

**HOUSING AUTHORITY OF THE CITY OF NAPLES  
NAPLES, TEXAS**

**INDEPENDENT AUDITOR'S REPORT  
AND  
FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**DRAFT**

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

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# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Housing Authority of the City of Naples  
Naples, Texas

### Report on the Audit of the Financial Statements

#### *Opinions*

I have audited the accompanying financial statements of the business-type activities of the Housing Authority of the City of Naples (Authority), Texas, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Authority, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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

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

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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

My objectives are to obtain reasonable assurance about whether the 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 my opinions. 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 generally accepted auditing standards 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 aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 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 Authority'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 financial statements.
- Conclude whether, in my judgment, there are conditions or events considered in the aggregate that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

I am 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 I identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion on pages i-2, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

#### ***Supplementary Information***

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule and PHA's Statement of Certification of Actual Modernization Cost are presented for purposes of additional analysis and are not a required part of the basic 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 basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the accompanying Financial Data Schedule and PHA's Statement of Certification of Actual Modernization Cost are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, I have also issued my report dated April 17, 2026, on my consideration of the Authority’s internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of my 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 Authority’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 Authority’s internal control over financial reporting and compliance.



Shoab Khar, CPA

***Audit Solutions, LLC***

Chesterfield, Missouri

April 17, 2026

DRAFT

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)**  
September 30, 2025

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HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**STATEMENT OF NET POSITION**  
September 30, 2025

**ASSETS**

Current Assets:

Cash and cash equivalents	\$	442,306
Cash - restricted		19,480
Receivables - net of allowances of \$1,024		10,542
Inventory - net of allowances of \$1,674		26,203

Total Current Assets 498,531

Non-current Assets:

Capital assets:

Land and construction in progress		145,666
Other capital assets, net of depreciation		886,280

Total capital assets - net 1,031,946

Total Non-current Assets 1,031,946

Total Assets \$ 1,530,477

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**STATEMENT OF NET POSITION - (Continued)**  
September 30, 2025

**LIABILITIES**

Current Liabilities:

Accounts payable	\$	16,322
Accrued salaries and benefits		2,363
Tenant security deposit liability		19,480
Accrued compensated absences		183
Unearned revenues		<u>3,601</u>

Total Current Liabilities 41,949

Non-current Liabilities:

Compensated absences		<u>1,646</u>
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Total Non-current Liabilities 1,646

Total Liabilities 43,595

**NET POSITION**

Net investment in capital assets		1,031,946
Unrestricted		<u>454,936</u>

Total Net Position 1,486,882

Total Liabilities and Net Position \$ 1,530,477

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
For the Year Ended September 30, 2025

<b>OPERATING REVENUES</b>	
Tenant revenue	\$ 217,519
Governmental grants and subsidy	377,052
Miscellaneous	<u>6,888</u>
Total operating revenue	<u>601,459</u>
<b>OPERATING EXPENSES</b>	
Administrative	160,885
Tenant services	42
Utilities	27,564
Ordinary maintenance and operations	223,645
Protective services	9,648
Insurance	37,179
General	18,050
Non routine maintenance	15,970
Depreciation expense	<u>99,640</u>
Total operating expenses	<u>592,623</u>
Operating income (loss)	<u>8,836</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Investment income	818
Gain (loss) on disposal of capital assets	<u>(5,368)</u>
Net non-operating revenues (expenses)	<u>(4,550)</u>
Income (loss) before contributions and transfers	<u>4,286</u>
Change in net position	4,286
Total net position - beginning of year	<u>1,482,596</u>
Total net position - end of year	<u><u>\$ 1,486,882</u></u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**STATEMENT OF CASH FLOWS**  
For the Year Ended September 30, 2025

