CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

FINANCIAL STATEMENTS

SEPTEMBER 30, 2011 AND 2010

MBAF

MORRISON BROWN ARGIZ & FARRA, LLC

CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

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MBAF
MORRISON BROWN ARGIZ & FARRA, LLC
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors of
Chapman Partnership, Inc.
(f/k/a Community Partnership for Homeless, Inc.)

We have audited the accompanying statements of financial position of Chapman Partnership, Inc. (formerly known as Community Partnership for Homeless, Inc.) (the "Organization") as of September 30, 2011 and 2010 and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Chapman Partnership, Inc., as of September 30, 2011 and 2010 and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 25, 2012, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplemental schedules (pages 22-23) are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Morrison, Brown, Argiz & Farra

Miami, Florida
January 25, 2012

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

STATEMENTS OF FINANCIAL POSITION
SEPTEMBER 30,

ASSETS	2011	2010
Cash and cash equivalents (including temporarily restricted cash of $4,032,655 and $1,898,900 for the years ended September 30, 2011 and 2010, respectively)	$ 5,110,937	$ 9,197,534
Other receivables	192,006	186,667
Prepaid expenses and other assets	224,376	98,608
Pledges receivable, net	2,266,633	2,001,514
Restricted cash equivalents	848,618	557,339
Investments	27,603,075	22,386,661
Other investment	600,000	600,000
Property, plant and equipment, net	12,419,643	12,730,825
TOTAL ASSETS	$ 49,265,288	$ 47,759,148
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts payable, accrued expenses and other liabilities	$ 474,284	$ 350,394
Deferred revenues	4,621,480	3,424,710
TOTAL LIABILITIES	5,095,764	3,775,104
NET ASSETS		
Unrestricted	14,912,652	14,212,187
Temporarily restricted	11,189,509	11,734,726
Permanently restricted	18,067,363	18,037,131
TOTAL NET ASSETS	44,169,524	43,984,044
TOTAL LIABILITIES AND NET ASSETS	$ 49,265,288	$ 47,759,148

The accompanying notes are an integral part of these financial statements.

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2011

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
PUBLIC SUPPORT				
Miami-Dade County Homeless Trust	$ 7,894,613	$ 128,799	$ -	$ 8,023,412
Miami-Dade County Public Schools	185,441	-	-	185,441
State of Florida	215,752	-	-	215,752
TOTAL PUBLIC SUPPORT	8,295,806	128,799	-	8,424,605
REVENUES				
Revenues from private sources	4,084,475	141,530	30,232	4,256,237
Investment income, net	149,296	286,295	-	435,591
Other	17,375	-	-	17,375
In-kind revenues	793,198	-	-	793,198
TOTAL REVENUES	5,044,344	427,825	30,232	5,502,401
Net assets released from restrictions	1,101,841	(1,101,841)	-	-
TOTAL PUBLIC SUPPORT AND REVENUES	14,441,991	(545,217)	30,232	13,927,006
EXPENSES				
Homeless Assistance Center operations	10,401,298	-	-	10,401,298
General and administrative	2,348,228	-	-	2,348,228
Development	792,000	-	-	792,000
Continuum of care	200,000	-	-	200,000
TOTAL EXPENSES	13,741,526	-	-	13,741,526
INCREASE (DECREASE) IN NET ASSETS	700,465	(545,217)	30,232	185,480
NET ASSETS, BEGINNING OF YEAR	14,212,187	11,734,726	18,037,131	43,984,044
NET ASSETS, END OF YEAR	$ 14,912,652	$ 11,189,509	$ 18,067,363	$ 44,169,524

The accompanying notes are an integral part of these financial statements.

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2010

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
PUBLIC SUPPORT				
Miami-Dade County Homeless Trust	$ 7,778,649	$ 183,631	$ -	$ 7,962,280
Miami-Dade County Public Schools	171,386	-	-	171,386
State of Florida	201,992	-	-	201,992
TOTAL PUBLIC SUPPORT	8,152,027	183,631	-	8,335,658
REVENUES				
Revenues from private sources	3,557,940	233,589	603,085	4,394,614
Investment income, net	50,557	2,235,517	-	2,286,074
Other	15,525	-	-	15,525
In-kind revenues	635,976	-	-	635,976
TOTAL REVENUES	4,259,998	2,469,106	603,085	7,332,189
Net assets released from restrictions	1,463,864	(1,463,864)	-	-
TOTAL PUBLIC SUPPORT AND REVENUES	13,875,889	1,188,873	603,085	15,667,847
EXPENSES				
Homeless Assistance Center operations	9,959,905	-	-	9,959,905
General and administrative	2,118,041	-	-	2,118,041
Development	693,558	-	-	693,558
Continuum of care	200,000	-	-	200,000
TOTAL EXPENSES	12,971,504	-	-	12,971,504
INCREASE IN NET ASSETS	904,385	1,188,873	603,085	2,696,343
NET ASSETS, BEGINNING OF YEAR	13,307,802	10,545,853	17,434,046	41,287,701
NET ASSETS, END OF YEAR	$ 14,212,187	$11,734,726	$ 18,037,131	$ 43,984,044

