

## **Chapman Partnership, Inc. and Affiliates**

Consolidated Financial Statements,  
Supplementary Information and Reports  
Required by the Miami-Dade County  
Homeless Trust, Schedule of Expenditures of  
Federal Awards, and Reports Required by  
*Government Auditing Standards* and the  
Uniform Guidance  
Years Ended September 30, 2025 and 2024

## **Chapman Partnership, Inc. and Affiliates**

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Consolidated Financial Statements, Supplementary Information and Reports Required by the Miami-Dade County Homeless Trust, Schedule of Expenditures of Federal Awards, and Reports Required by *Government Auditing Standards* and the Uniform Guidance  
Years Ended September 30, 2025 and 2024

# Chapman Partnership, Inc. and Affiliates

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Tel: 954-989-7462  
Fax: 954-962-1021  
www.bdo.com

515 E Las Olas Blvd, 5th Floor  
Fort Lauderdale, FL 33301

## **Independent Auditor's Report**

To the Board of Trustees of  
Chapman Partnership, Inc. and Affiliates  
Miami, Florida

### ***Opinion***

We have audited the consolidated financial statements of Chapman Partnership, Inc. and Affiliates (Organization), which comprise the consolidated statements of financial position as of September 30, 2025 and 2024, and the related consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Organization as of September 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Responsibilities of Management for the Consolidated Financial Statements***

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, which raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.



### ***Auditor's Responsibilities for the Audit of the Consolidated Financial Statements***

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedules shown on pages 34 - 35, as required under provisions of the contract with Miami-Dade County Homeless Trust, and the accompanying Schedule of Expenditures of Federal Awards shown on page 44, as required by Title 2 *U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and is not a required part of the consolidated 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 consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2026 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 and 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 the effectiveness of the Organization's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.

BDO USA, P.C.

March 24, 2026

## **Consolidated Financial Statements**

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# Chapman Partnership, Inc. and Affiliates

## Consolidated Statements of Financial Position

<i>September 30,</i>	2025	2024
<b>Assets</b>		
Cash and cash equivalents	\$ 6,178,655	\$ 6,921,133
Restricted cash and cash equivalents	1,769,766	2,311,092
Grants receivable	2,560,834	798,757
Prepaid expenses and other assets	629,245	266,455
Pledges receivable, net	245,152	522,637
Investments	77,526,133	72,091,253
Property and equipment, net	12,388,920	12,666,954
Operating lease - right-of-use asset	20,413	49,908
<b>Total Assets</b>	<b>\$ 101,319,118</b>	<b>\$ 95,628,189</b>
<b>Liabilities and Net Assets</b>		
<b>Liabilities</b>		
Accounts payable, accrued expenses and other liabilities	\$ 804,203	\$ 965,041
Refundable advances	711,567	291,538
Operating lease liability	22,301	54,626
<b>Total Liabilities</b>	<b>1,538,071</b>	<b>1,311,205</b>
<b>Net Assets</b>		
Without donor restrictions	18,062,282	16,647,021
With donor restrictions	81,718,765	77,669,963
<b>Total Net Assets</b>	<b>99,781,047</b>	<b>94,316,984</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 101,319,118</b>	<b>\$ 95,628,189</b>

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

# Chapman Partnership, Inc. and Affiliates

## Consolidated Statements of Activities

Year ended September 30,

	2025			2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenues</b>						
Public support:						
Miami-Dade County Homeless Trust	\$ 13,924,787	\$ 1,019,033	\$ 14,943,820	\$ 12,530,941	\$ 895,000	\$ 13,425,941
Miami-Dade County Public Housing and Community Development	1,619,999	-	1,619,999	11,087	-	11,087
Miami-Dade County Public Schools	129,164	-	129,164	137,251	-	137,251
Emergency Food and Shelter Program	54,300	-	54,300	77,851	-	77,851
State of Florida	727,154	-	727,154	417,738	-	417,738
City of Miami	163,337	-	163,337	301,043	-	301,043
<b>Total Public Support</b>	<b>16,618,741</b>	<b>1,019,033</b>	<b>17,637,774</b>	<b>13,475,911</b>	<b>895,000</b>	<b>14,370,911</b>
<b>Other Revenues, Income and (Losses)</b>						
Revenues from private sources	4,743,503	458,053	5,201,556	4,256,968	-	4,256,968
Special events (net of costs of \$160,635 and \$453,896 in 2025 and 2024, respectively)	(33,942)	-	(33,942)	503,332	-	503,332
Investment income, net	413,693	5,378,813	5,792,506	638,736	9,956,575	10,595,311
Contributions of nonfinancial assets	1,848,894	-	1,848,894	2,087,192	-	2,087,192
<b>Total Other Revenues, Income and (Losses)</b>	<b>6,972,148</b>	<b>5,836,866</b>	<b>12,809,014</b>	<b>7,486,228</b>	<b>9,956,575</b>	<b>17,442,803</b>
<b>Net Assets Released From Restrictions</b>	<b>2,807,097</b>	<b>(2,807,097)</b>	<b>-</b>	<b>1,347,624</b>	<b>(1,347,624)</b>	<b>-</b>
<b>Total Revenues</b>	<b>26,397,986</b>	<b>4,048,802</b>	<b>30,446,788</b>	<b>22,309,763</b>	<b>9,503,951</b>	<b>31,813,714</b>
<b>Expenses</b>						
Program and Supporting services:						
Program	21,616,211	-	21,616,211	19,985,318	-	19,985,318
Management and general	2,108,727	-	2,108,727	2,053,271	-	2,053,271
Fundraising	1,257,787	-	1,257,787	1,047,504	-	1,047,504
<b>Total Expenses</b>	<b>24,982,725</b>	<b>-</b>	<b>24,982,725</b>	<b>23,086,093</b>	<b>-</b>	<b>23,086,093</b>
<b>Change in Net Assets</b>	<b>1,415,261</b>	<b>4,048,802</b>	<b>5,464,063</b>	<b>(776,330)</b>	<b>9,503,951</b>	<b>8,727,621</b>
<b>Net Assets, beginning of year</b>	<b>16,647,021</b>	<b>77,669,963</b>	<b>94,316,984</b>	<b>17,423,351</b>	<b>68,166,012</b>	<b>85,589,363</b>
<b>Net Assets, end of year</b>	<b>\$ 18,062,282</b>	<b>\$ 81,718,765</b>	<b>\$ 99,781,047</b>	<b>\$ 16,647,021</b>	<b>\$ 77,669,963</b>	<b>\$ 94,316,984</b>

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

**Chapman Partnership, Inc. and Affiliates**  
**Consolidated Statement of Functional Expenses**

*Year ended September 30, 2025*

	Program	Supporting Services			Total
		Management and General	Fundraising		
Salaries	\$ 7,551,917	\$ 707,277	\$ 583,099	\$	8,842,293
Payroll taxes	527,870	56,928	37,825		622,623
Health and retirement benefits	845,477	190,954	84,435		1,120,866
<b>Total Salaries, Taxes, and Benefits</b>	<b>8,925,264</b>	<b>955,159</b>	<b>705,359</b>		<b>10,585,782</b>
Professional fees (including in-kind of \$333,661)	183,225	899,403	86,856		1,169,484
Security	706,020	-	-		706,020
Supplies	610,855	16,648	51,383		678,886
Food (including in-kind of \$92,040)	1,211,799	-	-		1,211,799
Marketing and communications (including in-kind of \$38,820)	143,214	-	246,563		389,777
Postage and shipping	1,792	4,174	69		6,035
Occupancy (including in-kind of \$596,526)	2,273,530	77,342	23,501		2,374,373
Rental equipment	35,686	1,021	376		37,083
Transportation and travel	70,090	3,118	16,391		89,599
Membership and publications	65,222	23,993	32,606		121,821
Insurance	389,589	52,171	3,858		445,618
Employee recruitment, engagement and training	140,542	5,074	6,827		152,443
Client expenses (including in-kind of \$324,493)	4,043,338	-	-		4,043,338
Health services (including in-kind of \$463,354)	1,282,849	-	-		1,282,849
Development	-	-	72,210		72,210
Bad debt	-	38,643	-		38,643
Depreciation	1,533,196	31,981	11,788		1,576,965
<b>Total Expenses</b>	<b>\$ 21,616,211</b>	<b>\$ 2,108,727</b>	<b>\$ 1,257,787</b>	<b>\$</b>	<b>24,982,725</b>

