

Housing Authority of

Fresno County

Fresno, California

Annual Comprehensive Financial Report

Year Ended

December 31, 2025

PRELIMINARY DRAFT -
SUBJECT TO CHANGE

HOUSING AUTHORITY OF FRESNO COUNTY

Annual Comprehensive Financial Report

For the Year Ended December 31, 2025

Issued by
Accounting & Finance Department

HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California
Year Ended December 31, 2025
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Housing Authority of

Fresno County

Fresno, California

Introductory Section:

Letter of Transmittal

Organizational Chart

List of Principal Officials



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(Report Date)

Members of the Board of Commissioners of
the Housing Authority of Fresno County:

We are pleased to present the Annual Comprehensive Financial Report for the Housing Authority of Fresno County (Agency) for the year ended December 31, 2025. This report is prepared in conformance with standards of financial reporting as established by the Governmental Accounting Standards Board and the Government Finance Officers Association. The U.S. Department of Housing and Urban Development (HUD) requires that all public housing authorities publish within nine months after the fiscal year end, financial statements presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). The Agency's financial statements have been audited by CohnReznick, LLP, a firm of licensed independent auditors. The purpose of the independent audit is to provide reasonable assurance that the audited financial statements are free from material misstatement. The auditors issued unmodified opinion on the Housing Authority of Fresno County's financial statements for the year ended December 31, 2025. The data presented in this report is the responsibility of the management of Agency. To the best of our knowledge and belief, the data presented is accurate in all material aspects and is presented in a manner designed to fairly state the financial position and results of operations of the Agency. All disclosures necessary have been included to enable the reader to gain an understanding of Agency's financial affairs. As required by GAAP, management has provided a narrative introduction, overview and analysis to complement the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This transmittal letter is designed to complement the MD&A and should be read in conjunction with it. The Agency's MD&A can be found immediately following the Independent Auditor's Report.

Government Overview

The Housing Authority of Fresno County was established by a resolution of Fresno County Board of Supervisors on February 5, 1946. The Agency was founded under the Health and Safety Code of the State of California and the United States Housing Act of 1937, and is governed by a seven-member Board of Commissioners appointed by the County's Board of Supervisors, where five members are appointed to four-year terms, and two members, also residents of the Agency's housing program, are appointed to two-year terms. The Housing Authority of Fresno County has been operating in conjunction with the Housing Authority of the City of Fresno since 1995 under a Joint Exercise of Powers Agreement, which authorizes the two agencies to pool resources and cooperate on designated projects of mutual interest. Collectively known as Fresno Housing (FH), the two housing authorities serve Fresno County under a variety of programs with the mission to create and sustain affordable housing and vibrant communities throughout Fresno County.

Fresno Housing's mission is accomplished by administering a number of programs developed by HUD, including the Public Housing Program, the Section 8 Housing Choice Voucher Program and the Project Based Section 8 Program. FH's primary source of funding comes from HUD, who has direct responsibility for administering housing program under the Housing Act of 1937. FH also receives funding from the U.S. Department of Agriculture's Rural Development Program to provide farm labor housing in the Fresno County. In addition to these federal programs, FH has established various instrumentalities, affiliates and partnerships to explore and develop innovative methods for offering housing opportunities to low and moderate income residents of Fresno County. Altogether, FH provides affordable housing to more than 40,000 of Fresno's lowest-income families, elderly, veterans, and persons with disabilities, making FH the County's largest provider of affordable housing.

Economic Condition and Outlook

Over these past eight decades, Fresno Housing has been flexible in adhering to complex and demanding government mandates, while continuously attempting to meet the housing needs of Fresno's diverse communities. As the FH looks to the future, FH will continue to consider ways to advance affordable housing opportunities by growing programs strategically, by maximizing the potential of its resources – increasing its effectiveness and expanding its capacity – and by responding appropriately to the specific issues facing the ever-changing communities of Fresno County.

Congressional housing legislation and the Federal budget affect the FH more than local economic factors. FH's primary source of funding is HUD. As with most housing authorities, a majority of FH's operating and capital funding comes from federal sources in the form of operating subsidies, capital grant funds and Section 8 Housing Assistance Payments (HAP). In FY 2025, HUD and other federal agencies provided approximately 92% of the Agency's total non-operating revenues. For the Public Housing program, housing authorities receive operating subsidies in accordance with an operating subsidy funding formula. In general, the calculated subsidy amount is the difference between an estimate of operating costs minus an estimate of income from rents. Operating subsidies are subject to annual appropriation by Congress. In 2024, the Public Housing program was funded at 102.58% of eligibility. Funding for Section 8 was prorated at 100.708% for HAP and 88.5% of eligibility for administrative fees.

Major Initiatives

Fresno Housing envisions an engaged community, where all residents have access to quality housing that contributes to vibrant neighborhoods, and where all residents are empowered to achieve their educational and economic goals. Fresno Housing continues to focus on four primary strategies, as it works toward its broad, community-building mission and vision.

- Target & Invest in Neighborhoods
- Fight to Eradicate Housing Insecurity
- Housing Choice Voucher Innovation
- Leverage Partnership & Funding to Support Resident Goals

It is FH's mission to serve the residents of Fresno by developing and expanding the availability of quality affordable housing options throughout the County by growing and preserving appropriate residential assets and increasing housing opportunities for low-income residents. Over the past decade, FH has

been the most productive affordable housing developers in the Central Valley, building and renovating over 2,700 units and bringing over \$884 million dollars of private investment to Fresno County. These efforts are mainly accomplished through the Low-Income Housing Tax Credit Program (LIHTC) and HUD's Rental Assistance Demonstration (RAD). These two programs allow FH to leverage public and private debt and equity in order to construct and/or rehabilitate affordable housing stock.

The Agency continues to explore ways to expand the portfolio with the goal of increasing the supply of affordable housing and creating options for long term financial stability. With changes to the real estate and construction industries, there may be existing high-quality properties that became available for acquisition.

Financial Information

Fresno Housing's management is responsible for establishing and maintain a proper internal control structure to safeguard its assets and ensure accounting data is accurately presented in conformance with GAAP. FH has designed its internal control structure to provide reasonable, but not absolute, assurances that these objectives are met. The concept of reasonable assurance recognizes that: (1) the costs of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgment by management.

As a recipient of federal awards, FH is responsible for ensuring that adequate internal controls are in place to provide compliance with applicable laws, regulations, contracts and grants related to those programs. These internal controls are subject to periodic evaluation by management, and their independent auditors. As part of FH's single audit, the adequacy of internal controls are tested, including that portion related to federal award programs, as well as FH's compliance with applicable laws, regulations, contracts and grants. The FH's single audit for the year ended December 31, 2025 found no instances of material weakness in the internal controls. Reports were prepared for this purpose and are included in this financial report in the Single Audit Section.

Acknowledgements

Preparation of the Annual Comprehensive Financial Report is made possible through the dedicated service of the entire staff of the Accounting & Finance Department. Our sincere appreciation is extended to the management and staff of CohnReznick LLP, who provided the necessary professional auditing services and technical assistance.

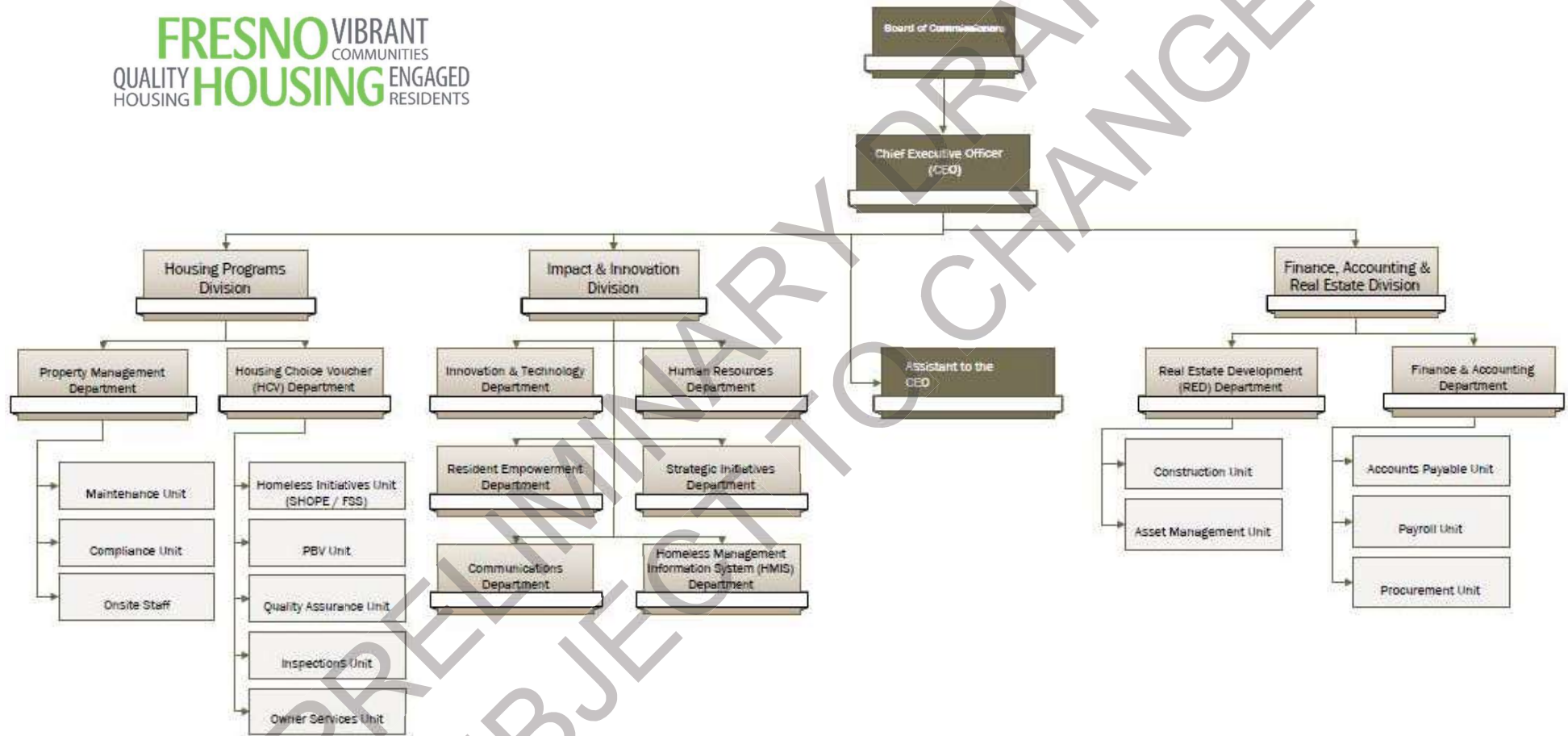
In closing, without the leadership and support of the members of the Boards of Commissioners, preparation of this report would not have been made possible.