The accompanying notes are an integral part of these financial statements.

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30,

	2011	2010
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	$ 185,480	$ 2,696,343
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	588,625	599,579
Net realized and unrealized investment (gains) losses	88,347	(1,701,048)
Bad debt expense, net of allowance for uncollectible pledges	20,000	108,000
Amortization of discount on pledges receivable	45,251	178,043
Contribution of other investment	-	(600,000)
Changes in operating assets and liabilities:		
(Increase) decrease in pledges receivables	(330,370)	82,495
Increase in other receivables	(5,339)	(138,782)
Increase in prepaid expenses and other assets	(125,768)	(7,438)
Increase in accounts payable, accrued expenses and other liabilities	123,890	74,163
Increase in deferred revenues	1,196,770	2,248,775
TOTAL ADJUSTMENTS	1,601,406	843,787
NET CASH PROVIDED BY OPERATING ACTIVITIES	1,786,886	3,540,130
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property, plant, and equipment	(277,443)	(161,742)
Purchase of investments, net of proceeds	(5,304,761)	(2,927,317)
NET CASH USED IN INVESTING ACTIVITIES	(5,582,204)	(3,089,059)
CASH FLOWS FROM FINANCING ACTIVITIES:		
(Increase) decrease in restricted cash equivalents	(291,279)	321,297
NET CASH (USED IN) PROVIDED BY FINANCING ACTIVITIES	(291,279)	321,297
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(4,086,597)	772,368
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	9,197,534	8,425,166
CASH AND CASH EQUIVALENTS - END OF YEAR	**$ 5,110,937**	**$ 9,197,534**

SUPPLEMENTAL DISCLOSURES:

	2011	2010
NON-CASH OPERATING TRANSACTIONS		
In-kind services and donations	**$ 793,198**	**$ 635,976**
NON-CASH INVESTING TRANSACTION		
Contribution of other investment (Note 4)	**$ -**	**$ 600,000**

The accompanying notes are an integral part of these financial statements.

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Chapman Partnership, Inc. (the "Organization"), formerly known as Community Partnership for Homeless, Inc., changed its name on July 5, 2011. Chapman Partnership, Inc., incorporated in Florida on July 23, 1993, is a not-for-profit organization that was organized to build up to three Homeless Assistance Centers for homeless, to organize the efforts of local organizations to create and implement a comprehensive plan to assist homeless individuals, and to educate residents on homeless issues, all in Miami-Dade County. The first center opened in October 1995. The second center opened in 1998. The Organization receives its support from the Miami-Dade County Homeless Trust, Miami-Dade County Public Schools, and other public and private organizations and individuals. Presently, there are no plans to build a third center.

Financial Statement Presentation

The financial statements are prepared using the accrual basis of accounting. Net assets, revenue, gains and losses are classified into three classes of net assets based on the existence or absence of donor-imposed restrictions. In addition, the Organization is required to present a statement of cash flows. The three net asset categories are reflected in the accompanying financial statements as follows:

Unrestricted - Net assets which are free of donor-imposed restrictions. Includes all revenues, gains, and losses that are not changes in permanently or temporarily restricted net assets.

Temporarily Restricted - Net assets whose use by the Organization is limited by donor-imposed stipulations that either expire by passage of time or that can be fulfilled or removed by actions of the Organization pursuant to those stipulations.

Permanently Restricted - Net assets whose use by the Organization is limited by donor-imposed stipulations that neither expire with the passage of time nor can be fulfilled or otherwise removed by actions of the Organization.

Reclassification

Certain amounts in the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year financial statements.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include investments with original maturities of three months or less. At various times during the years ended September 30, 2011 and 2010, the Organization maintains its cash with major financial institutions which the Organization believes limits its risk.

