currently in lease up? No

Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? NA

Are Restricted Units equal in finishes and equipment to Non-Restricted units? NA

Do Restricted Units have equal amenity and program access as Non-Restricted Units? NA

Are Restricted Units proportionally distributed by unit type and income category? NA

Did the Auditor receive photographic evidence and written certification confirming unit comparability? NA

Set-Aside - Select Only One Option

Option 1:
At Least 10% of units reserved for HH not earning more than 60% AMI: NA
At least 40% of units reserved for HH not earning more than 80% AMI: NA

Option 2:
At Least 10% of units reserved for HH not earning more than 50% AMI: NA
At least 40% of units reserved for HH not earning more than 100% AMI: NA

Audit Sample Summary

Audit Sample	Item
Overall Sample meets minimum requirements?	Yes
Move-In Sample meets minimum requirements?	Yes
Recertification Sample meets minimum requirements?	Yes
Is the Development currently in lease-up?	No

Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY

Preliminary summary. TDHCA review is ongoing and not final.

Report Due Date: 6/1/2026

Current Reporting Year: 2026

Audit Received Date: 8/17/2026

PRELIMINARY COMPLIANCE INDICATORS

Reporting

Is the Development required to submit an Audit Report? Yes
Did the Development submit an Audit Report by the deadline, with approved extensions? Yes
Does the Audit Report cover the full prior reporting year ending December 31 and include a rent roll for the same period? Yes
Does the Audit Report include contact information for all Responsible Parties? Yes
Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)? Yes
Was the annual service fee ($35 per Restricted Unit in the sample or $500 minimum) submitted with the Audit Report? Yes
Did the Audit Report include a one-time exemption application submitted to the Texas Comptroller's Office? Yes
Did the first Audit Report include all required supporting documentation? Yes

Auditor

Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements? Yes

Geographic Boundaries

Is the Development within sponsor boundaries, or—if outside those boundaries—has required approval been obtained or is the Development within the applicable transition period? NA

Overall Chapter 394 Status: Compliant
TDHCA Notes/Notations: None