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Received from tenants	\$ 210,168
Received from governmental grants and subsidy	426,070
Received from other operating activities	6,888
Payments for goods and services	(489,503)
Payments to employees	(88,808)
Payment in lieu of taxes	<u>(4,511)</u>
Net cash provided by (used in) operating activities	<u>60,304</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchases of capital assets	<u>(136,233)</u>
Net cash provided by (used in) capital and related financing activities	<u>(136,233)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Receipts of interest and dividends	<u>1,189</u>
Net cash provided by (used in) investing activities	<u>1,189</u>
Net increase (decrease) in cash and cash equivalents	(74,740)
Cash and cash equivalents at beginning of year	<u>536,526</u>
Cash and cash equivalents at end of year	<u>\$ 461,786</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**STATEMENT OF CASH FLOWS - (Continued)**  
For the Year Ended September 30, 2025

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**Reconciliation of operating income (loss) to net cash provided (used) by operating activities**

Operating income (loss)	\$	8,836
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense		99,640
Change in assets and liabilities:		
Receivables, net		40,661
Inventories, net		5,599
Accounts and other payables		(97,647)
Tenant security deposit		2,458
Unearned revenues		1,375
Compensated absences		(441)
Accrued expenses		(177)
Net cash provided by (used) by operating activities	\$	<u>60,304</u>

See accompanying notes to the basic financial statements

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS  
September 30, 2025

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Housing Authority of the City of Naples (Authority) is a public body and a body corporate and politic organized under the laws of the State of Texas that is legally separate, fiscally independent and governed by a Board of Commissioners. The Authority was established to provide Low-Rent housing for qualified individuals in accordance with the rules and regulations prescribed by the Department of Housing and Urban Development (HUD) and other applicable federal agencies. Additionally, HUD has entered into Annual Contributions Contract with the Authority for the purpose of administering housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

**1A. Financial Reporting Entity**

The Authority's financial reporting entity comprises the following:

Primary Government:     Housing Authority

In determining the financial reporting entity, the Authority complies with the provisions of GASB Statement No. 14 as amended by GASB No. 39 and No. 61, "The Financial Reporting Entity," and includes all component units of which the Authority appointed a voting majority of the units' board; the Authority is either able to impose its will on the unit or a financial benefit or burden relationship exists. On the basis of the application of these criteria, there are no component units which are required to be included in the Authority's financial statements.

**1B. Basis of Presentation**

The accounts of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. The operations of each fund are reported as a separate set of self-balancing accounts that are comprised of each fund's assets, liabilities, fund equity, revenues, and expenditure/expenses. Funds consist of three major categories: governmental, proprietary and fiduciary. Funds within each major category are grouped by fund type in the combined financial statements. The Authority uses the following fund:

**Proprietary Fund Types** - This fund is used to account for the Authority's ongoing activities that are similar to those often found in the private sector. The accounting objectives are the determination of net income, financial position and changes in cash flow. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net position. Proprietary fund equity is segregated into net investment in capital assets and restricted and unrestricted net position. The following are the Authority's proprietary fund types:

**Enterprise Fund** - Enterprise funds are used to account for business-like activities provided to the general public. These activities are financed primarily by user charges and the measurement of financial activity focuses on net income measurement similar to the private sector. The reporting entity includes all of the Authority's programs as an enterprise fund.

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
September 30, 2025

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1B. Basis of Presentation – (Continued)**

The Authority operates the following programs in the enterprise fund:

**Public Housing Operating Fund** - The objective of the program is to provide decent, safe and sanitary housing and related facilities for eligible low-income individuals.

**Public Housing Capital Fund** - The purpose of this program is to provide funds annually to housing authorities for the modernization of housing development and for management improvements.

**1C. Measurement Focus and Basis of Accounting**

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus - The proprietary fund utilizes an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and liabilities (whether current or non-current) associated with their activities are reported. Proprietary fund equity is classified as net position.

Basis of Accounting - In the financial statements, the proprietary fund utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used.

**1D. Budgets**

Budgets are prepared for regulatory purposes in accordance with the Authority’s contract with HUD on an annual basis for all operating programs and on a project length basis for capital projects funds which are approved by the Board of Commissioners and submitted to HUD for their approval, if required.