Restricted Cash Equivalents

Restricted cash equivalents represents cash restricted by donors for the Organization's endowment. Restricted cash is for long-term purposes.

Investments

The Organization reports its investments in marketable securities with readily determinable fair values and all investments in debt securities at fair value in the Statements of Financial Position.

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments (continued)

Investment gains and losses (including realized and unrealized gains and losses on investments, interest and dividends) are included in the accompanying Statements of Activities as increases or decreases in unrestricted net assets unless income or loss is restricted by donor or law.

Property, Plant and Equipment, Net

Property, plant and equipment are stated at cost of acquisition or fair value at the date of donation in the case of gifts. The Organization leases the land on which the first Homeless Assistance Center is located from the Miami-Dade County School Board over a period of 40 years at a cost of $1 per year. The appraised value of this leasehold was $425,000 and has been recorded by the Organization as in-kind revenue in a prior year. The leasehold is being amortized over a period of 40 years. Leasehold improvements are capitalized on the basis of cost and equipment acquired or donated is capitalized at cost or fair value at the date of acquisition or donation. Depreciation is calculated using the straight-line method over the estimated useful lives of the related assets. In the absence of donor-imposed restrictions on the use of an asset, gifts of long-lived assets are reported as unrestricted support.

Estimated useful lives of property, plant and equipment are as follows:

	Years
Leasehold, buildings and leasehold improvements	40
Furniture and fixtures	10
Computer equipment	3
Automobiles	3

Pledges Receivable and Contributions

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor-imposed restrictions. Contributions with donor-imposed restrictions are reported as restricted support. However, if a restriction is fulfilled in the same period in which the contribution is received, the Organization reports the support as unrestricted. Conditional promises to give are recognized when the conditions are substantially met.

Unconditional pledges to give cash and other assets are reported at fair value at the date the pledge is received to the extent estimated to be collectible by the Organization. Pledges received with donor restrictions that limit the use of the donated assets are reported as temporarily or permanently restricted support.

When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, or when cash is collected on unconditional pledges in excess of current year pledge revenue, temporarily restricted net assets are reclassified as unrestricted net assets and reported in the Statements of Activities as net assets released from restrictions.

Pledges receivable due in excess of one year are discounted at the present value of their estimated future cash flows. Unconditional promises and other receivables are recorded in the Statements of Financial Position at fair value estimated by discounted cash flow analyses, using an average discount rate of 5% for the years ended September 30, 2011 and 2010. Management reviews outstanding pledges on an ongoing basis. Management provides for probable uncollectible pledges through a provision for bad debt expense and an adjustment to the allowance based on its assessment of the current status of individual pledges receivable. Pledges receivable are charged off against the allowance after all means of collection have been exhausted and the potential for recovery is considered remote.

Deferred Revenues

The Organization records deferred revenues for monies received in advance for special events and other programs that have not taken place as of year end.

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In-Kind Donations

The Organization has received office equipment, personal services, and other items as in-kind donations. These donations are recorded at management's estimate of fair market value at the date of donation.

Functional Allocation of Expenses

The cost of providing various programs and other activities has been summarized on a functional basis in the Statements of Activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Income Taxes

The Organization is a not-for-profit corporation whose revenue is derived from contributions and other fund-raising activities and is not subject to federal or state income taxes. The Organization is exempt from Federal income taxes under section 501(c)(3) of the Internal Revenue Code.

The Organization recognizes and measures tax positions based on their technical merit and assesses the likelihood that the positions will be sustained upon examination based on the facts, circumstances and information available at the end of each period. Interest and penalties on tax liabilities, if any, would be recorded in interest expense and other non-interest expense, respectively.

The U.S. Federal jurisdiction and the State of Florida jurisdiction are the major tax jurisdictions where the Organization files income tax returns. The Organization is generally no longer subject to U.S. Federal or State examinations by tax authorities for years before 2007.

Subsequent Events

The Organization has evaluated subsequent events through January 25, 2012, which is the date the financial statements were available to be issued.

Adoption of Accounting Pronouncements

Fair Value Measurements

In January 2010, the FASB issued an accounting standard update on fair value measurements and disclosures. The update requires more robust disclosures about (1) the different classes of assets and liabilities measured at fair value, (2) the valuation techniques and inputs used, (3) the activity in Level 3 fair value measurements, and (4) the transfers between Levels 1, 2, and 3. The Organization's adoption of the new disclosures and clarifications of existing disclosures that were effective for interim and annual reporting periods beginning after December 15, 2009 did not have an effect on the Organization's financial statements. The disclosures about purchases, sales, issuances, and settlements in the roll forward of activity in Level 3 fair value measurements are effective for fiscal years beginning after December 15, 2010, and for interim periods within those fiscal years. The adoption of the Level 3 disclosures is not expected to have an effect on the Organization's financial statements.

