



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 11, 2026

Writer's direct phone # (512) 475 -3907
Email: Christina.Thompson@tdhca.texas.gov

Christian Zamora
United Propco, LLC
Austin, TX
czamora@presidiumre.com

RE: Waterford Studios

Dear United Propco, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Darren Smith on July 31, 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 Presidium United Apartments.

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 about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "CT" followed by a flourish.

Christina Thompson
Team Lead, HFC and PFC Monitoring

CC: darren.smith@auxanodevelopment.com; afd@pleasantonhfc.org; econ.dev@cpa.texas.gov;
jjbailey@presidiumre.com



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Audit Report
Waterford Studios

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- TAC §10.1203(3)(B) requires that all Audit Reports include contact information for all Responsible Parties. Ensure current contact information for all Responsible Parties is provided in the Audit Report.

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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: Waterford Studios		Is the Regulatory Agreement (RA) is properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 9013 United Dr		Regulatory Agreement Effective Date: 3/17/2025		Development Type: Rehabilitation					
HFC City, State Zip: Austin TX 78758		Does the development participate in other affordable programs? No		Occupancy Type: General/Family					
HFC Property County: Travis		Jurisdictional Boundaries: Outside Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted): 125					
HFC User Name: United Propco, LLC		If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? Yes							
		If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period? Within the transition period							
Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)									
		Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total		
80% AMI Units		63	0	0	0	0	63		
100% AMI Units		0	0	0	0	0	0		
120% AMI Units		0	0	0	0	0	0		
140% AMI Units		50	0	0	0	0	50		
Other AMI Units: (Add % here)		0	0	0	0	0	0		
Market Units		0	0	0	0	0	0		
Total Restricted Units		113	0	0	0	0	113		
Total Units (Restricted + Market)		113	0	0	0	0	113		
Development Contacts									
		Organization Name	City, State Zip						
		Property Name	Austin TX 78758						
		Texas Comptroller	Austin TX 78753						
		Appraisal District	Austin TX 78752						
		Individual Auditor	Not Provided						
		HFC User	Austin TX 78758						
		HFC Management Company	Dallas TX 75201						
		HFC Sponsor	Pleasanton TX 78064						
		HFC Governing Body of Sponsor	Atascosa County						
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					
		Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?		No					
		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?		No					
		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?		Yes					
		Are the rent limits based on HUD rental limits?		Yes					
		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?		No					
		What is the family-size adjustment specified by the Development's Regulatory Agreement?		NA					
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: 3		Restricted Occupied Units: 88		Non-Restricted Occupied Units: 24					
Total Units (ALL): 125		Restricted Vacant Units: 1		Non-Restricted Vacant Units: 12					
		Total Restricted Units: 89		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? NA									
Is the Development currently in lease up? No									
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? Yes									
Are Restricted Units equal in finishes and equipment to Non-Restricted Units? Yes									
Do Restricted Units have equal amenity and program access as Non-Restricted Units? Yes									
Are Restricted Units proportionally distributed by unit type and income category? Yes									
Did the Auditor receive photographic evidence and written certification confirming unit comparability? Yes									
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: 7/31/2026					
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?		No					
		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?		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:		TA Issued					