Respectfully Submitted,

Tyrone Roderick Williams

Tyrone Roderick Williams
Chief Executive Director

**Housing Authority of Fresno County
Organizational Chart
December 31, 2025**



Housing Authority of Fresno County

List of Principal Officials December 31, 2025

Board of Commissioners:

Cary Catalano
Chairperson

Sophia Ramos
Vice-Chairperson

Valori Gallaher
Commissioner

Kyle Chaney
Commissioner

John Valdez
Commissioner

Yvonne Dickson
Commissioner

Jacklyn Heinrich
Commissioner

Management:

Tyrone Roderick Williams
Chief Executive Director

Michael Duarte
Deputy Executive Director

Marc' Bady
Chief Inclusion & Empowerment Officer

Brandy Woodard
Chief of Housing Programs

Independent Auditor's Report

To the Board of Commissioners
Housing Authority of Fresno County

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the discretely presented component unit of the Housing Authority of Fresno County (the "Agency"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Housing Authority of Fresno County, as of December 31, 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.

We did not audit the financial statements of the discretely presented component unit and of Housing Relinquished Fund Corporation, joint venture of the Agency. The Agency's investment in Housing Relinquished Fund Corporation as of December 31, 2025 of \$25,483,093 is included in investments in joint ventures in the statement of net position and the Agency's share of Housing Relinquished Fund Corporation's income for the year then ended of \$422,620 is included in share of joint venture income in the statement of revenues, expenses and changes in net position. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinions, insofar as they relate to the amounts included for the discretely presented component unit and the Agency's investment in Housing Relinquished Fund Corporation are based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit 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 Financial Statements section of our report. The financial statements of the discretely presented component unit and Housing Relinquished Fund Corporation were not audited in accordance with *Government Auditing Standards*. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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 Agency'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

Our 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 our 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 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 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 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 Agency'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 our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of changes in net pension liability and related ratios, the schedule of pension plan contributions, the schedule of changes in net OPEB (asset) liability and related ratios, and the schedule of OPEB plan contributions as listed in the table of contents 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. We 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 our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Financial Data Schedule required by the U.S. Department of Housing and Urban Development ("HUD") and the Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Financial Data Schedule required by HUD and the Schedule of Expenditures of Federal Awards as listed in the table of contents as other supplementary information are the responsibility of management and were derived from and relate 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 our opinion, the Financial Data Schedule required by HUD and the Schedule of Expenditures of Federal Awards as listed in the table of contents as other supplementary information are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections included in the annual comprehensive financial report but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated (Report Date), on our consideration of the Agency'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 solely 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 Agency'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 Agency's internal control over financial reporting and compliance.

Sacramento, California
(Report Date)

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2025**

Introduction

This narrative overview and analysis of the Housing Authority of Fresno County's (the "Agency") performance through December 31, 2025, is provided as a supplement to the Agency's year-end financial statements. Please read it in conjunction with the basic financial statements and the notes to the basic financial statements.

Overview of the Basic Financial Statements

The Agency's Basic Financial Statements consist of the following:

- Statement of Net Position
- Statement of Revenues, Expenses and Changes in Net Position
- Statement of Cash Flows
- Notes to the Basic Financial Statements
- Required Supplementary Information
- Other Supplementary Information

The Agency, like other governmental and quasi-governmental entities, uses fund accounting to ensure and demonstrate compliance with funding-related requirements. The funds are combined in a Proprietary Fund, which is a single "enterprise fund" with "business-type" activities intended to recover all or a portion of their costs through fees and charges for services. The Proprietary Fund presents the activities of the Agency as a whole.

The specific financial activities of the Agency have been presented within the following:

- The Statement of Net Position includes all of the Agency's assets and deferred outflows of resources (DOR) and liabilities and deferred inflows of resources (DIR), with the difference between the two reported as the net position. Assets and liabilities are presented in the order of liquidity and are classified as "current" (convertible to cash within one year) and "non-current". This statement also provides a basis of measuring the liquidity and financial flexibility of the Agency. Over time, increases or decreases in net position will serve as a useful indicator of whether the Agency's financial health is improving or deteriorating.
- The Statement of Revenues, Expenses and Changes in Net Position reports the Agency's revenues by source and its expenses by category to substantiate the changes in net position for the year. This statement measures the success of the Agency's operations over the past year.
- The Statement of Cash Flows reports how the Agency's cash was provided and used during the year. It also provides information about the Agency's operating, investing, and financing activities, and can be used to reconcile cash balances at December 31, 2025 and 2024. Fundamentally, this statement shows where cash came from, how cash was used, and what the change in cash was during the year.
- The Notes to the Basic Financial Statements provide additional information that is integral to a full understanding of the Basic Financial Statements. The Notes to the Basic Financial Statements can be found in this report after the Basic Financial Statements.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2025**

- Required Supplementary Information includes the Schedule of Changes in Net Pension Liability and Related Ratios, the Schedule of Pension Plan Contributions, the Schedule of Changes in Net OPEB (Asset) Liability and Related Ratios and the Schedule of OPEB Plan Contributions which are required by the Governmental Accounting Standards Boards and are presented to supplement the basic financial statements.
- Other Supplementary Information includes the Financial Data Schedule, which is submitted to U.S. Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) online system.

Financial Analysis

Statement of Net Position

The purpose of the statement of net position is to give the financial statement reader a snapshot of the fiscal condition of the Agency at a certain point in time. It presents end of year data for assets and DOR, liabilities and DIR, and net position (assets/DOR minus liabilities/DIR).

Statement of Net Position is summarized in the table below:

	December 31,		Increase	Percentage
	2025	2024	(Decrease)	Change
Assets				
Unrestricted Current Assets	\$ 13,891,096	\$ 13,984,709	\$ (93,613)	-0.67%
Restricted Current Assets	4,194,619	853,218	3,341,401	391.62%
Capital Assets, Net of Accumulated Depreciation	21,257,476	16,396,716	4,860,760	29.64%
Other Non-current Assets	79,248,416	77,683,138	1,565,278	2.01%
Total Assets	118,591,607	108,917,781	9,673,826	8.88%
Deferred Outflows	1,376,360	1,631,700	(255,340)	-15.65%
Total Assets and Deferred Outflows	\$ 119,967,967	\$ 110,549,481	\$ 9,418,486	8.52%
Liabilities				
Current Liabilities	\$ 4,632,985	\$ 7,365,999	\$ (2,733,014)	-37.10%
Non-Current Liabilities	18,547,647	17,753,301	794,346	4.47%
Total Liabilities	23,180,632	25,119,300	(1,938,668)	-7.72%
Deferred Inflows	4,555,913	2,110,024	2,445,889	115.92%
Total Liabilities and Deferred Inflows	27,736,545	27,229,324	507,221	5.15%
Net Position				
Net Investment in Capital Assets	12,082,388	7,227,979	4,854,409	67.16%
Restricted Net Position	3,634,579	255,083	3,379,496	1324.86%
Unrestricted Net Position	76,514,455	75,837,095	677,360	0.89%
Total Net Position	92,231,422	83,320,157	8,911,265	10.70%
Total Liabilities, Deferred Inflows and Net Position	\$ 119,967,967	\$ 110,549,481	\$ 9,418,486	8.52%

Total assets and DOR of the Agency at December 31, 2025 and 2024 amounted to \$119.97 million and \$110.55 million, respectively.

The significant components of unrestricted current assets are cash and cash equivalents, and receivables from tenants, related parties, HUD and local governments. Restricted current assets are cash and cash equivalents that are restricted for explicit purposes, like federal programs or project-specific reserves. Capital assets include land, land improvements, leasehold improvements, structures, construction in progress, and equipment. All capital assets, except for land and construction in progress, are shown net of accumulated depreciation. Other non-current assets include long-term notes receivable, interest

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2025**

receivable, assets held for sale and investments in joint ventures. The principal changes in assets from December 31, 2024 to December 31, 2025 were the increase in capital assets.

