

Texas Department of Housing and Community Affairs																	
Public Facility Corporation Audit - Preliminary Summary of Audit																	
Pre-June 18, 2023 Development																	
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 Period Begin Date: 1/1/2025	Occupancy Period End Date: 12/31/2025														
Regulatory																	
Property Name: Legends at Lake Creek	PRE or POST June 18, 2023? PRE	Development Type: Acquisition/Rehab															
PFC Property Street Address: 10015 Lake Creek Parkway	Regulatory Agreement Effective Date: 5/1/2003	Date acquired OR first occupied by tenants: 5/25/2003															
PFC City, State Zip: Austin, TX 78729	Approval Date (if differs from RA Effect Date): N/A	At least 50% of units at ≤ 80% AMI? Yes															
PFC User Name: Williamson	Does the RA include a minimum 10-year restriction term? No																
Latitude: 30.46814	If No, what is the term? Throughout the Tax Period																
Longitude: -97.78659	The development participates in other affordable programs? No																
Development Contacts																	
<table><tr><td>Organization Name</td><td>City, State Zip</td></tr><tr><td>Texas Comptroller</td><td>Austin, TX 78753</td></tr><tr><td>Appraisal District</td><td>Georgetown, TX 78626</td></tr><tr><td>Individual Auditor</td><td>Georgetown TX</td></tr><tr><td>PFC User</td><td>San Antonio, TX 78231</td></tr><tr><td>PFC Management</td><td>Austin TX 78731</td></tr><tr><td>PFC Sponsor</td><td>Austin TX 78724</td></tr></table>				Organization Name	City, State Zip	Texas Comptroller	Austin, TX 78753	Appraisal District	Georgetown, TX 78626	Individual Auditor	Georgetown TX	PFC User	San Antonio, TX 78231	PFC Management	Austin TX 78731	PFC Sponsor	Austin TX 78724
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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 independent of and unaffiliated with the PFC Sponsor, Operator, or any related governing entities? Yes																	
Is the Auditor independent and not currently or previously serving as the Development's Management Agent? Yes																	
Is the Auditor in compliance with the limit of no more than three consecutive audits for this Development? 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 rent limits? Yes																	
Does the Regulatory Agreement specify rent limits for Restricted Units? Yes																	
Are the rent limits based on HUD rent limits? Yes																	
Difference Between Restricted & Estimated Maximum Market Rents \$303.0426(b)(2)																	
<table><tr><td></td><td>Maximum Market Rent (No Exemption)</td><td>Actual Rent Charged</td><td>Savings/Rent Difference</td></tr><tr><td></td><td>\$252,384.00</td><td>\$140,751.00</td><td>\$111,633.00</td></tr><tr><td>ANNUAL TOTAL (Total x12)</td><td>\$3,028,608.00</td><td>\$1,689,012.00</td><td>\$1,339,596.00</td></tr></table>					Maximum Market Rent (No Exemption)	Actual Rent Charged	Savings/Rent Difference		\$252,384.00	\$140,751.00	\$111,633.00	ANNUAL TOTAL (Total x12)	\$3,028,608.00	\$1,689,012.00	\$1,339,596.00		
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	\$252,384.00	\$140,751.00	\$111,633.00														
ANNUAL TOTAL (Total x12)	\$3,028,608.00	\$1,689,012.00	\$1,339,596.00														
Units Reserved - Bedroom by AMI % Designation Summary																	
	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total											
20%	0	0	0	0	0	0											
30%	0	8	0	0	0	8											
40%	0	0	0	0	0	0											
50%	0	0	0	0	0	0											
60%	0	35	0	0	0	35											
65%	0	0	0	0	0	0											
70%	0	0	0	0	0	0											
80%	0	29	0	0	0	29											
100%	0	0	0	0	0	0											
120%	0	0	0	0	0	0											
140%	0	0	0	0	0	0											
Others	0	0	0	0	0	0											
Total	0	72	0	0	0	72											
Units & Occupancy																	
Total Units (ALL): 250	Total Restricted Units: 130	Total Non-Restricted Units: 120															
	Total Occupied Units (ALL Units): 237	Total Vacant Units (ALL Units): 13															
Set-Aside																	
Are at least 50% of units restricted to households at or below 80% AMI? Yes																	
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: 5/29/2026															
Preliminary Compliance Indicators:																	
Is the Development required to submit an audit report under Chapter 303? Yes																	
Did the Development submit an audit report as required by Chapter 303? Yes																	
Does the Auditor meet all required independence and qualification standards and comply with the limit on consecutive audits for the Development? Yes																	
Did the Development provide the required difference between restricted rents and estimated maximum market rents in accordance with §303.0426(b)(2)? Yes																	
Overall Chapter 303 Status: Compliant																	
TDHCA Notes/Notations: None																	



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Greg Abbott
GOVERNOR

www.tdhca.texas.gov

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June 19, 2026

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

Lynd Living Legends Apartments LLC
San Antonio, TX 78231
jgarza@lynd.com; gmeadows@lynd.com

RE: Legends at Lake Creek

Dear Lynd Living Legends Apartments LLC:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Premier Compliance Consulting on May 29, 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 Legends at Lake Creek.

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: yvette@premiercomplianceconsulting.com; jgarza@lynd.com; gmeadows@lynd.com; nikki.gavarrete@rpmliving.com; margo.mendoza@rpmliving.com; tamara.cook@rpmliving.com; kmassay@sh130mmd.com; econ.dev@cpa.texas.gov



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