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

**Chapman Partnership, Inc. and Affiliates**  
**Consolidated Statement of Functional Expenses**

*Year ended September 30, 2024*

	Supporting Services				Total
	Program	Management and General	Fundraising		
Salaries	\$ 7,041,983	\$ 714,803	\$ 459,077	\$	8,215,863
Payroll taxes	512,513	66,999	33,895	\$	613,407
Health and retirement benefits	997,782	263,562	90,897	\$	1,352,241
<b>Total Salaries, Taxes, and Benefits</b>	<b>8,552,278</b>	<b>1,045,364</b>	<b>583,869</b>	<b>\$</b>	<b>10,181,511</b>
Professional fees (including in-kind of \$223,475)	236,636	501,352	63,488	\$	801,476
Security	687,359	-	-	\$	687,359
Supplies	550,433	12,947	28,973	\$	592,353
Food (including in-kind of \$412,526)	1,588,130	-	-	\$	1,588,130
Marketing and communications (including in-kind of \$43,181)	140,617	-	184,717	\$	325,334
Postage and shipping	2,035	4,076	534	\$	6,645
Occupancy (including in-kind of \$596,526)	2,317,286	73,056	23,729	\$	2,414,071
Rental equipment	40,267	1,152	425	\$	41,844
Transportation and travel	50,351	21,562	61,903	\$	133,816
Membership and publications	31,862	927	15,534	\$	48,323
Insurance	299,756	51,145	2,586	\$	353,487
Employee recruitment, engagement and training	104,698	7,387	12,487	\$	124,572
Client expenses (including in-kind of \$387,484)	2,682,584	-	-	\$	2,682,584
Health services (including in-kind of \$424,000)	1,202,643	237,288	-	\$	1,439,931
Continuum of care	100,000	-	-	\$	100,000
Development	-	-	58,313	\$	58,313
Bad debt	-	67,318	-	\$	67,318
Depreciation	1,398,383	29,697	10,946	\$	1,439,026
<b>Total Expenses</b>	<b>\$ 19,985,318</b>	<b>\$ 2,053,271</b>	<b>\$ 1,047,504</b>	<b>\$</b>	<b>23,086,093</b>

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

# Chapman Partnership, Inc. and Affiliates

## Consolidated Statements of Cash Flows

<i>Year ended September 30,</i>	<b>2025</b>	<b>2024</b>
<b>Cash Flows from Operating Activities</b>		
Change in net assets	\$ 5,464,063	\$ 8,727,621
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,576,965	1,439,026
Noncash lease expense	29,495	28,192
Net realized and unrealized investment gain	(4,114,990)	(9,152,604)
Bad debt expense	38,643	67,318
Discount on pledges receivable	(4,683)	5,896
Changes in operating assets and liabilities:		
Grants receivable	(1,762,077)	227,624
Prepaid expenses and other assets	(362,790)	23,938
Pledges receivable	243,525	(396,169)
Accounts payable, accrued expenses and other liabilities	(160,838)	(766)
Refundable advances	420,029	(351,431)
Principal reduction in operating lease liabilities	(32,325)	(31,023)
<b>Net Cash Provided by Operating Activities</b>	<b>1,335,017</b>	<b>587,622</b>
<b>Cash Flows from Investing Activities</b>		
Purchases of property and equipment	(1,298,931)	(1,052,368)
Purchases of investments	(39,189,091)	(28,184,452)
Sales of investments	37,869,201	27,203,328
<b>Net Cash Used in Investing Activities</b>	<b>(2,618,821)</b>	<b>(2,033,492)</b>
<b>Net Decrease in Cash and Cash Equivalents, and Restricted Cash and Cash Equivalents</b>	<b>(1,283,804)</b>	<b>(1,445,870)</b>
<b>Cash and Cash Equivalents, and Restricted Cash and Cash Equivalents, beginning of year</b>	<b>9,232,225</b>	<b>10,678,095</b>
<b>Cash and Cash Equivalents, and Restricted Cash and Cash Equivalents, end of year</b>	<b>\$ 7,948,421</b>	<b>\$ 9,232,225</b>

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

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### 1. Organization and Summary of Significant Accounting Policies

#### *Organization*

Chapman Partnership, Inc. (Chapman), 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 the 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. Presently, there are no plans to build a third center. Chapman receives its support from the Miami-Dade County Homeless Trust, Miami-Dade County Public Schools (the Trust), and other public and private organizations and individuals.

In December 2012, Chapman established a wholly-owned non-profit organization named CP 1551, Inc., for the purpose of acquiring real property. There was no activity in the entity during the years ended September 30, 2025 and 2024.

In April 2025, Chapman established a wholly-owned nonprofit limited liability company named CP Works, LLC to support Chapman's workforce-related service programs, including providing groundskeeping and horticulture services under an agreement with The Underline Conservancy (The Underline). Under this agreement, Chapman hires and supervises program participants and delivers scheduled services, while The Underline maintains general oversight and approval rights.

Chapman offers a comprehensive, holistic approach to homeless assistance through onsite services and partnerships that help residents attain self-sufficiency and housing stability. These resources include a wide array of programs facilitated by a variety of social service agencies that go far beyond just emergency shelter, and include comprehensive case management; health, and mental health care; childcare; job development, training and placement; and permanent housing assistance in addition to fostering low-income housing.

Healthcare at Chapman encompasses medical and mental health services. Health clinics located at Chapman Partnership North and Chapman Partnership South are designed to stabilize and address the immediate needs of residents, including acute health problems and chronic conditions, and serve as a resident's primary care provider during their stay. Mental health services help residents deal with common diagnoses, such as depression and anxiety disorders, bipolar disease and schizophrenia.

Early Head Start and Head Start programs support the physical, social and cognitive development of children from birth to age five and are conducted in collaboration with Miami-Dade County Public Schools.

The Family Resource Centers provide high-quality educational, recreational, character and self-esteem building activities delivered in the afterschool and summer settings for school-aged children. Many child participants have become Honor Roll students despite the adverse childhood experiences associated with their episode of homelessness. Daily activities are conducted in collaboration with community partners that promote positive, healthy development, foster resilience, and instill the social norms that counterbalance the physical, psychological and sociological effects of homelessness.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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Chapman Partnership's workforce development programs include pre-employment orientation, paid internships, and apprenticeships leading to living wage jobs in high demand industries in South Florida. Employment specialists help residents with pre-employment skills training through Empower You, a formalized workforce orientation and job readiness training program focused on soft skills - behaviors and attitudes that demonstrate reliability, motivation, and ability to be a team player.