Total liabilities and DIR of the Agency were \$27.74 million and \$27.23 million at December 31, 2025 and 2024, respectively. Current liabilities include short-term accounts payable, accrued liabilities, current portions of long-term debt, and unearned revenue. Current liabilities decreased from \$7.4 million in 2024 to \$4.6 million in 2025 mainly due to the reduction in related party notes payable. Non-current liabilities increased from \$17.75 million in 2024 to \$18.55 million in 2025 mainly due to a decrease in the net pension liability. The pension liability represents the difference between the Agency's total pension liability and the current plan assets calculated at fair value. Effective 2025, the Agency began funding the other post-employment benefits (OPEB) which increased the OPEB liability by \$619 thousand. See Note 19 and Note 20 in the Notes to the Basic Financial Statements for more information.

Net position represents the Agency's equity, a portion of which is restricted for certain uses. Net position is divided into the following three categories:

- Invested in capital assets, net of related debt and depreciation: Amounts on this line are the Agency's equity in land, structures, construction in progress, and equipment, net of related capital debt outstanding and accumulated depreciation.
- Restricted net position: These are assets subject to external limitations, and can be based on use, purpose, and/or time.
- Unrestricted net position: These resources are available for any use that is lawful and prudent based on the Agency's stated mission, and/or strategic plans.

The Agency's net position increased by 10.7% during the year from \$83.3 million in 2024 to \$92.2 million in 2025.

Statement of Revenues, Expenses and Changes in Net Position

The purpose of the statement of revenues, expenses and changes in net position is to present the operating and non-operating revenues earned by the Agency, the operating and non-operating expenses incurred, and other gains or losses of the Agency. This statement presents a glimpse into the financial activity that occurred from January 1, 2025 to December 31, 2025.

Operating revenues are the amounts received for providing housing services. This revenue can either come from tenants as rental payments, subsidy from the U.S. Department of Housing and Urban Development (HUD), developer fee revenue or as grant revenue from another funding source. Non-operating revenues/expenses are earned/incurred when goods or services are not a part of normal business activity, for example, interest income or interest expense. Operating expenses are those costs incurred to maintain the housing units or to provide other services to our clientele. Capital contributions represent revenues earned from HUD for public housing capital repairs and rehabilitation.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2025**

Statement of Revenues, Expenses and Changes in Net Position is summarized in the table below:

	December 31,		Increase (Decrease)	Percentage Change
	2025	2024		
Operating Revenues				
Rental Income	\$ 2,907,873	\$ 3,270,526	\$ (362,653)	-11.09%
Other Revenue	4,310,038	3,985,979	324,059	8.13%
Total Operating Revenues	7,217,911	7,256,505	(38,594)	-0.53%
Operating Expenses	83,642,588	79,801,807	3,840,781	4.81%
Operating Income (Loss)	(76,424,677)	(72,545,302)	(3,879,375)	5.35%
Non-Operating Revenues/(Expenses)				
Grant Revenue	77,668,266	71,616,281	6,051,985	8.45%
Interest Income, net	1,471,315	1,528,506	(57,191)	-3.74%
Other Revenue/(Expenses), net	5,414,218	667,074	4,747,144	711.64%
Total Non-Operating Revenues	84,553,799	73,811,861	10,741,938	14.55%
Net Income/(Loss) before Capital Contributions	8,129,122	1,266,559	6,862,563	541.83%
Capital and Equity Contributions/(Distributions)	782,143	480,231	301,912	62.87%
Increase/(Decrease) in Net Position	8,911,265	1,746,790	7,164,475	410%
Net Position, Beginning of Year	83,320,157	81,573,367	1,746,790	2.14%
Net Position, End of Year	\$ 92,231,422	\$ 83,320,157	\$ 8,911,265	10.70%

The preceding statement of revenues, expenses and changes in net position reflects the year ended December 31, 2025, compared to the year ended December 31, 2024. Overall, operating revenues decreased by 0.53%, or \$38 thousand, from 2024 to 2025; operating expenses increased during the year by 4.8%, or \$3.8 million, from 2024 to 2025; non-operating revenues increased by 14.55% or \$10.7 million from 2024 to 2025; and capital contributions increased by \$302 thousand from prior year. These changes led to a total increase in net position by \$7.2 million from 2024 to 2025.

Explanations of the primary reasons for these changes are as follows:

- The net increase in non-operating revenues/(expenses) was mainly attributable to the increase in gain from disposition of capital assets and increase in receipts of Housing Assistance Payments due to the increase in per unit cost.

Capital Assets

The table below shows the Agency's capital assets, net of accumulated depreciation and amortization, at December 31, 2025, and 2024.

	December 31,		Increase (Decrease)	Percentage Change
	2025	2024		
Land	\$ 1,720,442	\$ 1,647,678	\$ 72,764	4.42%
Structures	6,632,645	7,567,543	(934,898)	-12.35%
Equipment	579,231	598,950	(19,719)	-3.29%
Construction in Progress	11,144,586	6,235,387	4,909,199	78.73%
Right of Use Assets	1,180,572	347,158	833,414	240.07%
Total Capital Assets, Net	\$ 21,257,476	\$ 16,396,716	\$ 4,860,760	29.64%

Overall, the Agency's capital assets increased by \$4.9 million during 2025. See Note 7 in the Notes to the Basic Financial Statements for more information.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2025**

Debt Administration

The table below shows the Agency's outstanding debt at December 31, 2025 and 2024. Short-term borrowings include inter-fund loans between programs, between the City and County Housing Authorities, or between component units of the Agency. Notes payable - non-related parties include loans and mortgages with external entities. Notes payable - related parties includes loans from joint ventures and Agency-sponsored limited partnerships.

	December 31,		Increase (Decrease)	Percentage Change
	2025	2024		
Notes Payable - Non-Related Parties	\$ 5,042,605	\$ 5,095,332	\$ (52,727)	-1.03%
Notes Payable - Related Parties	3,558,141	4,333,352	(775,211)	-17.89%
Total Debt	<u>\$ 8,600,746</u>	<u>\$ 9,428,684</u>	<u>\$ (827,938)</u>	<u>-8.78%</u>

The notes payable decreased by 8.78% or \$828 thousand mainly attributed to loan for rehabilitation of Agency-sponsored limited partnerships. See Note 13 in the Notes to the Basic Financial Statements for more information.

Economic Factors Affecting the Agency's Future

The majority of the Agency's funding comes from the U.S. Department of Housing and Urban Development (HUD) in the form of Housing Choice Voucher housing assistance payments, Public Housing operating subsidies, Capital Fund grants, and other smaller grants. Over the past decade, the federal government has continued to cut housing subsidies due to changes in budget priorities. These funding reductions continue to have an impact on the Agency's economic position because federal subsidies make up a majority of the Agency's revenue. Even at the time of the publication of this audit, there is significant uncertainty about future funding levels. The Agency continues to explore alternative funding options to lessen a dependency on federal funding through development activities and pursuit of other grants; however, HUD will continue to be a major funding source over the foreseeable future.

As Fresno Housing looks forward, changes in the federal administration have created uncertainty, particularly around the funding that supports core operations. As a Housing Authority, the agency closely monitors fluctuations in federal funding and policy and collaboration has enabled the Agency to reduce costs while still maintaining a focus on improving services. Fresno Housing remains committed to its mission to continue to create and sustain affordable housing and vibrant communities throughout Fresno County.

The Agency's strategy for improving housing includes: developing and maintaining quality affordable housing for low-income individuals throughout Fresno County; implementing exceptional programs that invest in residents; encouraging partnerships with local, regional and national organizations to build the Fresno community; and generating public will to address the housing needs of low-income individuals. Keeping to the core values of the Agency and staying committed to a proven strategy will allow Fresno Housing to attain these goals and strengthen the Agency's ability to address the housing and quality-of-life challenges facing Fresno, now and in the future.

**Housing Authority of Fresno County
Management's Discussion and Analysis
Year Ended December 31, 2025**

Requests for Information

This financial report is designed to provide a general overview of Housing Authority of Fresno County's finances to demonstrate the Agency's accountability for the money it receives. For questions about this report or requests for additional financial information, please contact the individual below.

I-Hsin (Nicole) Diaz
Director of Finance and Accounting
1331 Fulton Street
Fresno, CA 93721
Phone: (559) 443-8400

PRELIMINARY DRAFT -
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HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF NET POSITION
DECEMBER 31, 2025

ASSETS AND DEFERRED OUTFLOWS	Primary Government	Kerman Acre, L.P.
Unrestricted Current Assets		
Cash and Cash Equivalents	\$ 9,666,614	\$ 62,334
Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$76,659	201,056	7,227
Other Receivables, Net of Allowance for Doubtful Accounts of \$40,109	418,169	-
Current Lease Receivable	817,666	-
Due From Other Governments	879,968	-
Due From Related Parties	1,543,305	1,401
Prepaid Expenses	364,318	12,025
Total Unrestricted Current Assets	13,891,096	82,987
Restricted Current Assets		
Restricted Cash	4,194,619	29,161
Total Restricted Current Assets	4,194,619	29,161
Total Current Assets	18,085,715	112,148
Non-Current Assets		
Capital Assets		
Capital Assets - Not being Depreciated	12,865,028	119,217
Capital Assets - Depreciable, Net of Accumulated Depreciation of \$54,009,337	8,392,448	1,545,442
Total Capital Assets, Net	21,257,476	1,664,659
Other Non-Current Assets		
Lease Receivable	2,320,091	-
Notes Receivable From Related Parties	39,912,603	-
Notes Receivable From Non-Related Parties, Net of Allowance for Doubtful Accounts of \$578,161	206,900	-
Interest Receivable - Related Parties, Net of Allowance for Doubtful Accounts of \$794,903	10,400,212	-
Investments In Joint Ventures	28,114,582	-
Equity Interest In Component Unit	(1,900,298)	-
Assets Held For Sale	194,326	-
Total Other Non-Current Assets	79,248,416	-
Total Non-Current Assets	100,505,892	1,664,659
Total Assets	118,591,607	1,776,807
Deferred Outflow of Resources - Pension Related	1,365,285	-
Deferred Outflow of Resources - OPEB Related	11,075	-
Total Deferred Outflow of Resources	1,376,360	-
Total Assets and Deferred Outflows	\$ 119,967,967	\$ 1,776,807