**1E. Estimates and Assumptions**

The preparation of financial statements in conformity with Generally Accepted Accounting Principles require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could vary from those estimates.

**1F. Assets, Liabilities, and Equity**

Cash and Investments

For the purpose of the Statement of Net Position, “cash and cash equivalents” includes all demand, savings accounts, and certificates of deposits or short-term investments with an original maturity of three months or less.

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
September 30, 2025

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1F. Assets, Liabilities, and Equity - (Continued)**

Cash and Investments - (Continued)

For the purpose of the Statement of Cash Flows, “cash and cash equivalents” include all demand and savings accounts, and certificates of deposit or short-term investments with an original maturity of three months or less.

Investments are carried at fair value except for short-term U.S. Treasury obligations, if any, with a remaining maturity at the time of purchase of one year or less. Those investments, if any, are reported at amortized cost. Fair value is based on quoted market price. Additional cash and investment disclosures are presented in Notes 2B and 3A.

Receivables

Receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances consist of PHA projects, tenants, and fraud recovery.

Inventories

Inventories are accounted for under the consumption method and recorded at lower of cost or market. Inventories consist primarily of maintenance materials and supplies held for consumption. The consumption method is used to account for inventories. Under the consumption method, inventories are recorded as assets when purchased and expenses when used.

Capital Assets

Capital Assets in the proprietary fund types are stated at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated acquisition value at the date of donation. It is the policy of the Authority to capitalize all assets with a cost of \$1,000 or greater. The cost of maintenance and repairs are charged to operations as incurred. Costs of major additions, improvements, and betterments are capitalized.

Depreciation of all exhaustible capital assets is charged as an expense against operations and is recorded in the Statement of Revenues, Expenses and Changes in Net Position with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Building	5-40 years
Furniture, equipment and machinery - dwelling	7 years
Furniture, equipment and machinery - administrative	3-5 years

Restricted Assets

Restricted assets include cash of the proprietary fund that are legally restricted as to their use. The primary restricted asset is related to the security deposit fund under the Low Rent program.

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
September 30, 2025

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)**

**1F. Assets, Liabilities, and Equity - (Continued)**

Compensated Absences

The Authority's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. The liability for these compensated absences is recorded as long-term and short-term liabilities based on historical trends. Amounts not expected to be paid within the next fiscal year are classified as long-term liabilities.

Equity Classifications

Equity is classified as net position and displayed in two components:

- 1) Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.
- 2) Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

**1G. Revenues, Expenditures, and Expenses**

Operating Revenues and Expenses

Operating revenues and expenses are those that result from providing services and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, non-capital financing, or investing activities.

Inter-fund Transfers

Permanent reallocation of resources between programs of the reporting entity is classified as inter-fund transfers. For the purposes of the Statement of Revenues, Expenses and Changes in Net Position, all inter-fund transfers between individual programs, if any, have been eliminated.

**NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

The Authority and its component units, if any, are subject to various federal, state, and local laws and contractual regulations. An analysis of the Authority's compliance with significant laws and regulations and demonstration of its stewardship over Authority resources follows.

**2A. Program Accounting Requirements**

The Authority's complies with all state and local laws and regulations requiring the use of separate programs. The programs used by the Authority are as follows:

**Program**

Public Housing Operating Fund  
Public Housing Capital Fund

**Required By**

U.S. Department of Housing and Urban Development  
U.S. Department of Housing and Urban Development

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
September 30, 2025

**NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY - (Continued)**

**2B. Deposits and Investments Laws and Regulations**

It is the Authority's policy for deposits to be secured by collateral valued at market or par, whichever is lower, less the amount of the Federal Deposit Insurance Corporation (FDIC) insurance. The Authority must maintain a written collateral agreement from all financial institutions pledging collateral to the Authority. As reflected in Note 3A, all deposits were fully insured or collateralized.