1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Recent Accounting Pronouncement

Amendments to Achieve Common Fair Value Measurement and Disclosure Requirements in U.S. GAAP and IFRS

In May 2011, the FASB issued an accounting standard update which works to achieve common fair value measurement and disclosure requirements in US GAAP and International Financial Reporting Standards. The update both clarifies the FASB's intent about the application of existing fair value guidance, and also changes certain principles regarding measurement and disclosure. The update is effective prospectively and is effective for annual periods beginning after December 15, 2011. Early application is permitted for interim periods beginning after December 15, 2011. The Organization is currently evaluating the effect the update will have on its financial statements.

2. PLEDGES RECEIVABLE, NET

The following are schedules of payments due relating to outstanding pledges receivable from various corporations, organizations and individuals. These payments have been discounted using a rate of 5% for 2011 and 2010. Pledges receivable, net is as follows at September 30:

	2011	2010
Pledges due in:		
Less than one year	$ 1,996,353	$ 1,291,485
One to five years	395,000	835,000
More than five years	175,000	200,000
Total	2,566,353	2,326,485
Less: Discount on long-term pledges	(84,720)	(129,971)
Less: Allowance for uncollectible pledges	(215,000)	(195,000)
Total discount and allowance	(299,720)	(324,971)
Pledges receivable, net	$ 2,266,633	$ 2,001,514

For the years ended September 30, 2011 and 2010, bad debt expense totaled $20,000 and $108,000, respectively.

3. INVESTMENTS

Investments are presented in the financial statements at their fair market values and consist of the following at September 30:

	2011	2010
Domestic Equity	$ 9,656,421	$ 8,957,929
International Equity	2,739,746	2,825,160
Global Fixed Income:		
Corporate	969,899	-
Government	279,821	-
Domestic Fixed Income:		
Corporate	5,429,060	7,603,797
Government	8,528,128	2,999,775
Total	$ 27,603,075	$ 22,386,661

3. INVESTMENTS (CONTINUED)

The following schedules summarize the investment return and its classification in the Statements of Activities for the years ended September 30, 2011 and 2010:

	Unrestricted	Temporarily Restricted
2011		
Interest and dividend income	$ 230,596	$ 293,342
Net realized and unrealized losses on investments	(81,300)	(7,047)
	$ 149,296	$ 286,295

	Unrestricted	Temporarily Restricted
2010		
Interest and dividend income	$ 38,804	$ 546,222
Net realized and unrealized gains on investments	11,753	1,689,295
	$ 50,557	$ 2,235,517

4. OTHER INVESTMENT

During the year ended September 30, 2010 the Organization was a 60% beneficiary of assets disbursed from a charitable remainder annuity trust ("Charitable Trust"). The Charitable Trust assets consisted of cash and real property located in Miami, Florida. The Organization recorded as an unrestricted contribution and other investment 60% of the fair market value of the Charitable Trust assets, which amounted to $600,000 during the year ended September 30, 2010. A new appraisal was done on September 1, 2011 showing no change in the fair market value of the Trust assets.

Brickell Trust 8th Street Property, LLC ("LLC"), a Florida limited liability company, was incorporated on June 3, 2010. The LLC was organized as a joint venture between the Organization and the other six beneficiaries of the Charitable Trust assets to acquire, own, develop, finance, sell, lease or otherwise dispose of the real property and interests in real property, and to do any and all things necessary, convenient or incidental to that purpose and to engage in such other lawful activities as are reasonably necessary or useful to the furtherance of the foregoing purpose, upon and subject to the terms and conditions of the LLC Agreement.

5. PROPERTY, PLANT AND EQUIPMENT, NET

Property, plant and equipment, net, consists of the following at September 30,:

	2011	2010
Land	$ 265,000	$ 265,000
Buildings	146,960	146,960
Leasehold	511,618	511,618
Leasehold improvements	17,369,561	17,201,307
Furniture and fixtures	1,952,049	1,937,266
Computer equipment	1,466,808	1,428,850
Automobiles	747,468	691,020
	22,459,464	22,182,021
Less: accumulated depreciation	(10,039,821)	(9,451,196)
Total	$ 12,419,643	$ 12,730,825

5. PROPERTY, PLANT AND EQUIPMENT, NET (CONTINUED)

Depreciation expense was $588,625 and $599,579 for the years ended September 30, 2011 and 2010, respectively.