(Continued)

HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF NET POSITION
DECEMBER 31, 2025
(Continued)

LIABILITIES, DEFERRED INFLOWS AND NET POSITION	Primary Government	Kerman Acre, L.P.
Current Liabilities		
Vendors and Contractors Payable	\$ 316,601	\$ 2,655
Accrued Compensated Absences	329,108	-
Resident Security Deposits	205,081	6,293
Due To Other Governments	208,022	-
Due To Related Parties	565	19,510
Lease Liability - Current	46,670	-
Current Subscription Liability	146,523	-
Other Current Liabilities - Related Parties	16,781	287,210
Other Current Liabilities - Non-Related Parties	183,857	8,594
Notes Payable - Related Parties	2,713,300	-
Notes Payable - Non-Related Parties	30,800	-
Accrued Interest Payable	5,242	-
Unearned Revenue	430,435	12
Total Current Liabilities	4,632,985	324,274
Non-Current Liabilities		
Lease Liability	67,468	-
Subscription Liability	877,650	-
Notes Payable - Related Parties	844,841	782,020
Notes Payable - Non-related Parties	5,011,805	3,102,168
Accrued Interest Payable	655,531	1,394,058
Accrued Compensated Absences	97,630	-
Family Self-Sufficiency Escrow	210,528	-
Net Pension Liability	10,162,634	-
Net OPEB Liability	619,560	-
Total Non-Current Liabilities	18,547,647	5,278,246
Total Liabilities	23,180,632	5,602,520
Deferred Inflows of Resources - Pension Related	1,320,787	-
Deferred Inflows of Resources - OPEB Related	97,369	-
Deferred Inflows of Resources - Lease Related	3,137,757	-
Total Deferred Inflows of Resources	4,555,913	-
Total Liabilities and Deferred Inflows	27,736,545	5,602,520
Net Position		
Net Investment in Capital Assets	12,082,388	(2,205,081)
Restricted for:		
Other Externally Required Reserves	3,634,579	22,608
Unrestricted	76,514,455	(1,643,240)
Total Net Position	92,231,422	(3,825,713)
Total Liabilities, Deferred Inflows and Net Position	\$ 119,967,967	\$ 1,776,807

See accompanying notes to the basic financial statements

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HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2025

	Primary Government	Kerman Acre, L.P.
Operating Revenues		
Rental Revenue	\$ 2,907,873	\$ 122,228
Fee Revenue	870,998	-
Other Revenue	1,965,615	-
Developer Fee Revenue	1,473,425	11,482
Total Operating Revenues	7,217,911	133,710
Operating Expenses		
Administrative Expense	9,235,950	94,097
Tenant Services Expense	230,143	9,373
Utilities Expense	1,375,353	21,683
Maintenance and Operations Expense	3,444,565	47,158
Protective Services Expense	131,018	2,564
Insurance Expense	734,302	13,746
General Expense	3,378,132	3,403
Housing Assistance Payments	64,030,900	-
Depreciation	1,082,225	107,190
Total Operating Expenses	83,642,588	299,214
Operating Income (Loss)	(76,424,677)	(165,504)
Non-Operating Revenues (Expenses)		
HUD Grants	72,953,523	-
Other Governmental Grants	4,714,743	79,619
Interest Revenue, Unrestricted	104,268	-
Interest Revenue, Restricted	10,393	1,325
Interest Revenue on Notes Receivable	1,547,578	-
Interest Expense	(190,924)	(152,572)
Share of Joint Venture Income (Loss)	1,096,194	-
Loss from Equity Interest in Component Unit	(120,674)	-
Gain (Loss) from Disposition of Capital Assets	4,438,698	-
Total Non-Operating Revenues (Expenses)	84,553,799	(71,628)
Income (Loss) Before Contributions and Transfers	8,129,122	(237,132)
Capital Contributions	782,143	-
Increase (Decrease) in Net Position	8,911,265	(237,132)
Net Position, Beginning of Year	83,320,157	(3,588,581)
Net Position, End of Year	\$ 92,231,422	\$ (3,825,713)

See accompanying notes to the basic financial statements

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HOUSING AUTHORITY OF FRESNO COUNTY
Fresno, California

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Primary Government
Cash Flows from Operating Activities:	
Cash Received from Tenants	\$ 3,045,633
Cash Received from Others	4,438,820
Cash Paid to Employees for Services	(12,429,992)
Cash Paid for Housing Assistance	(64,063,657)
Cash Paid to Suppliers for Goods and Services	(5,754,327)
	<u>(74,763,523)</u>
Net Cash Used for Operating Activities	
Cash Flows From Capital and Related Financing Activities:	
Acquisition of Capital Assets	(5,333,477)
Proceeds Received on Sale of Capital Assets	3,788,617
Principal Proceeds on Long Term Debt - Related Parties	190,454
Principal Paid on Long Term Debt - Related Parties	(965,665)
Principal Paid on Long Term Debt - Non-Related Parties	(52,727)
Interest Paid on Notes Payable	(81,390)
Principal Paid on Lease Liability	(33,570)
Principal Paid on Subscription Liability	981,650
	<u>(1,506,108)</u>
Net Cash Used for Capital and Related Financing Activities	
Cash Flows from Noncapital Financing Activities:	
Cash Received from Operating Grants	78,605,372
Repayments on Notes Receivable	5,494,580
Interest Received on Notes Receivable	651,477
Investment in Joint Ventures	(4,028,484)
	<u>80,722,945</u>
Net Cash Provided by Noncapital Financing Activities	
Cash Flows From Investing Activities:	
Interest Received from Investments	104,268
Interest on Restricted Cash	10,393
	<u>114,661</u>
Net Cash Provided by Investing Activities	
Net Increase to Cash and Cash Equivalents	4,567,975
Cash and Cash Equivalents at Beginning of Year	9,293,258
Cash and Cash Equivalents at End of Year	<u>\$ 13,861,233</u>
Reconciliation of Cash and Cash Equivalents Per Statement of Net Position to Cash and Cash Equivalents Per Statement of Cash Flows:	
Cash and Cash Equivalents	\$ 9,666,614
Restricted Cash	4,194,619
Cash and Cash Equivalents at End of Year	<u>\$ 13,861,233</u>

(Continued)

HOUSING AUTHORITY OF FRENO COUNTY
Fresno, California

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025
(Continued)

	<u>Primary Government</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided By Operating Activities:	
Operating Income (Loss)	\$ (76,424,677)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided By Operating Activities	
Depreciation	1,082,225
(Increase) Decrease in Accounts Receivable - Tenants	137,760
(Increase) Decrease in Accounts Receivable - Other	31,982
(Increase) Decrease in Lease Receivable	(1,504,438)
(Increase) Decrease in Prepaid Expenses	32,630
(Increase) Decrease in Deferred Outflows	255,340
Increase (Decrease) in Accounts Payable - Vendors	143,932
Increase (Decrease) in Accrued Salaries	(283,700)
Increase (Decrease) in Unearned Revenue	(32,757)
Increase (Decrease) in Other Current Liabilities	(164,129)
Increase (Decrease) in FSS Liabilities	82,188
Increase (Decrease) in Resident Security Deposits Payable	(569)
Increase (Decrease) in Accrued Compensated Absences	203,192
Increase (Decrease) in Pension Liability	(1,387,951)
Increase (Decrease) in OPEB Liability	619,560
Increase (Decrease) in Deferred Inflows	<u>2,445,889</u>
Net Cash Used for Operating Activities	<u>\$ (74,763,523)</u>
Significant Noncash Activities:	
Increase in Right of Use Asset	(1,024,173)
Capital Asset Additions through Accounts Payable	47,528
Increase in Investments in Joint Ventures	<u>4,128,484</u>
	<u>\$ 3,151,839</u>

See accompanying notes to the basic financial statements

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**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

1) Summary of Significant Accounting Policies

a) General Purpose

The Housing Authority of Fresno County, California (the Agency) is responsible for the development and implementation of certain housing programs and activities for the County of Fresno, California. The Agency provides housing to families under a variety of programs including conventional Low-Income Public Housing, Housing Choice Vouchers, Section 42 Low-income Housing Tax Credits, Migrant Services, Farm Labor Housing, and others.

b) Financial Reporting Entity

The Agency was established by a resolution of the Fresno County Board of Supervisors on February 5, 1946. The Agency is governed by a seven-member Board of Commissioners appointed by the County's Board of Supervisors, where five members are appointed to four-year terms, and two members, also residents of the agency housing programs, are appointed to two-year terms.

As required by Generally Accepted Accounting Principles, these financial statements present the Agency and any component units. A component unit is an entity for which the primary government is considered to be financially accountable.