With the ultimate goal being education, employment and empowerment, the Organization fosters innovation through the Chapman Academy, incorporating comprehensive, age-appropriate wrap-around strategies serving residents ages 5 to 55 including:

- The Workforce Trades Program is a post-secondary alternative to college that offers free, intensive training in sustainable trades relevant to the South Florida economy. Upon completion, participants receive nationally recognized certifications and are eligible for living wage salaries through direct employment opportunities.
- The Young Adult Career Academy (YACA) is an internship program for young adults ages 14 to 24 that combines soft and hard job skills training with paid work experience in employment sectors specific to operating Chapman Partnership's Homeless Assistance Centers. Through collaboration with Miami-Dade County Public Schools, Career Source of South Florida, and Miami-Dade College, we ensure that each individual can receive access to their most effective career and education pathway.

### ***Principles of Consolidation***

The consolidated financial statements include the accounts of Chapman Partnership, Inc. and its wholly owned affiliates, CP 1551, Inc. and CP Works, LLC, collectively referred to as the "Organization." All intercompany balances and transactions have been eliminated in the accompanying consolidated financial statements.

### ***Basis of Presentation***

The consolidated financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). Net assets, revenue, gains and losses are classified into two classes of net assets based on the existence or absence of donor-imposed restrictions. The two classes of net asset categories are as follows:

*Net Assets without Donor Restrictions* - Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization's management and the Board of Trustees.

*Net Assets with Donor Restrictions* - Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, where the donor has stipulated the funds be maintained in perpetuity. Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor to net assets without donor restrictions in the consolidated statements of activities.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### *Use of Estimates*

The preparation of consolidated financial statements in conformity with U.S. GAAP 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 consolidated 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, and Restricted Cash and Cash Equivalents*

Cash and cash equivalents include investments with original maturities of three months or less.

Restricted cash and cash equivalents represent cash and cash equivalents restricted in perpetuity and cash and cash equivalents restricted by donors for capital expenditures.

Total cash and cash equivalents and restricted cash and cash equivalents shown in the consolidated statements of cash flows are included in the following captions on the Consolidated Statements of Financial Position as follows:

<i>September 30,</i>		2025		2024
Cash and cash equivalents	\$	6,178,655	\$	6,921,133
Restricted cash and cash equivalents		1,769,766		2,311,092
<b>Total</b>	<b>\$</b>	<b>7,948,421</b>	<b>\$</b>	<b>9,232,225</b>

### *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 consolidated statements of financial position. The Organization reports private equity investments at net asset value.

Investment income, net (including realized and unrealized gains and losses on investments, interest, dividends and expenses) is included in the accompanying consolidated statements of activities as increases in net assets without donor restrictions unless income is restricted by donor or law.

### *Fair Value of Financial Instruments*

The fair value of financial instruments is determined by reference to various market data and other valuation techniques, as appropriate. Unless otherwise disclosed, the fair value of financial instruments approximates their recorded values due primarily to the short-term nature of their maturities (Note 6).

### *Grants Receivable*

Grants receivable, including pass-through federal and local funding at year end, represent amounts which have not yet been reimbursed by the granting agency. Management analyzes, on an ongoing basis, outstanding accounts individually to determine if an allowance for doubtful accounts is required. Account balances are charged off against the allowance after all means of collection have been exhausted and the potential for recovery is considered remote. Management determined that

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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an allowance for doubtful accounts related to grants receivable was not deemed necessary as of September 30, 2025 and 2024.

### ***Pledges Receivable, Net***

Pledges receivable are promises to give from donors that are considered unconditional. Pledges receivable are presented net of the allowance for doubtful pledges and present value discount. Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows. The discounts on those amounts are computed using risk free interest rates applicable to the years in which the promises are received. The interest rate used in computing the discount of the estimated future cash flows is 5%. The discount will be recognized as contribution revenue in future years as the discount is amortized over the duration of the contributions.

Pledge receivables are considered past due when the pledge payment period has passed. 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. Pledge receivables are charged off against the allowance after all means of collection have been exhausted and the potential for recovery is considered remote. The allowance for uncollectible pledges receivable as of September 30, 2025 and 2024 amounted to \$20,500.

### ***Revenue Recognition***

The Organization recognizes revenue based on the existence or absence of an exchange transaction. For transactions that represent nonreciprocal transfers and do not represent the sale of goods or services, the Organization applies Financial Account Standards Board (FASB) Accounting Standards Update (ASU) 2018-08, Not-for-Profit Entities (Topic 958): *Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made*. Under ASU 2018-08, revenue is recognized upon notification of the award and satisfaction of all conditions, if applicable.

For exchange transactions, the Organization applies FASB ASU 2014-09, *Revenue from Contracts with Customers* (Topic 606). Under Topic 606, revenue is recognized when a customer obtains control of promised goods or services in the amount that reflects consideration the entity is entitled to receive in exchange for those goods or services.

Revenue from non-exchange transactions consists of the following:

#### ***Revenues from Private Sources***

A portion of the Organization's activities are supported by contributions from corporations, foundations and individuals. Transfers of cash or other assets or settlement of liabilities that are both voluntary and nonreciprocal are recognized as contributions. Contributions may either be conditional or unconditional. A contribution is considered conditional when the donor imposes both a barrier and a right of return. Conditional contributions are recognized as revenue on the date all donor-imposed barriers are overcome or explicitly waived by the donor. Barriers may include specific and measurable outcomes, limitations on the performance of an activity and other stipulations related to the contribution. A donor has a right of return of any assets transferred or a right of release of its obligation to transfer any assets in the event the Organization fails to overcome one or more barriers. Assets received before the barrier is overcome are accounted for as refundable

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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advances. As of September 30, 2025 and 2024, the Organization has approximately \$712,000 and \$292,000 respectively, of refundable advances. There were no conditional contributions outstanding as of September 30, 2025 and 2024.

Unconditional contributions may or may not be subject to donor-imposed restrictions. Donor-imposed restrictions limit the use of the donated assets but are less specific than donor-imposed conditions. Contributions received and unconditional promises to give are measured at their fair values and are reported as an increase in net assets. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations about the use of the donated assets, or if they are designated as support for future periods. Donor-restricted contributions whose restrictions are met in the same reporting period in which received are reported as net assets without donor restrictions.

### *Public Support*

The Organization receives a significant portion of its revenues from governmental sources. The amounts received under these grants and contracts are designated for specific purposes by the granting agencies and conditional upon the incurrence of allowable qualifying expenses. Revenue is recognized when the Organization has incurred allowable qualifying expenses as defined by the individual grants and contracts satisfying the required conditions.

Revenue from exchange transactions consists of the following:

### *Special Events Revenue*

The Organization conducts special events in which a portion of the gross proceeds paid by the participant represents payment for the direct cost of the benefits received by the participant at the event, the exchange component, and a portion represents a contribution to the Organization. Unless a verifiable objective means exists to demonstrate otherwise, the fair value of meals and entertainment provided at special events is measured at the actual cost to the Organization. The contribution component is the excess of the gross proceeds over the fair value of the direct donor benefit. The direct costs of the special events, which ultimately benefit the donor rather than the Organization, are recorded as costs of direct donor benefits in the accompanying Consolidated Statements of Activities. Apart from special events revenue, no other revenue is recognized in accordance with Topic 606.

### *Prepaid Expenses*

Expenditures relating to programs for the next fiscal year are reported as a prepaid asset and are expensed when the related program function takes place. Prepaid expenses consist mainly of prepaid insurance.