Investing is performed in accordance with HUD regulations and State Statutes. Funds may be invested in the following type of investments:

- Direct obligations of the U.S. Government pledged by its full faith and credit.
- Demand, savings, money-market and certificates of deposit at commercial banks, mutual savings banks, savings and loan associations and credit unions provided that the entire deposit be insured by the FDIC and any deposits in excess of insured amounts are adequately collateralized.

**2C. Revenue Restrictions**

The Authority has various restrictions placed over certain revenue sources. The primary restricted revenue sources include:

<u>Revenue Source</u>	<u>Legal Restrictions of Use</u>
Public Housing Capital Fund	Modernization

For the year ended September 30, 2025, the Authority complied, in all material respects, with these revenue restrictions.

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS**

The following notes present detailed information to support the amounts reported in the basic financial statements for its various assets, liabilities, equity, revenues, and expenditures/expenses.

**3A. Cash Deposits and Investments**

As of September 30, 2025, the Authority had the following cash deposits and investments:

Cash deposits	\$ <u>461,786</u>
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Following is a reconciliation of the Authority's deposit balances as of September 30, 2025:

Cash and cash equivalents	\$ 442,306
Restricted assets	<u>19,480</u>
Total	\$ <u>461,786</u>

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
September 30, 2025

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3A. Cash Deposits and Investments - (Continued)**

**Deposits**

Custodial Credit Risk - Deposits

The custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. At September 30, 2025, the Authority's bank balances of \$461,306 were entirely covered by FDIC insurance or by pledged collateral held by the Authority's agent bank in the Authority's name.

**Investments**

Custodial Credit Risk - Investments

The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At September 30, 2025, the Authority had no investments.

**3B. Restricted Assets**

Restricted assets at September 30, 2025, consist of the following:

Type of Restricted Assets	Cash Including Time Deposits	Investments	Accrued Interest	Total
Security deposit	\$ 19,480	\$ ----	\$ ----	\$ 19,480

**3C. Accounts Receivable**

Receivables at September 30, 2025, consist of the following:

Tenants	\$ 1,164			
Less: Allowance for doubtful account	(503)			
Tenants - net of allowance		\$ 661		
Fraud recovery	521			
Less: Allowance for doubtful account	(521)			
Fraud recovery - net of allowance		---		
PHA Projects			9,881	
Total Receivables			\$ 10,542	

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
September 30, 2025

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3D. Inventory**

Inventory at September 30, 2025, comprised of the following:

Inventory	\$	27,877
Less: Allowance for obsolete inventory		<u>(1,674)</u>
Inventory – net of allowance	\$	<u>26,203</u>

**3E. Capital Assets**

A summary of capital asset activity for the year ended September 30, 2025, is as follows:

	<b>Balance October 1, 2024</b>	<b>Additions</b>	<b>(Retirement)</b>	<b>Reclass/ Transfers in (out)</b>	<b>Balance September 30, 2025</b>
<b>Non-depreciable assets:</b>					
Land	\$ 18,084	\$ -	\$ -	\$ -	\$ 18,084
Construction in progress	<u>355,537</u>	<u>-</u>	<u>-</u>	<u>(227,955)</u>	<u>127,582</u>
<b>Total non-depreciable assets</b>	<u>373,621</u>	<u>-</u>	<u>-</u>	<u>(227,955)</u>	<u>145,666</u>
<b>Depreciable assets:</b>					
Building	4,668,993	84,647	-	207,868	4,961,508
Equipment - dwelling	23,969	-	-	-	23,969
Equipment - administration	288,667	51,586	(24,743)	-	315,510
Leasehold improvements	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,087</u>	<u>20,087</u>
<b>Total depreciable assets</b>	4,981,629	136,233	(24,743)	227,955	5,321,074
<b>Accumulated depreciation</b>	<u>(4,354,529)</u>	<u>(99,640)</u>	<u>19,375</u>	<u>-</u>	<u>(4,434,794)</u>
<b>Total depreciable assets, net</b>	<u>627,100</u>	<u>36,593</u>	<u>(5,368)</u>	<u>227,955</u>	<u>886,280</u>
<b>Capital assets, net</b>	<u>\$ 1,000,721</u>	<u>\$ 36,593</u>	<u>\$ (5,368)</u>	<u>\$ -</u>	<u>\$ 1,031,946</u>