- The primary government is considered to be financially accountable for an organization if it appoints a voting majority of that organization's governing body, and (1) if the primary government is able to impose its will on that organization or (2) there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the primary government.
- The primary government may also be considered financially accountable for an organization if that organization is fiscally dependent on the primary government (i.e., the organization is unable to approve or modify its budget, levy taxes or set rates/charges, or issue bonded debt without approval from the primary government).
- In certain cases, other organizations are included as component units if the nature and significance of their relationship with the primary government are such that their exclusion would cause the primary government's financial statements to be misleading or incomplete, even though the primary government is not considered financially accountable for that organization under the criteria previously described. A legally separate, tax exempt organization is reported as a component unit if (1) the economic resources received or held by the organization are entirely or almost entirely for the direct benefit of the primary government or its constituents; (2) the primary government is entitled to or has the ability to otherwise access a majority of the economic resources received or held by the organization; and (3) the economic resources received or held by the organization are significant to the primary government.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Component units must be classified as either “blended” or “discrete” in the primary government’s financial statements. A component unit is “blended” if the governing boards of the two organizations are substantially the same, or if the component unit provides services entirely or almost entirely to the primary government. Component units that do not meet either of these two criteria are considered “discrete” and are reported only in the government-wide financial statements.

A brief description of the Agency’s blended component unit is as follows:

Sanger Wedgewood, L.P., a California Limited Partnership was created to develop a 64-unit low-income housing complex know as Wedgewood Villas. The partners of the Sanger Wedgewood, L.P. are Silvercrest, Inc., Managing General Partner, and the Agency as the Administrative General Partner and the Limited Partner. The Agency owns 99% of the Partnership. In June 2021, the Agency entered into a Purchase and Sale Agreement with the Partnership for the sale of the complex. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985.

A brief description of the Agency’s discrete component unit is as follows:

Kerman Acre, L.P., a California Limited Partnership was created to develop Granada Commons utilizing a layered finance approach using Low-income Housing Tax Credits, Capital Funds, HOME and other grant funds. The general partners of Kerman Acre, L.P., a California Limited Partnership, are Silvercrest, Inc., a joint venture of the Agency, Better Opportunities Builder, Inc., a related party of the Agency and the Agency. The Agency acting as Co-General Partner holds a 51.00% equity interest in Kerman Acre, L.P. with the ability to significantly influence its operations and therefore has been included as a discrete component unit under the guidance of GASB Statement No. 61. Complete audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985.

c) Basis of Presentation

The basic accounting and reporting entity is a “fund”. A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives with special regulations, restrictions or limitations.

The Agency has chosen to report their activity as one fund. The fund of the Agency is considered to be an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are also used when the governing body has decided that periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

d) Measurement Focus/Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The Agency's operations are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded at the time liabilities are incurred.

When the Agency incurs an expense for which both restricted and unrestricted resources may be used, it is the Agency's policy to use restricted resources first and then unrestricted resources as needed.

e) Cash and Cash Equivalents

The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits, and reserves for replacements with original maturities of three months or less from the date of acquisition that are not specifically restricted as to use.

f) Restricted Cash

Restricted cash represents deposits to lender required replacement reserve and impound accounts, insurance reserve, program funding and security deposit.

g) Assets Held for Sale

Several of the Agency's funds administer homeownership programs. Assets held for sale consist of housing units set aside by the Agency for these homeownership programs. These assets are recorded at the Agency's cost to purchase the property or upon entering into a contract for sale, the estimated realizable value, if lower. See Note 10 for further discussion.

h) Capital Assets

Capital assets are defined by the Agency as assets with an initial individual cost of \$5,000 or more and having an estimated useful life of greater than one year. All purchased capital assets are valued at historical cost. Contributed capital assets are recorded at acquisition value at the time received.

Capital assets acquired for proprietary funds are capitalized in the respective funds to which they apply. Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is reported on the proprietary funds balance sheet. Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. Buildings are being depreciated over a useful life of thirty years, modernization costs over ten years, and dwelling and other equipment over five years.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Major outlay for capital assets are capitalized as projects are constructed. For certain projects that are intended to be sold or transferred, construction in progress remains capitalized in the financial statements until such sale or transfer occurs.

i) Impairment of Capital Assets

The Agency reviews its capital assets for impairment whenever events or changes in circumstances indicate that there has been a decline in service utility that is magnitude and outside of the normal life cycle of the capital asset being evaluated. As of December 31, 2025, there has been no impairment of the capital assets.

j) Predevelopment Costs

The Agency incurs costs in connection with properties it is considering for development as well as costs associated with projects in the initial stages of development. These costs include such items as market studies, purchase options, environmental study costs, legal and accounting costs. Predevelopment costs are capitalized until such time as the project is no longer considered desirable or feasible, at which time the costs are expensed. Predevelopment costs related to projects that are ultimately developed are subsequently recorded as receivables to be repaid by the applicable projects.

k) Accounts Receivable and Allowance for Doubtful Accounts

Accounts receivable are stated net of an allowance for doubtful accounts. The Agency estimates an allowance based on an analysis of specific tenants, and landlord participants taking into consideration past due accounts and an assessment of the debtor's general ability to pay.

l) Net Position

Net position represents the difference between assets and DOR and liabilities and DIR. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. Net position is reported as unrestricted for all other net position that do not meet the definition of restricted or net investment in capital assets.

m) Operating Revenue and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Agency, these revenues are typically rental charges, developer revenue, and operating grants. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund. All revenue and expenses not meeting these definitions are reported as non-operating revenue and expenses.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

n) Income Taxes

The Agency is exempt from Federal Income and California Franchise Taxes except for taxable transactions incurred by the blended component unit operated by the Agency. The Agency files federal and state tax returns for the blended component unit.

o) Grant Restrictions

The Agency has received loans and grants from the U.S. Department of Housing and Urban Development, the U.S. Department of Agriculture, the California Housing Finance Agency, and the California Department of Housing and Community Development to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

Further, if the fund equity of the Agency's U.S. Department of Agriculture programs exceeds certain levels, the payments on these notes must be increased.

p) Use of Estimates

The financial statements are prepared in conformity with accounting principles generally accepted in the United States of America, and accordingly, include amounts that are based on management's best estimates and judgments. Accordingly, actual results may differ from the estimates.

q) Notes Receivable

The accompanying financial statements reflect the recording of certain notes receivable that represent loans made to various parties, including related parties. In certain cases, the amount of collection is dependent upon future residual receipts to be generated by the property or contingent upon the ability of the owner to sell the property at an amount sufficient to pay all liens against the property, including the obligation to the Agency. Where reasonably estimable, an allowance for doubtful accounts has been recorded to reflect management's best estimate of likely losses associated with non-repayment. An estimate of any additional potential losses associated with non-repayment cannot be reasonably estimated at this time.

r) Leases

Lessee: The Agency is a lessee under noncancellable leases and recognizes a lease liability and an intangible right-of-use lease asset in the statement of net position. The Agency recognizes lease liabilities with an initial individual value of \$1,000 or more and a useful life in excess of one year. The Agency initially measures the lease liability at the present value of the payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The right-of-use lease asset is initially measured as the initial amount of the lease liability, adjusted for payments made at or before the lease commencement date. Subsequently, the right-of-use lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset. Key estimates and judgments related to leases include how the Agency determines (1) the discount rate it uses

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

to discount the expected lease payments at present value, (2) the lease term, and (3) the lease payments.

- The Agency uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Agency generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease
- The lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the Agency is reasonably certain to exercise.

The Agency monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the right-of-use lease asset and the lease liability if certain circumstances occur that are expected to significantly affect the amount of the lease liability.

The right-of-use lease assets is included within capital assets in the statement of net position.

Lessor: The Agency is a lessor under noncancellable leases and recognizes a lease receivable and a deferred inflow of resources in the statement of net position. The Agency initially measures the lease receivable at the present value of the payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the lease term. Key estimates and judgments related to leases include how the Agency determines (1) the discount rate it uses to discount the expected lease receipts at present value, (2) the lease term, and (3) lease receipts.

- The Agency uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- The lease receipts included in the measurement of the lease receivable are composed of fixed payments (or in substance fixed payments) from the lessee.

The Agency monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and the deferred inflows of resources if certain circumstances occur that are expected to significantly affect the amount of the lease receivable.

s) Investment in Joint Ventures

The Agency has investments in joint ventures that are owned, operated, or governed by two participants as a separate and specific activity subject to joint control, in which the participants retain (a) an ongoing financial interest or (b) an ongoing financial responsibility. See note 9 for further disclosure.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

t) Defined Benefit Pension Plan

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Agency's California Public Employees' Retirement System (CalPERS) Plan (the Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Pension plan investments are reported at fair value.

GAAP requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2024
Measurement Date (MD)	June 30, 2025
Measurement Period (MP)	July 1, 2024 to June 30, 2025

u) Other Post Employment Benefits

Other Post-Employment Benefits (OPEB) For purposes of measuring the net OPEB (asset) liability, deferred outflows/inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Agency's plan ("OPEB Plan") the assets of which are held by CalPERS and additions to/deductions from the OPEB Plan's fiduciary net position have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

GAAP requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2024
Measurement Date (MD)	June 30, 2025
Measurement Period (MP)	January 1, 2025 to June 30, 2025

*Measurement period represents the first valuation period effective January 1, 2025. Subsequent measurement periods will span from July 1, to June 30.

v) Deferred Outflows/ Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until that time. The Agency has two items that qualify for reporting in this category: Deferred Outflows - Pension Related and Deferred Outflows - OPEB Related.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
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resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has three items that qualify for reporting in this category: Deferred Inflows - Pension Related, Deferred Inflows - OPEB Related, and Deferred Inflows - Leases Related.

w) New Accounting Pronouncements

During the year ended December 31, 2025, the Agency implemented the following new accounting standards issued by the GASB:

- Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions". The adoption was effective, January 1, 2025. As of December 31, 2025, the Agency was required the recognition of net OPEB liability and Deferred Inflow of Resources - OPEB.
- Statement No. 102, "Certain Risk Disclosure". Statement No. 102 establishes standards to provide users of financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The adoption of this Statement did not have a significant impact on the Agency's financial statements and related disclosures.