### *Property and Equipment, Net*

The Organization follows the practice of capitalizing all expenditures for property and equipment, or if contributed, at fair market value at the time of 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 without donor restrictions.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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Estimated useful lives of property and equipment are as follows:

Asset	Life (in Years)
Buildings and leasehold improvements	Shorter of useful life or lease term
Furniture and fixtures	10
Computer equipment	3
Automobiles	3

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### **Leases**

Leases arise from contractual obligations that convey the right to control the use of identified property, plant or equipment for a period of time in exchange for consideration. At the inception of the contract, the Organization determines if an arrangement contains a lease based on whether there is an identified asset and whether the Organization controls the use of the identified asset. The Organization also determines whether the lease is classified as an operating or financing lease at the commencement date.

The Organization is party to one non-cancelable operating lease arrangement. The lease is for the Organization's office phone equipment and services. The Organization recognized a lease liability and right-of-use asset in the consolidated financial statements.

At the commencement of a lease, the Organization initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The right-of-use asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs, less any outstanding deferred rent. Subsequently, the right-of-use asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the Organization determines (1) the discount rate used to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. When the interest rate charged by the lessor is not provided, the Organization generally uses the risk-free rate as the discount rate for the lease. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments. There are no variable lease payments. There is no purchase option in the leases.

The Organization monitors changes in circumstances that would require a remeasurement of its lease and will remeasure lease assets and liabilities if certain changes occur that are expected to significantly affect the amount of any lease liability. Lease assets and lease liabilities are reported on the consolidated statements of financial position.

### **Functional Allocation of Expenses**

The costs of providing the various programs and other activities have been summarized on a functional basis in the Consolidated Statements of Activities. Accordingly, certain costs have been allocated among the programs and support services benefited. Expenses that can be directly identified with the program or supporting service are reported as expenses of those functional areas. Other expenses such as depreciation, occupancy and insurance are allocated among program and

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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supporting services based on square footage. Personnel expenses are allocated on the basis of estimated time and effort by function.

### *Donations of Nonfinancial Assets*

The Organization records the value of donated goods when there is an objective basis available to measure the value or the Organization can estimate in good faith the value of the goods. Donated items are reflected as contributions in the accompanying consolidated financial statements at their fair market value at date of receipt.

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization (Note 9).

### *Income Taxes*

Chapman Partnership, Inc. , CP 1551, Inc., and CP Works LLC are not-for-profit entities and are each exempt from Federal income taxes under section 501(c)(3) of the Internal Revenue Code, as well as from state income taxes under similar provisions in the Florida Income Tax Code. Amounts that are considered unrelated business income, if any, are subject to tax. The Organization had no unrelated business income for the years ended September 30, 2025 and 2024.

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. No uncertain tax positions were identified by the Organization as of September 30, 2025 and 2024.

The U.S. federal jurisdiction and the State of Florida 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 fiscal years before 2022.

## **2. Liquidity Management and Availability of Resources**

The Organization maintains a policy of structuring its financial assets to be available as general expenditures, liabilities, and other obligations come due. In managing its liquidity needs, the Organization monitors its cash balances and also ensures spending is within budget guidelines.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

The Organization's financial assets available within one year of the consolidated statement of financial position date for general expenditures are as follows:

	2025	2024
Cash and cash equivalents	\$ 6,178,655	\$ 6,921,133
Restricted cash and cash equivalents	1,769,766	2,311,092
Grants receivable	2,560,834	798,757
Pledges receivable, net	245,152	522,637
Investments	77,526,133	72,091,253
<b>Total Financial Assets</b>	<b>88,280,540</b>	<b>82,644,872</b>
Less amounts not available to be used within one year:		
Financial assets included in endowment	70,689,424	65,760,696
Assets restricted for homeless assistance and capital projects	10,809,189	11,411,629
<b>Total Financial Assets not Available to be Used Within One Year</b>	<b>81,498,613</b>	<b>77,172,325</b>
<b>Financial Assets Available to Meet General Expenditures Within One Year</b>	<b>\$ 6,781,927</b>	<b>\$ 5,472,547</b>

### 3. Pledges Receivable, Net

Outstanding pledges receivable are due from various corporations, organizations and individuals. Pledges receivable, net are as follows:

<i>September 30,</i>	2025	2024
Pledges due in:		
Less than one year	\$ 213,271	\$ 430,439
One to five years	55,000	120,000
<b>Total</b>	<b>268,271</b>	<b>550,439</b>
Less: Discount on long-term pledges	(2,619)	(7,302)
Less: Allowance for uncollectible pledges	(20,500)	(20,500)
<b>Total Discount and Allowance</b>	<b>(23,119)</b>	<b>(27,802)</b>
<b>Pledges Receivable, Net</b>	<b>\$ 245,152</b>	<b>\$ 522,637</b>

For the years ended September 30, 2025 and 2024, the Organization had approximately \$39,000 and \$67,000 of bad debt expense, respectively

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

### 4. Investments

Investments presented in the consolidated financial statements consist of the following:

<i>September 30,</i>	<b>2025</b>	<b>2024</b>
Domestic equity	\$ 16,248,849	\$ 13,368,277
International equity	12,841,094	9,866,895
Global fixed income:		
Corporate	434,399	465,697
Domestic fixed income:		
Corporate	4,586,491	11,630,742
Government	21,579,965	15,653,802
Private equity	21,835,335	21,105,840
<b>Total</b>	<b>\$ 77,526,133</b>	<b>\$ 72,091,253</b>

The following schedules summarize the investment income and its classification in the Consolidated Statements of Activities:

#### *Year ended September 30, 2025*

	Without Donor Restrictions	With Donor Restrictions	Totals
Interest and dividend income	\$ 319,004	\$ 1,358,512	\$ 1,677,516
Net realized and unrealized gain	94,689	4,020,301	4,114,990
	<b>\$ 413,693</b>	<b>\$ 5,378,813</b>	<b>\$ 5,792,506</b>

#### *Year ended September 30, 2024*

	Without Donor Restrictions	With Donor Restrictions	Totals
Interest and dividend income	\$ 325,463	\$ 1,117,244	\$ 1,442,707
Net realized and unrealized gain	313,273	8,839,331	9,152,604
	<b>\$ 638,736</b>	<b>\$ 9,956,575</b>	<b>\$ 10,595,311</b>

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# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### 5. Property and Equipment, Net

Property and equipment, net, consists of the following:

<i>September 30,</i>	<b>2025</b>	<b>2024</b>
Land	\$ 1,495,000	\$ 1,495,000
Buildings	146,960	146,960
Leasehold improvements	27,034,741	26,249,047
Furniture and fixtures	3,386,339	3,187,097
Computer equipment	3,970,369	3,656,374
Automobiles	1,032,672	1,032,672
	<b>37,066,081</b>	<b>35,767,150</b>
Less: accumulated depreciation	<b>(24,677,161)</b>	<b>(23,100,196)</b>
<b>Total</b>	<b>\$ 12,388,920</b>	<b>\$ 12,666,954</b>

Depreciation expense was \$1,576,965 and \$1,439,026 for the years ended September 30, 2025 and 2024, respectively.

### 6. Fair Value Measurements

FASB ASC: *Topic 820 Fair Value Measurements and Disclosures* established 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 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.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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*Level 3* - Inputs to the valuation methodology are unobservable and significant to the fair value measurement. Level 3 assets and liabilities measured at fair value are based on one or more of three valuation techniques:

- *Market Approach* - Prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities.
- *Cost Approach* - Amount that would be required to replace the service capacity of an asset (i.e., replacement cost).
- *Income Approach* - Techniques that convert future amounts to a single present amount based on market expectations (including present value techniques, option-pricing models, and lattice models).