Depreciation expense is charged to programs as follows:

	<u>Business-type Activities</u>
Low Rent	\$ <u>99,640</u>
<b>Total depreciation expense</b>	<u>\$ 99,640</u>

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)**  
September 30, 2025

**NOTE 3 – DETAILED NOTES ON TRANSACTION CLASSES/ACCOUNTS - (Continued)**

**3F. Accounts Payable**

Accounts payable at September 30, 2025, consist of the following:

Vendors & contractors	\$	7,284
Accrued utilities		3,325
HUD – interest payback		371
PILOT		<u>5,342</u>
 Total Accounts Payable	 \$	 <u>16,322</u>

**3G. Non-current liabilities**

Non-current liabilities at September 30, 2025, consist of the following:

Accrued compensated absences	\$	<u>1,646</u>
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Changes in non-current liabilities

The following is the summary of changes in non-current liabilities:

<u>Description</u>	<u>Balance October 1, 2024</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance September 30, 2025</u>	<u>Amounts Due within One Year</u>
Accrued compensated absences	\$ <u>2,043</u>	\$ <u>---</u>	\$ <u>397</u>	\$ <u>1,646</u>	\$ <u>183</u>

**3H. Inter-program Transactions and Balances**

Operating Transfers

Transfers are used to move revenues from one program to the other program in accordance with the budgetary authorizations.

	<u>Transfers In</u>	<u>Transfers Out</u>
Public Housing Operating Fund	\$ 172,695	\$ -
Public Housing Capital Fund	<u>-</u>	<u>(172,695)</u>
 Total	 \$ <u>172,695</u>	 \$ <u>(172,695)</u>

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
September 30, 2025

**NOTE 4 – OTHER NOTES**

**4A. Employee Pension Plan**

The Authority provides pension benefits for all of its full-time employees through a defined contribution plan with American General Life Insurance Company. The Plan administrator has complete control of the administration of the plan, including complete discretions to interpret or construe the provisions of the Plan and under which contributions are established or may be amended.

In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The plan requires the Authority to contribute 12% of covered wages. Benefits are fully vested at the end of 5 years of service.

The following information is related to the defined contribution plan at September 30, 2025:

Total payroll	\$	61,183
Total payroll for eligible participants	\$	45,116
Employer contributions made	\$	5,414

**4B. Risk Management**

The Authority is exposed to various risks of losses related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; employee's health and life; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. The Authority manages these various risks of loss as follows:

<u>Type of Loss</u>	<u>Method Managed</u>
a. Torts, errors and omissions	Purchased insurance with Texas Municipal League - Intergovernmental Risk Pool.
b. Injuries to employees (workers' compensation)	Purchased insurance with Texas Municipal League - Intergovernmental Risk Pool. Claims are administered by the same company.
c. Physical property loss and natural disasters	Purchased commercial insurance with \$1,000 deductibles.

Management believes such coverage is sufficient to preclude any significant uninsured losses to the Authority. Settled claims have not exceeded this insurance coverage in any of the past three fiscal years.

**4C. Contingencies**

The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. No significant violations of finance-related legal or contractual provisions occurred.

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

NOTES TO THE BASIC FINANCIAL STATEMENTS - (Continued)  
September 30, 2025

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**NOTE 4 – OTHER NOTES – (Continued)**

**4D. Commitments - Construction**

At September 30, 2025, the Authority had pending projects in progress. The commitments related to these projects are summarized as follows:

	<u>Funds Approved</u>	<u>Funds Expended - Project to Date</u>
CFP 501-25	\$ 174,327	\$ 172,695

**4E. Subsequent Events**

Events that occur after the balance sheet date but before the financial statements were issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. Management evaluated the activity of the Authority through April 17, 2026, and concluded that no subsequent events have occurred that would require adjustment to or disclosures within these financial statements.