The Agency is currently analyzing its accounting practices to determine the potential impact on the financial statements for the following GASB Statements:

- Statement No. 103, "Financial Reporting Model Improvements". Statement No. 103 establishes standards to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for Agency's year ending December 31, 2026.
- Statement No. 104, "Disclosure of Certain Capital Assets". Statement No. 104 requires certain types of capital assets to be disclosed separately by major class of underlying asset in the capital assets note disclosures. The requirements of this Statement are effective for Agency's year ending December 31, 2026.
- Statement No. 105, "Subsequent Events". Statement No. 105 establishes standards to improve the financial reporting requirements for subsequent events. The requirements of this Statement are effective for Agency's year ending December 31, 2027.

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2) Cash and Cash Equivalents and Restricted Cash

Cash and cash equivalents held by the Agency at December 31, 2025, were classified as follows in the accompanying Statement of Net Position:

	Primary Government	Kerman Acre, L.P.
Cash and Cash Equivalents	\$ 9,666,614	\$ 62,334
Restricted Cash	4,194,619	29,161
Total Cash, Cash Equivalents and Restricted Cash	\$ 13,861,233	\$ 91,495

Disclosure Related to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity its fair value will be to changes in market interest rates. In accordance with the Agency's Investment Policy, the Agency manages its exposure to interest rate risks by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Disclosures Related to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

For the year ended December 31, 2025, the Agency did not maintain a significant equity position in investment pool activities, it is the policy of the Agency to invest only in highly rated securities to the extent practicable and where applicable by law.

Concentration of Credit Risk

The investment policy of the Agency contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. There are no investments in any one issuer (other than external investment pools) that represent 5% or more of the Agency's total investments.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires California banks and savings and loan associations to secure the Agency's deposits not covered by federal deposit insurance by pledging mortgages or government securities as collateral. The market value of mortgages must equal at least 150% of the face value of

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deposits. The market value of government securities must equal at least 110% of the face value of deposits. Such collateral must be held in the pledging bank's trust department in a separate depository in an account for the Agency.

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (broker-dealer, etc.) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the Agency's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools.

The Agency executed a "General Depository Agreement" with Wells Fargo on April 21, 2014. This agreement states that any portion of the PHA funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities as prescribed by HUD. Such securities shall be pledged and set aside in accordance with applicable law or Federal regulation.

The Agency's cash deposits and cash equivalents are \$10,400,963 at December 31, 2025. Bank balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 and for amounts over \$250,000 collateralized with securities held by the pledging financial institutions in the Agency's name in accordance with California Government Code as discussed above. As of December 31, 2025, \$502,404 is insured, \$8,533,625 is collateralized, and the remaining \$1,364,933 is uncollateralized cash deposits and cash equivalents.

Pooled Cash and Cash Equivalents

The Agency's cash and investments are pooled with the Housing Authority of the City of Fresno's cash and cash equivalents. Income from the investment of the pooled cash is allocated to each Agency's funds on a monthly basis, based on the average monthly balance of the fund as a percent of the average monthly total pooled cash balance.

3) Restricted Cash

Restricted cash consists of funds that cannot be disbursed by the Agency unless approval is obtained from another government agency, mortgagor, or restrictions are released.

Cash held by the California Housing Finance Agency (CHFA) can only be used for major repairs or insurance on the associated project and upon receipt of prior written approval from CHFA. Cash held as replacement reserves for the USDA projects cannot be disbursed without the approval of the USDA Rural Economic and Community Development. The funds held by CHFA, excess HAP funds and the funds held for the replacement of the USDA program projects are also reported as restricted net position. The amounts held by the Agency on behalf of program participants, tenants and for future HAP payments not yet taken as revenue are also reported as payable from restricted assets.

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Details of restricted cash at December 31, 2025 are as follows:

Cash Restricted for:	Kerman Acre, LP					
	Cash Restriction	In Liabilities	In Restricted Net Position	Cash Restriction	In Liabilities	In Restricted Net Position
Tenant Security Deposits	\$ 173,175	\$ 173,175	\$ -	\$ -	\$ -	\$ -
Emergency Housing Vouchers	114,282	114,282	-	-	-	-
Other Reserves	3,907,162	272,583	3,634,579	29,161	6,553	22,608
	<u>\$ 4,194,619</u>	<u>\$ 560,040</u>	<u>\$ 3,634,579</u>	<u>\$ 29,161</u>	<u>\$ 6,553</u>	<u>\$ 22,608</u>

4) Accounts Receivable

The Agency's accounts receivable consists of related party receivables, grant program receivables, overpayment to landlords and tenant rent receivables. Accounts receivables are carried at amortized costs, net of allowance for doubtful accounts. Provisions for losses are charged to operations in amounts sufficient to maintain an allowance for losses at a level considered adequate to cover probable losses inherent to the Agency's accounts receivable. The allowance for losses is based on management's evaluation of the collectability of the receivables and historical loss experience.

Accounts Receivable as of December 31, 2025 consists of the following:

Accounts Receivable - Tenants, Net of Allowance for Doubtful Accounts of \$76,659	\$ 201,056
Miscellaneous Receivables, Net of Allowance for Doubtful Accounts of \$40,109	418,169
Total Accounts Receivable	<u>\$ 619,225</u>

5) Due from Other Governments

At December 31, 2025, amounts Due from Other Governments consists of the following:

U.S. Department of HUD	\$ 224,170
Other	655,798
Total Due from Other Governments	<u>\$ 879,968</u>

6) Due from Related Parties

At December 31, 2025, amounts Due from Related Parties consists of the following:

Housing Authority of the City of Fresno	\$ 1,093,768
Limited Partnerships	202,388
Silvercrest, Inc	247,149
Total Due from Related Parties	<u>\$ 1,543,305</u>

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7) Capital Assets

Changes in the Capital Assets during the year ended December 31, 2025 were as follows:

	<u>Balance 12/31/2024</u>	<u>Additions</u>	<u>Dispositions/ Transfers</u>	<u>Balance 12/31/2025</u>
Capital assets not depreciated:				
Land	\$ 1,647,678	\$ 114,018	\$ (41,254)	\$ 1,720,442
Construction in progress	6,235,387	5,080,967	(171,768)	11,144,586
Total capital assets not depreciated	7,883,065	5,194,985	(213,022)	12,865,028
Capital assets being depreciated:				
Buildings and Improvements	60,634,121	90,964	(2,246,306)	58,478,779
Equipment	2,256,695	-	(80,757)	2,175,938
Intangible Right of Use Leases	256,982	-	-	256,982
Intangible Right of Use Software Arrangements	574,742	1,024,173	-	1,598,915
Total capital assets being depreciated	63,722,540	1,115,137	(2,327,063)	62,510,614
Less accumulated depreciation for:				
Buildings and Improvements	(53,066,578)	(1,007,403)	2,227,847	(51,846,134)
Equipment	(1,657,745)	(28,410)	89,448	(1,596,707)
Intangible Right of Use Leases	(88,485)	(54,358)	-	(142,843)
Intangible Right of Use Software Arrangements	(396,081)	(136,401)	-	(532,482)
Total accumulated depreciation	(55,208,889)	(1,226,572)	2,317,295	(54,118,166)
Total capital assets being depreciated, net	8,513,651	(111,435)	(9,768)	8,392,448
Total Capital Assets, Net	\$ 16,396,716	\$ 5,083,550	\$ (222,790)	\$ 21,257,476

On January 31, 2025, the Agency sold Parkside Apartments to an unrelated third party for the amount of \$4,100,000. The sales resulted with a net gain of \$4,040,031.

On October 10 2025 and November 18, 2025, the Agency sold single family homes to an unrelated third parties for the amount of \$330,000 and \$330,000, respectively. The sales resulted with a net gain of \$403,672.

On April 22, 2025, the Agency purchased two Nothem Parcels of land currently owned by the Mendota Esperanza Commons, LP, a related party, for the amount \$114,018.

