

Texas Department of Housing and Community Affairs
Public Facility Corporation Audit - Preliminary Summary of Audit

Pre-June 18, 2023 Development Utilizing a Prior Version of the Workbook

This is a preliminary summary of the Audit Report. TDHCA's review remains in progress. Applicable non-compliance in this Summary will be formally issued in the Monitoring Report.

Reporting Details

Report Due Date: 6/1/2026 Current Reporting Year: 2026 Occupancy Year: 2025

Regulatory

Property Name: La Mariposa I & II
PFC Property Street Address: 2930 Plum Creek Ln./140 Winkler Dr.
PFC City, State Zip: Houston, TX 77087
PFC User Name: Bluebonnet La Mariposa SPE, LLC
Latitude: 29.70092
Longitude: -95.30133
PRE or POST June 18, 2023?: PRE
Regulatory Agreement Effective Date: 12/30/2022
Approval Date (if differs from RA Effect Date): N/A
Does the RA include a minimum 10-year restriction term?: Yes
If No, include any notes regarding the RA term?: N/A
Date acquired OR first occupied by tenants: 12/30/2022
The development participates in other affordable programs?: No

Development Contacts

	Organization Name	City, State Zip
Individual Auditor	Kana Sneed	Rowlett, TX 75089
PFC User	Bluebonnet La Mariposa SPE, LLC	Houston, TX 77069
PFC Management	Q10 Property Advisors	Houston, TX 77069
PFC Sponsor	Lakeside Place PFC	Houston, TX 77057

Auditor Qualifications & Affiliations

Is the Auditor affiliated with or related to any PFC Responsible Parties? No
Has the Auditor provided a resume demonstrating housing compliance audit experience? Yes

Income & Rents Limits

Does the Regulatory Agreement specify income & rent limits? Yes
Are the income limits adjusted for household size? Yes
Are the income and rent limits derived from data released by HUD? Yes

Set-Aside

What percentage of the program units are occupied and/or reserved? 66%

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

This is a preliminary summary. TDHCA's review remains in progress.

Report Due Date: 6/1/2026 Current Reporting Year: 2026 Audit Received Date: 5/31/2026

Preliminary Compliance Indicators:

Is the Development required to submit an audit report under Local Government Code Chapter 303? Yes
Did the Development submit an audit report as required by Local Government Code Chapter 303? Yes
Is the auditor independent of all PFC Responsible Parties and has the auditor provided a resume demonstrating housing compliance audit experience? Yes
Did the Development provide the difference between restricted rents and estimated maximum market rents? Yes

Overall Chapter 303 Status: Compliant
Technical Assistance: Provided
TDHCA Notes/Notations:



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

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July 3, 2026

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

Bluebonnet La Mariposa SPE, LLC
Houston, TX 77069
dscott@q10pa.com

RE: La Mariposa I & II

Dear Bluebonnet La Mariposa SPE, LLC:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Compliance LLC on May 31, 2026. This review was performed as required by Section 303.042 (c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for La Mariposa I & II.

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 Public Facility Corporation User's responsibility to maintain compliance.

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,

A handwritten signature in black ink, appearing to read "Shay Erickson".

Shay Erickson
PFC Monitor

cc: dscott@q10pa.com; president@housingforhouston.com; reidcompliance@housingforhouston.com; lm@q10pa.com; kana.sneed@auxanocompliance.com; econ.dev@cpa.texas.gov



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Audit Report
La Mariposa I & II

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

- The Audit Workbook submitted to the Department contains incomplete information on Tab 7 – Occupancy Information. Specifically, the fields for the number of occupied units and number of vacant units were not completed. For future Audit Report submissions, please ensure that all applicable fields in the TDHCA Audit Workbook are fully completed prior to submission.