The asset 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, 2025 and 2024.

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

Domestic and global fixed income investments are primarily valued at the closing price reported in the active market in which the individual securities are traded.

The Organization uses the net asset value (NAV) per share to determine the fair value of its private equity investments which (a) do not have a readily determinable fair value and (b) prepare their consolidated financial statements consistent with the measurement principles of an investment company. The private equity investments are valued at the estimated fair value utilizing net asset values, at estimated fair values provided by the fund managers or general partners, or other valuation methods. Because of the inherent uncertainty of valuation, it is possible that estimated values may differ significantly from the values that would have been used had a ready market for the securities existed. Funds may or may not be redeemable at their net asset value per share in accordance with the partnership agreement.

The Organization considers the length of time until the investment is redeemable, including notice and lock-up periods or any other restriction on the disposition of the investment. The Organization also considers the nature of the portfolios of the underlying investments and their ability to liquidate their underlying investments. The limited partnership's ability to liquidate certain investments may be inhibited since the issuers may be privately held or the limited partnership may own a relatively large portion of the issuer's securities.

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

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

currently available information and do not necessarily represent amounts that may ultimately be realized.

The Organization recognizes transfers into and out of levels within the fair value hierarchy at the end of the reporting period. There were no transfers between levels in the years ended September 30, 2025 and 2024.

### 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, 2025 and 2024, for each of the fair value hierarchy levels:

#### September 30, 2025

	Assets in the Fair Value Hierarchy			Total Investments
	Level 1	Level 2	Level 3	
<b>Assets:</b>				
Domestic equity	\$ 16,248,849	\$ -	\$ -	\$ 16,248,849
International equity	12,841,094	-	-	12,841,094
Global fixed income:				
Corporate	434,399	-	-	434,399
Domestic fixed income:				
Corporate	4,586,491	-	-	4,586,491
Government	21,579,965	-	-	21,579,965
	<u>\$ 55,690,798</u>	<u>\$ -</u>	<u>\$ -</u>	<u>55,690,798</u>
Private equity investments at NAV				<u>21,835,335</u>
				<u>\$ 77,526,133</u>

#### September 30, 2024

	Assets in the Fair Value Hierarchy			Total Investments
	Level 1	Level 2	Level 3	
<b>Assets:</b>				
Domestic equity	\$ 13,368,277	\$ -	\$ -	\$ 13,368,277
International equity	9,866,895	-	-	9,866,895
Global fixed income:				
Corporate	465,697	-	-	465,697
Domestic fixed income:				
Corporate	11,630,742	-	-	11,630,742
Government	15,653,802	-	-	15,653,802
	<u>\$ 50,985,413</u>	<u>\$ -</u>	<u>\$ -</u>	<u>50,985,413</u>
Private equity investments at NAV				<u>21,105,840</u>
				<u>\$ 72,091,253</u>

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

### Net Asset Value

The Organization's private equity investments are in limited partnerships where the Organization may not have the right to immediately liquidate the investment. The limited partnerships require initial capital call commitments.

The following table is for the investments valued using NAV:

September 30,

	2025	2024	Unfunded Commitments as of September 30, 2025	Redemption Frequency	Redemption Notice Period
Global equity:					
HarbourVest 2016 Global Fund <sup>(a)</sup>	\$1,882,303	\$ 2,245,508	\$ 360,000	Illiquid	Illiquid
HarbourVest 2017 Global Fund <sup>(a)</sup>	2,133,465	2,646,003	480,000	Illiquid	Illiquid
Abbott Capital Private Equity Fund 2020 Cayman, L.P. <sup>(f)</sup>	2,811,760	2,296,274	474,750	Illiquid	Illiquid
Private equity:					
HarbourVest 2018 Global Fund <sup>(a)</sup>	2,888,063	3,136,832	330,000	Illiquid	Illiquid
NB Crossroads Fund XXII <sup>(b)</sup>	2,139,446	2,237,057	720,000	Illiquid	Illiquid
Hirtle Callaghan Alternative Credit Opportunities Offshore Portfolio Limited <sup>(d)</sup>	3,598,994	3,376,899	413,621	4-year lock up	90-day
Hirtle Callaghan Private Equity Offshore Fund 2020 Limited <sup>(e)</sup>	531,986	368,572	95,738	Illiquid	Illiquid
Hirtle Callaghan Private Equity Offshore Fund 2022 Limited <sup>(e)</sup>	535,348	195,510	412,501	Illiquid	Illiquid
Hirtle Callaghan Private Equity Offshore Fund 2024 Limited <sup>(e)</sup>	110,946	25,503	908,333	Illiquid	Illiquid
Hedge equity:					
CF Hirtle Callaghan Select Equity Fund LP <sup>(c)</sup>	5,203,024	4,577,682	-	1- year lock up	90-day
<b>Total</b>	<b>\$21,835,335</b>	<b>\$21,105,840</b>	<b>\$ 4,194,943</b>		

<sup>(a)</sup>The objective of the Fund is to make investments in limited partnerships or other pooled investment vehicles which, in turn, make private equity investments and to invest directly in private equity investments.

<sup>(b)</sup>The objective of the Fund is to invest substantially all of its assets in NBFOF XXII - Holdings LLP, which in turn invests substantially all of its assets in the NB Master Holdings Funds, a group of close-ended investment partnerships that are formed as series limited partnerships.

<sup>(c)</sup>The objective of the Fund is to generate long-term growth in assets by investing primarily in equity and equity-related securities.

<sup>(d)</sup>The objective of the Fund is to invest in an array of investment strategies and structures that capitalize on opportunities in the private credit market to maximize risk-adjusted returns and achieve low correlation to the overall-fixed income market.

<sup>(e)</sup>The Fund invests in investments funds created and managed by parties unrelated to the investment manager or the Fund. As part of its investment strategy, the Fund or the Investment Funds in which the Fund invests may utilize a variety of derivative instruments, including futures, swaps, options and forward contracts, and short sales.

<sup>(f)</sup>The objective of the Fund is to maximize the return to its Partners by participating in private equity and equity-related investments through a portfolio of venture capital and growth equity, buyout and special situations partnerships and other limited liability vehicles.

## 7. Net Assets

Net assets without donor restrictions are used to support the operating activities of the Organization. The major program activities are described in Note 1.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### *Net Assets with Donor Restrictions*

The Organization's net assets with donor restrictions consist of assets which have been restricted by 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 the net assets are used for the specific purpose.

Contributions received for the acquisition of property and equipment are reported as net assets with donor restrictions until the related asset is sold.

Net assets with donor restrictions also consist of endowment contributions to the Organization (see Note 8). The donors have instructed the Organization that the principal cannot be expended; however, the earnings generated by the originally donated principal are available to be expended only for the intended purpose set forth by the donors.

The following is a summary of net assets with donor restrictions:

<i>September 30,</i>	<b>2025</b>	<b>2024</b>
Restricted by donors with specific purpose restrictions:		
Perpetual endowment	\$ 20,356,093	\$ 20,356,093
Endowment assets not restricted in perpetuity	50,333,331	45,404,603
Assets restricted for homeless assistance and capital projects	10,809,189	11,411,629
Time Restrictions:		
Pledges receivable not in endowment	220,152	497,638
	<b>\$ 81,718,765</b>	<b>\$ 77,669,963</b>

During the year ended September 30, 2023, the Organization received and recognized a purpose restricted grant amounting to \$5,000,000. The unspent funds are considered net assets with donor restrictions and will be released as the purpose restrictions are met.