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8) Notes Receivable

The following is a summary of changes in notes receivable during the year ended December 31, 2025:

	Balance 12/31/2024	Additions	Payments	Balance 12/31/2025	Interest Receivable
<u>Non-Related Parties:</u>					
324 J St.	\$ -	\$ 76,700	\$ -	\$ 76,700	\$ -
856 Church Ave.	-	130,200	-	130,200	-
Total non-related parties, net	-	206,900	-	206,900	-
<u>Related Parties:</u>					
Kerman Acre, L.P	\$ 678,835	\$ -	\$ -	\$ 678,835	\$ 357,082
Kingsburg Marion Villas AHP	450,000	-	-	450,000	185,208
Magill Terrace, LP	2,683,361	-	-	2,683,361	546,764
Mendota RAD	6,000,000	-	-	6,000,000	2,592,654
Orange Cove AHP	800,000	-	-	800,000	329,696
Orange Cove RAD	5,430,000	-	-	5,430,000	2,585,046
Parlier Oak Grove, LP	3,345,000	-	-	3,345,000	649,842
Reedley Kings River Commons AHP	578,000	-	-	578,000	-
Reedley Trailside Terrace	2,431,000	-	-	2,431,000	970,926
Reedley Trailside Terrace AHP	540,000	-	-	540,000	-
Sanger Memorial Village, LP	3,440,000	-	-	3,440,000	987,032
Shockley Terrace, LP	2,160,258	-	-	2,160,258	845,861
Clovis Solivita, LP	2,692,078	-	-	2,692,078	55,648
Kingsburg Linnaea Villas, LP	615,000	-	-	615,000	-
Corazón Del Valle	9,124,000	-	(4,150,000)	4,974,000	144,846
Corazón Del Valle - Predevelopment	1,869,580	-	(1,344,580)	525,000	-
Firebaugh La Joya Commons, LP	2,000,000	-	-	2,000,000	149,607
Villages at Paragon - Predevelopment	227,771	-	-	227,771	-
Mendota Esperanza - Predevelopment	331,800	-	-	331,800	-
Avalon Commons I - Predevelopment	10,500	-	-	10,500	-
Total due from related parties	45,407,183	-	(5,494,580)	39,912,603	10,400,212
Total	\$ 45,407,183	\$ 206,900	\$ (5,494,580)	\$ 40,119,503	\$ 10,400,212

324 J St.

On October 3, 2025, the Agency entered into a promissory note with an individual in the amount of \$76,700 for the sale of property located at 324 J Street, Sanger, California. The note bears interest at 0% per annum and is due within 10 years. The outstanding principal balance at December 31, 2025 was \$76,700.

856 Church Ave.

On November 14, 2025, the Agency entered into a promissory note with an individual in the amount of \$130,200 for the sale of property located at 856 Church Avenue, Sanger, California. The note bears no interest and is due within 10 years. The outstanding principal balance at December 31, 2025 was \$130,200.

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Kerman Acre, L.P.

On May 16, 2010, the Agency entered into a loan agreement with Kerman Acre, L.P., a related party to the Housing Authority of Fresno County. The note bears an interest rate of 7.5% compounded annually. Principal and interest payments are contingent upon residual funds available to Kerman Acre, L.P. The outstanding principal balance at December 31, 2025 was \$678,835 with accrued interest of \$357,082.

Kingsburg Marion Villas

On June 1, 2015, the Agency entered into an AHP loan agreement with Kingsburg Marion Villas, a related party to the Housing Authority of Fresno County in the amount of \$450,000. The Agency was awarded a grant through the Affordable Housing Program (AHP), and these funds were in turn loaned to the Kingsburg Marion Villas development. The note bears an interest rate of 3.36% compounded annually and matures in 55 years. The outstanding principal balance at December 31, 2025 was \$450,000 with accrued interest of \$185,208.

Magill Terrace, LP

On December 12, 2017, the Agency entered into an HAFC Capital Funds Mortgage Note agreement with Magill Terrace, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,000,000. The note is secured by, among other security, a subordinate lien mortgage Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on December 17, 2072.

On December 12, 2017, the Agency entered into an HAFC Seller Financing Mortgage Note agreement with Magill Terrace, LP, a related party to the Housing Authority of Fresno County in the amount of \$1,240,000. The note is secured by, among other security, a subordinate lien mortgage Deed of Trust. The note bears an interest rate of 2.64% per annum and matures on December 17, 2072.

As of December 31, 2025, the total outstanding principal balance of both loans was \$2,683,361 with accrued interest of \$546,764.

Mendota RAD

On December 26, 2013, the Agency entered into a loan agreement for \$600,000 with Mendota RAD, a related party to the Housing Authority of Fresno County. The purpose of the loan is to purchase a property in Mendota to rehabilitate into low-income housing. The note bears an interest rate of 3.32% compounded annually, and with a maturity date of December 20, 2068. Principal and interest payments are contingent upon residual cash flow available to Mendota RAD.

On December 20, 2013, the Agency entered into a second loan agreement with Mendota RAD for \$5,400,000 for the rehabilitation of a 123-unit low-income housing. The note bears a 3.32% interest rate compounded annually and with a maturity date of December 20, 2068. Principal and interest payments shall commence on August 1, 2015 from available Net Cash Flow as defined in the Amended Partnership Agreement.

As of December 31, 2025, the total outstanding principal balance for both loans were \$6,000,000 with accrued interest of \$2,592,654.

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Orange Cove RAD

On December 20, 2013, the Agency entered into a loan agreement for \$4,130,000 with Orange Cove RAD, a related party to the Housing Authority of Fresno County. The note bears an interest rate of 3.32% compounded annually, and with a maturity date of December 20, 2068. Principal and interest payments are contingent upon residual funds available to Orange Cove RAD.

On December 20, 2013, the Agency entered into a second loan agreement for \$1,300,000 with Orange Cove RAD to rehabilitate five former public housing sites into four sites consisting of 87 low-income-housing units. The note bears a 3.32% interest rate compounded annually with a maturity date of December 20, 2068. Principal and interest payment will commence on September 1, 2015 from available Net Cash Flow as defined in the Partnership Agreement.

On May 19, 2015, the Agency entered into a loan agreement with Orange Cove RAD in the amount of \$800,000 (the "AHP" Loan"). The AHP Loan is secured by a deed of trust on the Project and matures on May 19, 2070. The loan bears interest on the outstanding balance at 3.32%, compounded annually, as defined in the AHP loan agreement.

As of December 31, 2025, the total outstanding principal balance for all loans was \$6,230,000 with accrued interest of \$2,914,742.

Parlier Oak Grove, LP

On March 18, 2018, the Agency entered into a loan agreement for \$3,345,000 with Parlier Oak Grove, LP, a related party to the Housing Authority of Fresno County, the "HACF" Loan. The loan includes 3 notes: (1) a seller note in the amount of \$2,340,000; (2) disposition of proceeds realized from the sale of the western portion of Oak Grove in the amount of \$660,000 and (3) disposition of proceeds realized from the sale of a portion of Sunset Terrace II. The note is secured by, among other security, a subordinate lien mortgage deed of trust. The note bears an interest rate of 2.88% per annum and matures on January 31, 2075. As of December 31, 2025, the outstanding principal balance of the loan was \$3,345,000 with accrued interest \$649,842.

Reedley Kings River Commons

The Agency entered into a loan agreement with Reedley Kings River Commons, a related party to the Housing Authority of Fresno County. The Agency was awarded a grant through the Affordable Housing Program (AHP), these funds were in turn loaned to the Reedley Kings River Commons development. The note bears no interest with principal payable upon completion of the project. The outstanding principal balance at December 31, 2025 was \$578,000.

Reedley Trailside Terrace

On December 3, 2015, the Agency entered into a loan agreement for \$2,431,000 with Reedley Trailside Terrace, LP, a related party to the Housing Authority of Fresno County. The purpose of the loan is to purchase a property in Reedley to rehabilitate into low-income housing. The note bears a simple interest rate of 4%. Principal and interest payments are contingent upon residual funds available to Reedley Trailside Terrace, LP.

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On December 1, 2015, the Partnership obtained a loan in the amount of \$540,000 from HAFC (the "AHP Loan") from the funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP loan bears no interest and shall be payable from net cash flow and net cash proceeds, as defined in the Partnership Agreement. The AHP Loan shall be secured by a deed of trust on the Project and matures on June 1, 2070.

As of December 31, 2025, the total outstanding principal balance for both loans were \$2,971,000 with accrued interest of \$970,926.

Sanger Memorial Village, LP

On March 30, 2017, the Agency entered into an HAFC Operating Funds Mortgage Note agreement with Sanger Memorial Village, LP, a related party to the Housing Authority of Fresno County in the amount of \$1,340,000. The note is secured by, among other security, a subordinate lien mortgage Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on March 30, 2072.

On March 30, 2017, the Agency entered into an HAFC Seller Financing loan agreement with Sanger Memorial Village, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,100,000. The note is secured by, among other security, a subordinate lien mortgage or Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on March 30, 2072.

As of December 31, 2025, the total outstanding principal balance for both loans were \$3,440,000 with accrued interest of \$987,032.

Shockley Terrace, LP

On March 18, 2016, the Agency entered into an HAFC Capital Funds loan agreement with Shockley Terrace LP, a related party to the Housing Authority of Fresno County in the amount of \$1,010,258. The note is secured by the HAFC Capital Funds Construction Deed of Trust. The note bears an interest rate of 2.00% per annum and matures on March 18, 2071.

On March 18, 2016, the Agency entered into an HAFC Mortgage loan agreement with Shockley Terrace LP, a related party to the Housing Authority of Fresno County in the amount of \$1,150,000. The note is secured by the HAFC Construction Deed of Trust. The note bears an interest rate of 4.00% per annum and matures on March 18, 2071.

As of December 31, 2025, the total outstanding principal balance for both loans was \$2,160,258 with accrued interest of \$845,861.

Clovis Solivita, LP

On December 18, 2019, the Agency entered into an HAFC Capital Funds loan agreement with Clovis Solivita, LP, a related party to the Housing Authority of Fresno County in the amount of \$1,745,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 4.00% per annum and matures on January 31, 2077.

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On December 18, 2019, the Agency entered into an HAFC Mortgage loan agreement with Clovis Solivita, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,505,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 4.00% per annum and matures on January 31, 2077.