**4F. Financial Data Schedule**

The Authority prepares its Financial Data Schedule (FDS) in accordance with HUD requirements in a prescribed format which differs from the presentation of the basic financial statements. The FDS format excludes depreciation expense, extraordinary maintenance and includes investment income in operating activities, which differs from the presentation of the basic financial statements.

**4G. Economic Dependency**

The Authority is primarily dependent upon HUD for the funding of operations; therefore, the Authority is affected more by the federal budget than by local economic conditions. The funding of programs could be significantly affected by the 2026 federal budget.

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**PHA'S STATEMENT OF CERTIFICATION OF ACTUAL MODERNIZATION COST**  
September 30, 2025

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1. Actual Capital Fund Program costs are as follows:

		501-23
Funds approved	\$	155,012
Funds expended		155,012
Excess of Funds Approved	\$	---
Funds advanced	\$	155,012
Funds expended		155,012
Excess (deficiency) of Funds Advanced	\$	---

2. The costs as shown on the Actual Cost Certificate dated November 8, 2024, submitted to HUD for approval is in agreement with the Authority's records as of September 30, 2025.
3. All costs have been paid and all related liabilities have been discharged through payments.

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**FINANCIAL DATA SCHEDULE**  
Year Ended September 30, 2025

	Project Total	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$442,306	\$442,306		\$442,306
114 Cash - Tenant Security Deposits	\$19,480	\$19,480		\$19,480
100 Total Cash	\$461,786	\$461,786	\$0	\$461,786
121 Accounts Receivable - PHA Projects	\$9,881	\$9,881		\$9,881
126 Accounts Receivable - Tenants	\$1,164	\$1,164		\$1,164
126.1 Allowance for Doubtful Accounts -Tenants	-\$503	-\$503		-\$503
128 Fraud Recovery	\$521	\$521		\$521
128.1 Allowance for Doubtful Accounts - Fraud	-\$521	-\$521		-\$521
120 Total Receivables, Net of Allowances for Doubtful Accts	\$10,542	\$10,542	\$0	\$10,542
143 Inventories	\$27,877	\$27,877		\$27,877
143.1 Allowance for Obsolete Inventories	-\$1,674	-\$1,674		-\$1,674
150 Total Current Assets	\$498,531	\$498,531	\$0	\$498,531
161 Land	\$18,084	\$18,084		\$18,084
162 Buildings	\$4,961,508	\$4,961,508		\$4,961,508
163 Furniture, Equipment & Machinery - Dwellings	\$23,969	\$23,969		\$23,969
164 Furniture, Equipment & Machinery - Administration	\$315,510	\$315,510		\$315,510
165 Leasehold Improvements	\$20,087	\$20,087		\$20,087
166 Accumulated Depreciation	-\$4,434,794	-\$4,434,794		-\$4,434,794
167 Construction in Progress	\$127,582	\$127,582		\$127,582
160 Total Capital Assets, Net of Accumulated Depreciation	\$1,031,946	\$1,031,946	\$0	\$1,031,946
180 Total Non-Current Assets	\$1,031,946	\$1,031,946	\$0	\$1,031,946
290 Total Assets	\$1,530,477	\$1,530,477	\$0	\$1,530,477
312 Accounts Payable <= 90 Days	\$7,284	\$7,284		\$7,284
321 Accrued Wage/Payroll Taxes Payable	\$2,363	\$2,363		\$2,363
322 Accrued Compensated Absences - Current Portion	\$183	\$183		\$183
331 Accounts Payable - HUD PHA Programs	\$371	\$371		\$371
333 Accounts Payable - Other Government	\$5,342	\$5,342		\$5,342
341 Tenant Security Deposits	\$19,480	\$19,480		\$19,480
342 Unearned Revenue	\$3,601	\$3,601		\$3,601
346 Accrued Liabilities - Other	\$3,325	\$3,325		\$3,325
310 Total Current Liabilities	\$41,949	\$41,949	\$0	\$41,949
354 Accrued Compensated Absences - Non Current	\$1,646	\$1,646		\$1,646
350 Total Non-Current Liabilities	\$1,646	\$1,646	\$0	\$1,646
300 Total Liabilities	\$43,595	\$43,595	\$0	\$43,595