For the year ended September 30, 2025 and 2024, the Organization spent approximately \$200,000 and \$800,000, respectively, on the underlying purpose of the grant. These amounts were released from restrictions and are included within net assets released from restrictions in the accompanying Consolidated Statement of Activities.

The following is a summary of net assets released from restrictions:

<i>Year ended September 30,</i>	<b>2025</b>	<b>2024</b>
Endowment appropriations	\$ (261,287)	\$ (256,808)
Purpose and time restrictions	(2,545,810)	(1,090,816)
<b>Total Releases from Restrictions</b>	<b>\$ (2,807,097)</b>	<b>\$ (1,347,624)</b>

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### 8. Endowment

The Organization's endowment consists of an individual donor-restricted fund established for a single purpose. As required by U.S. GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

#### *Interpretation of Relevant Law*

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 net assets with donor restrictions the historical value of donor-restricted endowment funds, which includes (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment and (c) changes to the permanent endowment made in accordance with the direction of the applicable donor gift instrument. Also included in net assets with donor restrictions is accumulated appreciation on donor restricted endowment funds which are available for expenditure in a manner consistent with the standard of prudence prescribed by 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.

Endowment net assets consist of the following:

#### ***September 30, 2025***

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	Without Donor Restrictions	With Donor Restrictions	Totals
Original donor restricted gifts in perpetuity	\$ -	\$ 20,356,093	\$ 20,356,093
Accumulated earnings	-	50,333,331	50,333,331
	\$ -	\$ 70,689,424	\$ 70,689,424

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# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

*September 30, 2024*

	Without Donor Restrictions	With Donor Restrictions	Totals
Original donor restricted gifts in perpetuity	\$	\$ 20,356,093	\$ 20,356,093
Accumulated earnings	-	45,404,603	45,404,603
	\$	\$ 65,760,696	\$ 65,760,696

*Year ended September 30, 2025*

	Without Donor Restrictions	With Donor Restrictions	Totals
<b>Endowment Net Assets</b> , beginning of year	\$ -	\$ 65,760,696	\$ 65,760,696
Contributions	-	-	-
Interest and dividends	-	1,354,914	1,354,914
Net investment income	-	3,835,101	3,835,101
Amounts appropriated for expenditure	-	(261,287)	(261,287)
<b>Endowment Net Assets</b> , end of year	\$ -	\$ 70,689,424	\$ 70,689,424

*Year ended September 30, 2024*

	Without Donor Restrictions	With Donor Restrictions	Totals
<b>Endowment Net Assets</b> , beginning of year	\$ -	\$ 56,317,376	\$ 56,317,376
Contributions	-	-	-
Interest and dividends	-	1,103,529	1,103,529
Net investment income	-	8,596,599	8,596,599
Amounts appropriated for expenditure	-	(256,808)	(256,808)
<b>Endowment Net Assets</b> , end of year	\$ -	\$ 65,760,696	\$ 65,760,696

Endowment assets are invested as follows:

<i>September 30,</i>	<b>2025</b>	<b>2024</b>
Restricted cash and cash equivalents	\$ 1,454,612	\$ 1,707,682
Pledges receivable, net	25,000	25,000
Investments	67,979,812	62,798,014
Land	1,230,000	1,230,000
	\$ 70,689,424	\$ 65,760,696

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### ***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 the FUPMIFA requires the Organization to retain as a fund of perpetual duration. In accordance with U.S. GAAP, deficiencies of this nature are reported as net assets without donor restrictions. There were no such deficiencies as of September 30, 2025 and 2024.

### ***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 Trustees, 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 donor 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***

The amount that will be set aside for spending annually will be half of the real return of the endowment fund. Real return is defined as the nominal annual return minus inflation. The annual amount set aside will be capped at an amount no greater than the rolling average of the last three fiscal year's private support. Set aside funds may only be used to seed strategic initiatives and/or program expansion. Funded programs must achieve sustainability within three years. Approval for funding will be via vetting of the Executive Committee and ratification by the Board of Trustees. The amount distributed under the above described formula shall however be subject to the following limitations: Such distributions shall be limited in that it shall not cause the remaining balance of the Endowment Fund principal to be less than the fund balance at the beginning of the fiscal year to which the distribution was attributable.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

### 9. Contributions of Nonfinancial Assets

Contributed nonfinancial assets during the years ended September 30, 2025 and 2024 were as follows:

Nonfinancial Asset	Revenue Recognized		Utilization in Programs/Activities	Donor Restrictions	Valuation Techniques/Inputs
	Year Ended September 30, 2025	Year Ended September 30, 2024			
Consulting services	\$ 333,661	\$ 223,475	Management and general	No donor restrictions	Estimated fair market value based on invoices received to support time spent on organizational matters
Donated use of facilities	596,526	596,526	Program, management and general, and fundraising	No donor restrictions	Estimated fair market value based on comparative market value of rental fees in the area
Donated food	92,040	412,526	Program	No donor restrictions	Based on the estimated fair market value of the meals and receipts provided by donors
Donated medical services and supplies	463,354	424,000	Program	No donor restrictions	Based on estimated fair market value of medical services provided at the clinic and medical supplies used to operate the clinic
Donated goods	324,493	387,484	Program	No donor restrictions	Based on estimated fair market value of clothing, household goods, supplies and other miscellaneous items based on open market comparative modeling
Donated media ads	38,820	43,181	Program and fundraising	No donor restrictions	Based on value provided by entity that placed the media ads based on readily determinable values in the media space
	<b>\$1,848,894</b>	<b>\$2,087,192</b>			

### 10. Leases

The Organization has one non-cancelable lease arrangement with a third party for their office phone equipment and services. The lease commitment began on June 28, 2023, after adoption of Accounting Standards Codification (ASC) 2016-02, *Leases* (Topic 842), with an initial term of three years with a renewal option of two additional years. The lease is accounted for as an operating lease. The Organization does not have any leases that are classified as finance leases and does not have any office space subleases.

The only lease agreement outstanding as of September 30, 2025 and 2024 is accounted for under ASC Topic 842. Rental payments under the lease include base rental amounts for the term of the lease. The lease does not contain variable costs.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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Upon lease inception, an initial lease liability was recorded in the amount of \$87,275 as of June 28, 2023, using a discount rate of 4.13%. As of September 30, 2025 and 2024, the outstanding balance on the lease liability was \$22,301 and \$54,626, respectively, and the lease has a remaining term of 9 months. An initial operating lease right-of-use asset was recorded in the amount of \$87,275 as of June 28, 2023. The value of the operating lease right-of-use assets was \$20,413 and \$49,908 as of September 30, 2025 and 2024, respectively.

Operating lease expense of approximately \$31,000 is included in the accompanying Consolidated Statements of Functional Expenses under "Occupancy" during the years ended September 30, 2025 and 2024.

Aggregate remaining maturities of lease liability as of September 30, 2025, are as follows:

2026	\$	22,647
<b>Total Operating Lease Payments</b>		<b>22,647</b>
Minus: imputed interest		(346)
<b>Total</b>	<b>\$</b>	<b>22,301</b>

### 11. Agreements with Miami-Dade County

#### *Miami-Dade County Homeless Trust*

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. The County Board 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 (Trust).