6. TEMPORARILY RESTRICTED NET ASSETS

The Organization's temporarily restricted net assets consist of assets which have been restricted by the donor either as to the purpose or the passage of time. The time restrictions will be met in future periods and the purpose restrictions will be met when net assets are used for the specific purpose.

Contributions received for the acquisition of property, plant and equipment are reported as temporarily restricted assets as long as those assets continue to be in service. The Organization reclassifies temporarily restricted net assets to unrestricted net assets each year for the amount of depreciation expense relating to the donated property, plant and equipment.

7. PERMANENTLY RESTRICTED NET ASSETS

The permanently restricted net assets consist of endowment donations to the Organization. The donors have instructed the Organization that the principal cannot be expended; however, the earnings generated by the original donated principal are available to be expended. Any earnings are included in temporarily restricted or unrestricted net assets as earnings are expended. Permanently restricted net assets were $18,067,363 and $18,037,131 as of September 30, 2011 and 2010, respectively.

8. FAIR VALUE MEASUREMENTS

The FASB establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).The three levels of the fair value hierarchy under the FASB Accounting Standards Codification ("ASC") 820 are described as follows:

The three levels of the fair value hierarchy are described as follows:

- Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access.
- Level 2 Inputs to the valuation methodology include:
  - quoted prices for similar assets or liabilities in active markets;
  - quoted prices for identical or similar assets or liabilities in inactive markets;
  - inputs other than quoted prices that are observable for the asset or liability;
  - inputs that are derived principally from or corroborated by observable market data by correlation or other means.

  If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.
- Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at September 30, 2011 and 2010.

Domestic and international equity is valued at the closing price reported on the active market in which the individual securities are traded.

8. FAIR VALUE MEASUREMENTS (CONTINUED)

Global and domestic government fixed income investments are valued at the closing price reported in the active market in which the individual securities are traded.

Global and domestic corporate fixed income investments are valued at the closing price reported in the active market in which the individual securities are traded.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. The values assigned to certain investments are based upon currently available information and do not necessarily represent amounts that may ultimately be realized. Because of the inherent uncertainty of valuation, those estimated fair values may differ significantly from the values that would have been used had a ready market for the investments existed and the differences could be material.

Items Measured at Fair Value on a Recurring Basis

The following tables represent the Organization's financial instruments measured at fair value on a recurring basis at September 30, 2011 and 2010 for each of the fair value hierarchy levels:

		Fair Value Measurements at September 30, 2011		
Description	9/30/2011	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)
Assets:				
Domestic Equity	$ 9,656,421	$ 9,656,421	$ -	$ -
International Equity	2,739,746	2,739,746	-	-
Global Fixed Income:				
Corporate	969,899	969,899	-	-
Government	279,821	279,821	-	-
Domestic Fixed Income:				
Corporate	5,429,060	5,429,060	-	-
Government	8,528,128	8,528,128	-	-
	$ 27,603,075	$ 27,603,075	$ -	$ -

		Fair Value Measurements at September 30, 2010		
Description	9/30/2010	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)
Assets:				
Domestic Equity	$ 8,957,929	$ 8,957,929	$ -	$ -
International Equity	2,825,160	2,825,160	-	-
Domestic Fixed Income:				
Corporate	7,603,797	7,603,797	-	-
Government	2,999,775	2,999,775	-	-
	$ 22,386,661	$ 22,386,661	$ -	$ -

8. FAIR VALUE MEASUREMENTS (CONTINUED)

Items Measured at Fair Value on a Nonrecurring Basis

There were no financial assets measured at fair value on a non-recurring basis at September 30, 2011. The following table represents the Organization's assets measured at fair value on a nonrecurring basis at September 30, 2010 for each of the fair value hierarchy levels:

		Fair Value Measurements at September 30, 2010		
Description	9/30/2010	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)
Asset:				
Other investment	$ 600,000	$ -	$ -	$ 600,000

9. ENDOWMENT

The Organization's endowment consists of individual funds established for a variety of purposes. Its endowment is comprised of donor-restricted endowment funds. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

In June 2011, the State of Florida adopted the Florida Uniform Prudent Management of Institutional Funds Act ("FUPMIFA"). The Organization has interpreted the FUPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by FUPMIFA.