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**FINANCIAL DATA SCHEDULE – (Continued)**  
Year Ended September 30, 2025

	Project Total	Subtotal	ELIM	Total
508.4 Net Investment in Capital Assets	\$1,031,946	\$1,031,946		\$1,031,946
511.4 Restricted Net Position				
512.4 Unrestricted Net Position	\$454,936	\$454,936		\$454,936
513 Total Equity - Net Assets / Position	\$1,486,882	\$1,486,882	\$0	\$1,486,882
600 Total Liabilities and Equity - Net	\$1,530,477	\$1,530,477	\$0	\$1,530,477
70300 Net Tenant Rental Revenue	\$199,910	\$199,910		\$199,910
70400 Tenant Revenue - Other	\$17,609	\$17,609		\$17,609
70500 Total Tenant Revenue	\$217,519	\$217,519	\$0	\$217,519
70600 HUD PHA Operating Grants	\$377,052	\$377,052		\$377,052
71100 Investment Income - Unrestricted	\$818	\$818		\$818
71400 Fraud Recovery	\$4,089	\$4,089		\$4,089
71500 Other Revenue	\$2,799	\$2,799		\$2,799
71600 Gain or Loss on Sale of Capital Assets	-\$5,368	-\$5,368		-\$5,368
70000 Total Revenue	\$596,909	\$596,909	\$0	\$596,909
91200 Auditing Fees	\$5,720	\$5,720		\$5,720
91300 Management Fee	\$119,297	\$119,297		\$119,297
91400 Advertising and Marketing	\$1,910	\$1,910		\$1,910
91600 Office Expenses	\$23,569	\$23,569		\$23,569
91700 Legal Expense	\$334	\$334		\$334
91800 Travel	\$2,390	\$2,390		\$2,390
91900 Other	\$7,665	\$7,665		\$7,665
91000 Total Operating - Administrative	\$160,885	\$160,885	\$0	\$160,885
92400 Tenant Services - Other	\$42	\$42		\$42
92500 Total Tenant Services	\$42	\$42	\$0	\$42
93100 Water	\$8,276	\$8,276		\$8,276
93200 Electricity	\$9,301	\$9,301		\$9,301
93300 Gas	\$7,124	\$7,124		\$7,124
93600 Sewer	\$2,863	\$2,863		\$2,863
93000 Total Utilities	\$27,564	\$27,564	\$0	\$27,564
94100 Ordinary Maintenance and Operations - Labor	\$60,934	\$60,934		\$60,934
94200 Ordinary Maintenance and Operations - Materials and Other	\$49,420	\$49,420		\$49,420
94300 Ordinary Maintenance and Operations Contracts	\$85,475	\$85,475		\$85,475
94500 Employee Benefit Contributions - Ordinary Maintenance	\$27,816	\$27,816		\$27,816
94000 Total Maintenance	\$223,645	\$223,645	\$0	\$223,645

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**FINANCIAL DATA SCHEDULE – (Continued)**  
Year Ended September 30, 2025