The Organization entered into a service agreement on December 14, 1993 with Miami-Dade County through the Trust. The agreement has been renewed several times since 1993 and most recently in March 2017, the Trust extended the agreement until December 15, 2033. The agreement is renewable for two (2) five (5) year terms permitting an extension of this agreement until December 15, 2043.

In connection with the service agreement entered into with the Trust in 1993, the Organization fund raised the required \$8.5 million within the specified time frame 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 acquired by the Organization in excess of this \$8.5 million are outside the scope of the service agreement. The Trust reserves the right to terminate the service agreement or reduce funding.

Amounts received from the Trust for the operation of the homeless assistance centers, specific programs, and capital expenditures were \$14,943,820 and \$13,425,941, for the years ended September 30, 2025 and 2024, respectively. These amounts include federal pass-through funding received from the Trust totaling \$414,526 and \$434,802 for the years ended September 30, 2025 and 2024, respectively.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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In 1998, the Organization entered into a 40-year contract with the Trust to occupy the premises where the South Homeless Assistance Center operates. The Organization pays \$1 to the Trust in connection with the contract. The contract is conditional upon the service agreement with the Trust remaining active.

### *Miami-Dade County Public Schools*

On May 5, 1994, the Miami-Dade County School Board (the School Board) entered into a contract with the Organization to allow the Organization to occupy the land where the North Homeless Assistance Center was constructed. The contract had an original term of 40 years and was extended in June, 2018 for an additional 10 years through May, 2044. The Organization pays \$1 to the School Board in connection with the contract. The contract is conditional upon the service agreement with the Trust remaining active.

On July 15, 1999, the Organization and the School Board entered into an educational facilities contract for the South Homeless Assistance Center to be constructed by the Organization with approximately 11,000 square feet of space as an educational skills center. The School Board agreed to pay the Organization its proportionate share of operational costs for the educational skills center.

An amendment to the educational facilities operation agreement for the South Homeless Assistance Center 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, 2025 and 2024, amounted to approximately \$129,000 and \$137,000, respectively.

The Organization recorded approximately \$600,000 in in-kind revenue and expense during the years ended September 30, 2025 and 2024, for the donated use of facilities provided by the Trust and the School Board (Note 9). This amount is included as contribution revenue in the accompanying Consolidated Statements of Activities. The corresponding expenses were allocated to program and supporting services and are reflected in the Consolidated Statements of Functional Expenses.

## **12. 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 contributions to the plan for the years ended September 30, 2025 and 2024, totaled \$238,213 and \$218,547, respectively.

## **13. Contingencies**

The Organization is subject to claims and legal proceedings which arise in the ordinary course of business. Management believes that losses resulting from these matters, if any, would not have a material adverse effect on the financial position or results of activities of the Organization.

# Chapman Partnership, Inc. and Affiliates

## Notes to Consolidated Financial Statements

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### 14. Risks and Uncertainties

#### *Concentration of Credit and Market Risk*

Financial instruments that potentially subject the Organization to concentrations of credit risk consist principally of cash deposits in excess of the Federal Deposit Insurance Corporation (FDIC) insured limits. The Organization limits its exposure by placing its deposits with what management considers to be quality financial institutions. At times, such balances may be in excess of the \$250,000 insurance limits of the FDIC. The Organization has not experienced losses in such accounts.

Investments are subject to both credit and market risks. Credit risk is the possibility that a loss may occur from the failure of another party to perform according to the terms of a contract. Market risk is the possibility that fluctuations in the investment market will impact the value of the portfolio. The Organization's investments in equity and fixed income securities are considered a concentration of market risk as they are approximately 38% and 32%, respectively, of total investments at September 30, 2025 and approximately 32% and 38%, respectively, of total investments at September 30, 2024. As of September 30, 2025 and 2024, investments in private equity funds were approximately 28% and 29%, respectively, of the investment portfolio. Of these private equity investments, 60% and 62% are illiquid while the remaining 40% and 38% as of September 30, 2025 and 2024, respectively, are in a lock up of a minimum of one year. The Organization has an investment policy, utilizes management oversight, and regularly reviews its investment portfolio to monitor these risks.

#### *Concentrations of Pledges Receivable, 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 \$1,500,000 from two donors were received during the years ended September 30, 2025 and 2024. The Organization received approximately 95% and 94% of its total public support from Miami-Dade County during the years ended September 30, 2025 and 2024, respectively.

#### *Grants*

In the normal course of business, the Organization has received grants which are subject to audit by agents of the relevant funding authority, the purpose of which is to ensure compliance with conditions precedent to providing such funds. Management of the Organization believes that all of the grant expenditures are properly recorded and that the liability, if any, for any reimbursement which may arise as the result of audits would not be significant.

### 15. Subsequent Events

The Organization has evaluated events subsequent to March 24, 2026, which is the date the consolidated financial statements were available to be issued. No material events have occurred through March 24, 2026, that require recognition or disclosure in the consolidated financial statements.

## Supplementary Information

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# Chapman Partnership, Inc. and Affiliates

## Schedule of County Financial Awards

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*Year ended September 30, 2025*

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Grantor/Program Title

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**County Financial Awards**

Miami-Dade County Homeless Trust Share	\$	13,510,261
Miami-Dade County Homeless Trust Share - Housing Supportive Services (federal pass-through)		414,526
Miami-Dade County Homeless Trust Share - Capital		1,019,033
Miami-Dade County Public Housing and Community Development (federal pass-through)		1,619,999
Miami-Dade County Public Schools		129,164

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**Total County Financial Awards** \$ 16,692,983

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*See accompanying notes to schedule.*

## Chapman Partnership, Inc. and Affiliates

### Schedule of Expenses Under Provisions of the Contract with Miami-Dade County Homeless Trust

*Year ended September 30, 2025*

Salaries	\$	8,842,293
Payroll taxes		622,623
Health and retirement benefits		1,120,866
<b>Total Salaries, Taxes, and Benefits</b>		<b>10,585,782</b>
Professional fees (including in-kind of \$333,661)		1,169,484
Security		706,020
Supplies		678,886
Food (including in-kind of \$92,040)		1,211,799
Marketing and communications (including in-kind of \$38,820)		389,777
Postage and shipping		6,035
Occupancy (including in-kind of \$596,526)		2,374,373
Rental equipment		37,083
Transportation and travel		89,599
Membership and publications		121,821
Insurance		445,618
Employee recruitment, engagement and training		152,443
Client expenses (including in-kind of \$324,493)		4,043,338
Health services (including in-kind of \$463,354)		1,282,849
Development		72,210
Bad debt		38,643
Depreciation		1,576,965
<b>Total Other Expenses</b>		<b>14,396,943</b>
<b>Total Expenses, including in-kind</b>		<b>24,982,725</b>
Less: in-kind expenses		(1,848,894)
<b>Total Expenses, excluding in-kind</b>		<b>23,133,831</b>
Miami-Dade County Homeless Trust share		13,924,787
<b>Chapman Partnership, Inc. Share</b>	\$	<b>9,209,044</b>

*See accompanying notes to schedule.*

# Chapman Partnership, Inc. and Affiliates

## Notes to Schedule of County Financial Awards and Schedule of Expenses Under Provisions of the Contract with Miami-Dade County Homeless Trust

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### 1. Basis of Presentation

The accompanying Schedule of County Financial Awards presents the activity of all financial awards received by the Organization during the year ended September 30, 2025 from Miami-Dade County Homeless Trust and Miami-Dade County Public School Board. The Schedule of Expenses Under Provisions of the Contract with Miami-Dade County Homeless Trust presents the expenses of the Organization during the year ended September 30, 2025. The Schedule of County Financial Awards and Schedule of Expenses Under Provisions of the Contract with Miami-Dade County Homeless Trust are collectively referred to as the “Schedules.”