In accordance with the FUPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

(1) The duration and preservation of the fund

(2) The purposes of the Organization and the donor-restricted endowment fund

(3) General economic conditions

(4) The possible effect of inflation and deflation

(5) The expected total return from income and the appreciation of investments

(6) Other resources of the Organization

(7) The investment policies of the Organization.

For the years ended September 30, 2011 and 2010, the Organization has elected not to add appreciation for cost of living or other spending policies to its permanently restricted endowment for inflation and other economic conditions.

9. ENDOWMENT (CONTINUED)

Summary of Endowment Assets:

Endowment assets as of September 30 are invested as follows:

	2011	2010
Restricted cash equivalents	$ 848,618	$ 557,339
Pledges receivable, net	691,471	706,639
Investments	20,515,517	20,279,686
Deferred revenue	(200,000)	-
	$ 21,855,606	$ 21,543,664

Summary of Endowment Assets September 30, 2011:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds	$ -	$ 3,788,243	$ 18,067,363	$ 21,855,606

Summary of Endowment Assets September 30, 2010:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Donor-restricted endowment funds	$ -	$ 3,506,533	$ 18,037,131	$ 21,543,664

Changes in endowment net assets as of September 30, 2011:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, beginning	$ -	$ 3,506,533	$ 18,037,131	$ 21,543,664
Interest and dividends	-	288,757	-	288,757
Net investment depreciation	-	(7,047)	-	(7,047)
Contributions	-	-	30,232	30,232
Endowment net assets, ending	$ -	$ 3,788,243	$ 18,067,363	$ 21,855,606

Changes in endowment net assets as of September 30, 2010:

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
Endowment net assets, beginning	$ -	$ 1,384,204	$ 17,434,046	$ 18,818,250
Interest and dividends	-	541,033	-	541,033
Net investment appreciation	-	1,689,296	-	1,689,296
Released from restriction	-	(108,000)	-	(108,000)
Contributions	-	-	603,085	603,085
Endowment net assets, ending	$ -	$ 3,506,533	$ 18,037,131	$ 21,543,664

9. ENDOWMENT (CONTINUED)

Funds with Deficiencies

From time to time the fair value of assets associated with donor-restricted endowment funds may fall below the level that the donor or FUPMIFA requires the Organization to retain as a fund of perpetual duration. In accordance with accounting principles generally accepted in the United States of America, deficiencies of this nature are reported in unrestricted net assets. There were no such deficiencies as of September 30, 2011 and 2010.

Return Objectives and Risk Parameters

The Organization has adopted an investment and spending policy for endowment assets that attempts to preserve the real (inflation adjusted) value of endowment assets, increase the real value of the portfolio and facilitate a potential distribution to support some level of future operations. Endowment assets include those assets of donor-restricted funds that the Organization must hold in perpetuity or for a donor-specified period(s).

Strategies Employed for Achieving Objectives

As approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce results that are commensurate with an intermediate-long term investment time horizon. This is expected to be achieved by assuming a moderate level of risk. The Organization expects its endowment funds, over time, to provide a rate of return in excess of the original permanently restricted principal. Actual returns in any given year may vary.

The Endowment Funds are managed with the following objectives:

a) Maintain the safety of the principal
b) Maintain the necessary liquidity to ensure funds are available to support operational needs
c) Obtain a reasonable return for a prudent level of risk.

Spending Policy and How the Investment Objectives Related to Spending Policy

Management has adopted an endowment investment policy that establishes the maximum percentage of endowment earnings that can be used to fund operations. The spending rate for the Organization will range from 3% to 6%. Funds will be withdrawn as approved by the Board of Directors to offset the operational expenses and to fund new programs/projects. Historically, the Organization has not used any of its endowment earnings to fund operations.

10. RELATED PARTY TRANSACTIONS

Certain members of the Board of Directors made contributions of approximately $214,000 and $444,000 during the years ended September 30, 2011 and 2010, respectively. The amounts outstanding in pledges receivable from members of the Board of Directors at September 30, 2011 and 2010 was approximately $383,000 and $648,000, respectively.

11. COUNTY AGREEMENT AND AGREEMENTS WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS

The Board of County Commissioners of Miami-Dade County (the "County Board") imposes a 1% food and beverage sales tax on any business that has liquor licenses that gross in excess of $400,000 of revenue and dedicates a portion of such proceeds to benefit persons who are or are about to become homeless. The County Board adopted a plan for the expenditure of the tax proceeds and created the Miami-Dade County Homeless Trust (the "Trust").