	Project Total	Subtotal	ELIM	Total
95300 Protective Services - Other	\$9,648	\$9,648		\$9,648
95000 Total Protective Services	\$9,648	\$9,648	\$0	\$9,648
96110 Property Insurance	\$29,543	\$29,543		\$29,543
96120 Liability Insurance	\$3,585	\$3,585		\$3,585
96130 Workmen's Compensation	\$2,767	\$2,767		\$2,767
96140 All Other Insurance	\$1,284	\$1,284		\$1,284
96100 Total insurance Premiums	\$37,179	\$37,179	\$0	\$37,179
96300 Payments in Lieu of Taxes	\$5,342	\$5,342		\$5,342
96400 Bad debt - Tenant Rents	\$12,708	\$12,708		\$12,708
96000 Total Other General Expenses	\$18,050	\$18,050	\$0	\$18,050
96900 Total Operating Expenses	\$477,013	\$477,013	\$0	\$477,013
97000 Excess of Operating Revenue over Operating Expenses	\$119,896	\$119,896	\$0	\$119,896
97100 Extraordinary Maintenance	\$15,970	\$15,970		\$15,970
97400 Depreciation Expense	\$99,640	\$99,640		\$99,640
90000 Total Expenses	\$592,623	\$592,623	\$0	\$592,623
10010 Operating Transfer In	\$172,695	\$172,695	-\$172,695	\$0
10020 Operating transfer Out	-\$172,695	-\$172,695	\$172,695	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$4,286	\$4,286	\$0	\$4,286
11030 Beginning Equity	\$1,482,596	\$1,482,596		\$1,482,596
11190 Unit Months Available	804	804		804
11210 Number of Unit Months Leased	776	776		776
11270 Excess Cash	\$390,628	\$390,628		\$390,628
11620 Building Purchases	\$84,647	\$84,647		\$84,647
11640 Furniture & Equipment - Administrative Purchases	\$51,586	\$51,586		\$51,586



# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners  
Housing Authority of the City of Naples  
Naples, Texas

I 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 financial statements of the business-type activities of Housing Authority of the City of Naples (Authority), Texas, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued my report thereon dated April 17, 2026.

### Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the Authority's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, I do not express an opinion on the effectiveness of the Authority'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, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. 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.

My 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my 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 my testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity’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 entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Shoaib Khar, CPA

***Audit Solutions, LLC***

Chesterfield, Missouri

April 17, 2026

DRAFT



# Audit Solutions, LLC.

Certified Public Accountant

## INDEPENDENT AUDITORS REPORT ON APPLYING AGREED-UPON PROCEDURES

Board of Commissioners  
Housing Authority of the City of Naples  
Naples, Texas

I have performed the procedure described in the second paragraph of this report, which was agreed to by the Housing Authority of the City of Naples (Authority) and the U.S. Department of Housing and Urban Development, Public Indian Housing - Real Estate Assessment Center (PIH-REAC), solely to assist them in determining whether the electronic submission of certain information agrees with the related hard copy documents included within the reporting package. The Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in the Government Auditing Standards issued by the Comptroller General of the United States. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, I make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

I compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of my agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the chart below.

I was engaged to perform an audit for the Authority as of and for the year ended September 30, 2025 and have issued my reports thereon dated April 17, 2026. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of the audit. Further, my opinion on the fair presentation of the Authority's Financial Data Schedule (FDS) dated April 17, 2026, was expressed in relation to the basic financial statements of the Authority taken as a whole.

A copy of the reporting package, which includes the auditor's report, is available in its entirety from the Authority. I have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, I take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, PIH-REAC.

This report was intended solely for the information and use of the Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in blue ink, appearing to read 'Shoaib'.

Shoaib Khar, CPA

***Audit Solutions, LLC***

Chesterfield, Missouri

April 17, 2026

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**AGREED UPON PROCEDURES**  
September 30, 2025

<b>Procedure</b>	<b>UFRS Rule Information</b>	<b>Hard Copy Document(s)</b>	<b>Agrees</b>
1	Balance Sheet and Revenue Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDAs, if applicable	√
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	√
3	Type of opinion on FDS (data element G3100-040)	Auditor's Supplemental report on FDS	√
4	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	√

HOUSING AUTHORITY OF THE CITY OF NAPLES  
Naples, Texas

**CURRENT FINDINGS, RECOMMENDATIONS AND REPLIES**  
September 30, 2025

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The current audit report for the year ended September 30, 2025, disclosed no audit findings.

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