### 2. Basis of Accounting

The accompanying Schedules are presented using the accrual basis of accounting. The information in the Schedules is presented in accordance with the requirements of the contract with Miami-Dade County Homeless Trust.



## Assertion-Based Examination Report - Reporting on Assertion

### Independent Accountant's Report

To the Board of Trustees of  
Chapman Partnership, Inc. and Affiliates

We have examined management of Chapman Partnership, Inc. and Affiliates (the Organization) assertion that the Organization complied with the requirements for eligibility of program recipients served and related costs allowability and reporting (the subject matter) established in grant agreements applicable to Miami-Dade County Homeless Trust identified in the supplemental Schedule of County Financial Awards during the year ended September 30, 2025 (the criteria) (collectively, the assertion).

The Organization's management is responsible for its assertion and for the preparation and presentation of the subject matter in accordance with (or based on) the criteria, including the design, implementation, and maintenance of internal control to prevent, or detect and correct, misstatement of the subject matter, due to fraud or error. Our responsibility is to express an opinion on management's assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain and examine evidence about management's assertion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements related to the engagement.

In our opinion, management's assertion that the Organization complied with the requirements for eligibility of program recipients served and related costs allowability and reporting established in grant agreements applicable to Miami-Dade County Homeless Trust identified in the supplemental Schedule of County Financial Awards is fairly stated, in all material respects.

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

**BDO USA, P.C.**

March 24, 2026



**North Address:**

1550 North Miami Avenue  
Miami, FL 33136

**South Address:**

28205 SW 124 Court  
Homestead, FL 33033

**Management's Assertion Report**

We hereby assert that Chapman Partnership, Inc. and Affiliates complied with eligibility of program recipients served and related costs allowability and reporting of each of the grants identified in the attached Schedule of County Financial Awards for the year ended September 30, 2025.

A handwritten signature in black ink, appearing to read "Howard S. Rubin".

Howard S. Rubin  
Grant Compliance Officer  
March 24, 2026

A handwritten signature in blue ink, appearing to read "Christopher Cunningham".

Christopher Cunningham  
Vice President of Finance  
March 24, 2026



## **Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Consolidated Financial Statements Performed in Accordance With *Government Auditing Standards***

To the Board of Trustees of  
Chapman Partnership, Inc. and Affiliates

We have audited, in accordance with the 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, the consolidated financial statements of Chapman Partnership, Inc. and Affiliates (the Organization), which comprise the Organization’s consolidated statement of financial position as of September 30, 2025, and the related Consolidated Statements of Activities, Functional Expenses and Cash Flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated March 24, 2026.

### **Report on Internal Control over Financial Reporting**

In planning and performing our audit of the consolidated financial statements, we considered the Organization’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization’s internal control.

*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, misstatement 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 consolidated financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency or a combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we considered to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's consolidated 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 consolidated financial statements. 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*.

## Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

BDO USA, P.C.

March 24, 2026



## **Independent Auditor’s Report on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance**

To the Board of Trustees of  
Chapman Partnership, Inc. and Affiliates

### **Report on Compliance for the Major Federal Program**

#### ***Opinion on the Major Federal Program***

We have audited Chapman Partnership, Inc. and Affiliates (the Organization) and its compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on the Organization’s major federal program for the year ended September 30, 2025. The Organization’s major federal program is identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Organization complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2025.

#### ***Basis for Opinion on the Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Organization’s compliance with the compliance requirements referred to above.

#### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Organization’s federal programs.



### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Organization's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of



compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

BDO USA, P.C.

March 24, 2026

# Chapman Partnership, Inc. and Affiliates

## Schedule of Expenditures of Federal Awards

*Year ended September 30, 2025*

Federal Grantor/Pass-Through Grantor/Cluster or Program Title	Federal Assistance Listing Number	Pass-through Entity Identifying Number	Provided to Subrecipients	Total Federal Expenditures
<b>U.S. Department of Housing and Urban Development</b>				
Passed-through Miami Dade County Homeless Trust: Emergency Housing Voucher Program	14.871	N/A	\$ -	\$ 414,526
Passed-through Miami Dade County: Community Development Block Grants/Entitlement Grants - Rapid Re-Housing	14.218	R-1271-20	-	1,599,999
Community Development Block Grants/Entitlement Grants - Family Resource Center	14.218	R-666-25	-	20,000
Passed-through the City of Miami: Emergency Solutions Grant - Rapid Rehousing and Homeless Prevention Services	14.231	R-24-0258	-	163,337
<b>Total U.S. Department of Housing and Urban Development</b>			-	2,197,862
<b>U.S. Department of Agriculture</b>				
Passed-through the State of Florida: Child and Adult Care Food Program Emergency Operational Costs Reimbursement Program	10.558	H-1735/H-1732	-	176,304
<b>Total U.S. Department of Agriculture</b>			-	176,304
<b>U.S. Department of Homeland Security</b>				
Passed-through United Way: Emergency Food and Shelter National Board Program	97.024	159400-0065	-	54,300
<b>Total U.S. Department of Homeland Security</b>			-	54,300
<b>Total Expenditures of Federal Awards</b>			\$ -	\$ 2,428,466

*See accompanying notes to the schedule of expenditures of federal awards.*

# Chapman Partnership, Inc. and Affiliates

## Notes to Schedule of Expenditures of Federal Awards

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### 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal grant activity of Chapman Partnership, Inc. and Affiliates (the Organization) under programs of the federal government for the year ended September 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because this Schedule presents only a select portion of the operations of the Organization, it is not intended to and does not present the financial position, changes in its net assets, or cash flows of the Organization.

### 2. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

### 3. Indirect Cost Rate

The Organization has elected not to use the de minimis indirect cost rate of 10% allowed under the Uniform Guidance during the year ended September 30, 2025.

### 4. Subsequent Events

The Organization has evaluated events and transactions occurring subsequent to September 30, 2025 and through March 24, 2026, which is the date the Schedule was available to be issued. No material events have come to the attention of management that require recognition or disclosure in the report.

# Chapman Partnership, Inc. and Affiliates

## Schedule of Findings and Questioned Costs

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### Section I - Summary of Auditor's Results

#### *Consolidated Financial Statements*

Type of report the auditor issued on whether the consolidated financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?  yes  no
- Significant deficiency(ies) identified?  yes  none reported

Noncompliance material to consolidated financial statements noted?

yes  no

#### *Federal Awards*

Internal control over major federal programs:

- Material weakness(es) identified?  yes  no
- Significant deficiency(ies) identified?  yes  none reported

Type of auditor's report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

yes  no

Identification of major federal programs:

Assistance Listing Number(s)

Name of Federal Program or Cluster

14.218

CDBG - Entitlement/Special Purpose Grants Cluster

Dollar threshold used to distinguish between type A and type B programs:

\$1,000,000

Auditee qualified as low-risk auditee?

yes  no

# Chapman Partnership, Inc. and Affiliates

## Schedule of Findings and Questioned Costs

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### Section II. Financial Statement Findings

During the audit for the year ended September 30, 2025, there were no findings related to the consolidated financial statements that are required to be reported in accordance with generally accepted government auditing standards.

### Section III. Federal Award Findings and Questioned Costs

There were no findings and questioned costs for federal awards (as defined in 2 CFR 200.516 (a)) that are required to be reported.