11. COUNTY AGREEMENT AND AGREEMENTS WITH MIAMI-DADE COUNTY PUBLIC SCHOOLS (CONTINUED)

The Organization entered into a five-year service agreement on December 14, 1993 with Miami-Dade County through the Trust that was renewable for five consecutive five-year terms at the discretion of the Trust. The first of these five-year renewals was entered into in 1998 and covered a period ending December 31, 2003. On December 2, 2003, the Organization signed a second renewal and an amendment agreement covering the second and third renewal periods from December 15, 2003 through December 16, 2013. In 1993, the Organization was to raise $8.5 million within three years to site, design, construct, and operate up to three Homeless Assistance Centers for the homeless population of Miami-Dade County. Cash, in-kind contributions, and property raised by the Organization in excess of this $8.5 million are outside the scope of the service agreement. The service agreement provides that, on termination of the service agreement, assets acquired with tax proceeds and/or the $8.5 million are required to be returned to the Trust. The remaining operating costs and capital purchases during this period are the responsibility of the Organization. Amounts received from the Trust were $8,023,412 and $7,962,280 for the years ended September 30, 2011 and 2010, respectively.

On May 5, 1994, the Miami-Dade County School Board (the "School Board") leased the land where the first Homeless Assistance Center was constructed to the Organization. The lease has a 40-year term, for which the Organization pays $1 per year rent. The Organization also entered into an agreement on November 22, 1994 with the School Board wherein the Organization agreed to construct approximately 7,000 square feet of space within the first Homeless Assistance Center pursuant to the School Board's educational specifications and needs. It also agreed that this space would be reserved for use by the School Board for an education component for a term of 40 years. In exchange, the School Board agreed to pay the Organization for its proportionate share of construction and equipment costs, which amounted to approximately $769,000 and was received by the Organization during 1995.

On September 20, 1995, the Organization and the School Board entered into a third agreement whereby the School Board agreed to reimburse the Organization for its share of operational costs related to its educational facilities. An amendment to the educational facilities operation agreement for the homeless facility in Homestead was signed on July 15, 2004. Both parties agreed upon a fixed amount of reimbursement to the Organization for its share of operational costs related to its educational facilities. Total reimbursements to the Organization during the years ended September 30, 2011 and 2010, amounted to approximately $185,000 and $171,000, respectively.

12. CONCENTRATIONS OF RISK

Concentration of Credit Risk

Financial instruments that potentially subject the Organization to concentrations of credit risk consist principally of cash deposits in excess of the FDIC insured limits. The Organization limits its exposure by placing its deposits with quality financial institutions. At times, such balances may be in excess of the insurance limits of the Federal Deposit Insurance Corporation. The Organization has not experienced losses in such accounts.

Concentration of Pledges Receivables, Support and Revenues

Concentrations of risk exist with respect to contributions and pledges made to the Organization during the year. Revenues from private sources totaling approximately $2,250,000 and $2,660,000 from two and six donors were made during the years ended September 30, 2011 and 2010, respectively. The Organization received approximately 59% and 52% of its total public support and revenues from Miami-Dade County during the years ended September 30, 2011 and 2010, respectively.

13. RETIREMENT PLANS

On January 1, 1997, the Organization initiated a 401(k) tax-deferred savings plan, administered by an independent trustee, covering substantially all employees meeting a 90-day minimum service requirement. Contributions made by the Organization to the 401(k) plan are based on a specified percentage of employee contributions. The Organization's contribution to the plan for the years ended September 30, 2011 and 2010, totaled $161,966 and $165,679, respectively.

On September 12, 2011, the Organization adopted a 457(f) non-qualified deferred compensation plan for the Executive Director. The Organization's initial contribution of $95,000 was contributed on September 26, 2011. Thereafter, effective October 1, 2011, bi-weekly contributions of 7.5% of the Executive Director's base salary will be deposited by wire into a newly opened retirement account at a financial institution for the benefit of the Executive Director. The agreement calls for the Executive Director to remain with the Organization at least through September 2017. The assets set aside to fund the plan are owned by the Organization. Upon separation from service, retirement, disability or death, the plan assets would be transferred to the Executive Director or his beneficiary.

14. COMMITMENTS AND CONTINGENCIES

Contracts and Grants

The Organization has contracts and grants with various grantors. These grants are subject to review and audit. However, management is of the opinion that any disallowance of costs by the grantors would not have a material adverse effect on the Organization's financial position.

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Chapman Partnership, Inc.
(f/k/a Community Partnership for Homeless, Inc.)

We have audited the financial statements of Chapman Partnership, Inc. (formerly known as Community Partnership for Homeless, Inc.) (the "Organization") as of and for the year ended September 30, 2011, and have issued our report thereon dated January 25, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Organization's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, others within the Organization, the Board of Directors, and awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Morrison, Brown, Argiz & Farra

Miami, Florida
January 25, 2012

MBAF
MORRISON BROWN ARGIZ & FARRA, LLC
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

EXAMINATION REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS ON AN ASSERTION ABOUT COMPLIANCE WITH SPECIFIED REQUIREMENTS

To the Board of Directors of
Chapman Partnership, Inc.
(f/k/a Community Partnership for Homeless, Inc.)

We have examined management's assertion, included in the accompanying "Management's Assertion Report," that Chapman Partnership, Inc. (formerly known as Community Partnership for Homeless, Inc.) (the "Organization") has complied with the requirements for allowable costs and activities, matching, and financial reporting established in grant agreements applicable to Miami-Dade County Homeless Trust identified on the supplemental Schedule of County Financial Awards during the period October 1, 2010 through September 30, 2011. Management is responsible for the Organization's compliance with those requirements. Our responsibility is to express an opinion on the Organization's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Organization's compliance with specified requirements.

In our opinion, management's assertion that the Organization complied with the aforementioned requirements during the period October 1, 2010 through September 30, 2011, is fairly stated, in all material respects.

This report is intended solely for the information and use of management, the Board of Directors, and Miami-Dade County Homeless Trust and is not intended to be and should not be used by anyone other than these specified parties.

Morrison, Brown, Argiz & Farra

Miami, Florida
January 25, 2012

MANAGEMENT'S ASSERTION REPORT

I, H. Daniel Vincent, hereby assert that, Chapman Partnership, Inc. (formerly known as Community Partnership for Homeless, Inc.) (the "Organization") complied with allowable costs and activities, matching, and financial reporting requirements of the grants identified on the attached Schedule of County Financial Awards for the year ended September 30, 2011.

H Daniel Vincent

H. Daniel Vincent
Executive Director

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

SCHEDULE OF COUNTY FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2011

Grantors/Pass-Through Grantor/Program Title	Amount
County Financial Award:	
Miami-Dade County Homeless Trust Share	$ 7,542,513
Miami-Dade County Homeless Trust Share- Revenue Maximization Grant	352,100
Miami-Dade County Homeless Trust Share- Capital	128,799
Miami-Dade County Public School Board Share	185,441
Total County Financial Awards	**$ 8,208,853**

CHAPMAN PARTNERSHIP, INC.
(F/K/A COMMUNITY PARTNERSHIP FOR HOMELESS, INC.)

FINANCIALS UNDER PROVISIONS OF THE CONTRACT
WITH MIAMI-DADE COUNTY HOMELESS TRUST
FOR THE YEAR ENDED SEPTEMBER 30, 2011

Description	Approved Budget	Actual	Variance
Salaries	$ 4,774,178	$ 4,547,369	$ 226,809
Payroll taxes	395,228	377,529	17,699
Health and retirement benefits	1,165,040	1,210,781	(45,741)
Total salaries, taxes, and benefits	6,334,446	6,135,679	198,767
Professional fees and contract payments	272,696	291,610	(18,914)
Security	340,774	343,918	(3,144)
Supplies	424,902	527,238	(102,336)
Food	647,247	687,729	(40,482)
Communications	31,042	31,611	(569)
Postage and shipping	16,084	14,792	1,292
Rent, maintenance, property insurance and utilities	1,491,730	1,572,756	(81,026)
Rental equipment	50,768	55,427	(4,659)
Transportation/travel	82,735	117,522	(34,787)
Membership and publications	6,745	7,025	(280)
Risk management	117,493	114,022	3,471
Conference and meetings	29,461	35,703	(6,242)
Client expenses	289,128	279,697	9,431
Capital operating expenditures	120,000	277,444	(157,444)
Psychiatric Services	308,430	274,224	34,206
	4,229,235	4,630,718	(401,483)
Net operating costs before depreciation	10,563,681	10,766,397	(202,716)
Miami-Dade County Homeless Trust Share	$ 7,921,416	$ 7,894,613	$ 26,803
Chapman Partnership, Inc. Share	$ 2,642,265	$ 2,871,784	$ (229,519)