As of December 31, 2025, the total outstanding principal balance for both loans were \$2,692,078 with accrued interest of \$55,648.

Kingsburg Linnaea Villas, LP

On December 16, 2019, the Agency entered into an AHP loan agreement with Kingsburg Linnaea Villas, LP, a related party to the Housing Authority of Fresno County in the amount of \$615,000. The Agency was awarded a grant through the Affordable Housing Program (AHP), and these funds were in turn loaned to the Kingsburg Linnaea Villas development. The note bears no interest and matures on June 1, 2050. As of December 31, 2025, the outstanding principal balance was \$615,000.

Huron Corazón Del Valle Commons, LP

On April 7, 2022, the Agency entered into a disposition loan mortgage agreement with Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$4,150,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 2.00% per annum and matures on March 31, 2079.

On April 7, 2022, the Agency entered into a loan agreement with Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$3,680,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 2.00% per annum and matures on March 31, 2079.

On April 7, 2022, the Agency entered into a carryback loan agreement with Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$1,294,000. The note is secured by the construction deed of trust, security agreement and financing statement. The note bears an interest rate of 2.25% per annum and matures on March 31, 2079.

As of December 31, 2025, the total outstanding principal balance for all loans was \$4,974,000 with accrued interest of \$144,846.

On October 26, 2021, the Agency entered into a pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,250,000 for the pre-development of Huron Corazón del Valle Commons, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. As of December 31, 2025, the outstanding principal balance for the loan was \$281,000.

On April 7, 2022, the Agency entered into a completion guaranty with Wells Fargo Bank on behalf of Huron Corazón del Valle Commons, LP, a related party to the Housing Authority of Fresno County in the amount \$29,174,244. The note is secured by the construction and permanent deed of trust with absolute assignment of leases and rents, security agreement and financing statement. The note bears no interest. As of December 31, 2025, the outstanding principal balance for the loan was \$244,000.

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As of December 31, 2025, the total outstanding principal balance for all predevelopment loans was \$525,000.

Firebaugh La Joya Commons, LP

On June 23, 2023, the Agency entered into a HAFC Capital Funds loan agreement with Firebaugh La Joya Commons, LP, a related party to the Housing Authority of Fresno County in the amount of \$2,000,000. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears an interest rate of 3.00% per annum and matures on September 1, 2080. As of December 31, 2025, the outstanding principal balance was \$2,000,000 with accrued interest of \$149,607.

The Villages at Paragon, LP

On July 23, 2019, the Agency entered into a pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,000,000 for the rehabilitation of The Villages at Paragon Apartments. The note is secured by, among other security, a subordinate lien mortgage or deed of trust. The note bears interest at 5% per annum and matures on January 31, 2078. As of December 31, 2025, the outstanding principal balance for the loan was \$227,771.

Mendota Esperanza Commons, LP

On July 27, 2021, the Agency and the Housing Authority of the City of Fresno entered into a joint pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of Fresno County in the amount of \$1,000,000 for the pre-development of Mendota Esperanza, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. During 2024, \$790,000 was advanced for pre-development activities. As of December 31, 2025, the outstanding principal balance for the loan was \$331,800.

Avalon Commons I, LP

During November 17, 2020, the Agency and the Housing Authority of the City of Fresno entered into a joint pre-development loan agreement with Housing Relinquished Fund Corporation, a joint venture to the Housing Authority of the Fresno County in the amount of \$2,900,000 for the pre-development of Avalon Commons I, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 5.00% per annum and matures upon permanent loan conversion. During 2024, \$27,300 was advanced for pre-development activities. As of December 31, 2025, the outstanding principal balance for the loan was \$10,500.

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9) Investment in Joint Ventures

Investment in joint ventures as of December 31, 2025 consists of the following:

Joint Venture:

Housing Relinquished Fund Corporation	\$ 25,483,093
Housing Self Insurance Corporation	75,841
Silvercrest, Inc.	2,557,601
Villa Del Mar, Inc.	<u>(1,953)</u>

Total Investments in Joint Venture

\$ 28,114,582

Housing Relinquished Fund Corporation (HRFC) - This entity was created as a steward for the Housing Authority of the City and County of Fresno's development and investment capital. HRFC's Board of Directors is comprised of two members each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 22% allocation on distribution of net assets upon dissolution of HRFC. Audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. As of December 31, 2025, HRFC has total assets, liabilities and equity of \$76,290,065, \$3,100,000 and \$73,190,065 respectively. For the year end December 31, 2025, HRFC's revenue and expenses were \$6,331,904 and \$282,418 respectively.

Housing Self Insurance Corporation (HSIC) - The entity was organized to provide additional security against a variety of insurable and non-insurable losses to include deductibles, payouts, settlements, and other related obligations. HSIC's Board of Directors is comprised of two members each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 16% allocation on distribution of net assets upon dissolution of HSIC. HSIC does not issue separate financial statements. As of December 31, 2025, HSIC has total assets, liabilities and equity (deficit) of \$197,942, \$12,499, and \$185,443, respectively. For the year end December 31, 2025, HSIC's revenue and expenses were \$2,788 and \$33,957, respectively.

Silvercrest, Inc. - This entity is a California non-profit public benefit corporation. Silvercrest, Inc. was formed as a vehicle to own and operate a number of housing developments throughout Fresno County, primarily in a limited partnership arrangement with local developers. Silvercrest, Inc.'s Board of Directors is comprised of two members each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 27% allocation on distribution of net assets upon dissolution of Silvercrest, Inc. Audited financial statements, when they become available, may be requested by writing to the Housing Authority of Fresno County, at P.O. Box 11985, Fresno, California 93776-1985. As of December 31, 2025, Silvercrest, Inc. has total assets, liabilities and equity of \$32,774,792, \$20,753,199 and \$12,021,593, respectively. For the year end December 31, 2025, Silvercrest, Inc.'s revenue and expenses were \$5,292,031 and \$3,149,211, respectively.

Villa Del Mar, Inc. - Developed for purposes of ownership and management of the 48-unit Villa Del Mar affordable housing project in the City of Fresno. Villa Del Mar, Inc.'s Board of Directors is comprised of two members each of the City Housing Authority and County Housing Authority's Board of Commissioners. The Agency has a 0% allocation on distribution of net assets upon dissolution of Villa Del Mar, Inc. Villa Del Mar, Inc. does not issue separate financial statements. As of December 31, 2025, Villa Del Mar, Inc. has total assets, liabilities and equity (deficit) of \$27,118, \$491,850, and

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(\$464,732), respectively. For the year end December 31, 2025, Villa Del Mar, Inc.'s revenue and expenses were \$9,808 and \$39,608, respectively.

10) Assets Held for Sale

Assets held for sale consist of homes that are being developed using a variety of Federal, State, and local funds. The assets held for sale are recorded in the following funds as of December 31, 2025:

County Public Housing Program	\$ 194,326
Total Assets Held for Sale	\$ 194,326

In accordance with Section 5 of the Public Housing Act, the Agency sells single family homes to qualified low-income residents. At December 31, 2025, the book value of homes held for sale were \$194,326. During the year ended, 2 single family homes were sold for a net proceeds of \$xxx

11) Leases

Lease receivable

The Agency, as a lessor, has entered into lease agreements for the use of certain ground and commercial spaces. Terms of the agreements are listed below. As an interest rate implicit in the Agency's leases is not readily determinable, the Agency used the incremental borrowing rate of 3.52% obtained from their lenders. For the year ended December 31, 2025, the Agency has the following leases:

	<u>Current Lease Receivable</u>	<u>Non-Current Lease Receivable</u>	<u>Deferred Inflows of Resources</u>	<u>Lease Revenue</u>	<u>Lease Interest Revenue</u>
<u>Commercial Lease</u>					
1260-Marderosian Building	\$ 58,081	\$ 805,355	\$ 863,435	\$ 56,074	\$ 33,927
Maldonado Plaza	759,585	1,514,736	2,274,322	756,498	14,501
Total	\$ 817,666	\$ 2,320,091	\$ 3,137,757	\$ 812,572	\$ 48,428

Commercial lease

1260-Marderosian Building - On December 8, 2021, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a 5-year lease agreement with Central Valley Community Foundation, a California nonprofit corporation, for the property located at 1260 Fulton Street, Fresno, CA 93721. The Agency is receiving monthly payments of \$7,500 through 2027, with two 5-year options to extend.

Maldonado Plaza - On December 1, 2021, the Agency entered into a 1-year lease agreement with Peri & Sons Farms of CA, a Nevada limited liability Company, for the property located at 1779 Thomas Conboy Avenue, Firebaugh, CA 93622. During 2025, the lessee has exercised its 4 year-option to extend, and the Agency is received monthly payments of \$64,250 for 2025, and is receiving \$66,820 through 2026, \$69,476 through 2027, and \$72,253 through 2028.

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The following is a schedule for future lease payments expected through the terms of the lease agreements noted above subsequent to December 31, 2025:

	Total future rental payments	Less amount representing interest	Present value of future lease payments receivable
2026	\$ 891,840	\$ (74,174)	\$ 817,666
2027	925,737	(101,031)	824,706
2028	961,822	(128,994)	832,828
2029	97,629	(25,097)	72,532
2030	100,558	(22,457)	78,101
2031-2035	466,684	(65,248)	401,436
2036-2037	150,310	(39,822)	110,488
Total	<u>\$ 3,594,580</u>	<u>\$ (456,823)</u>	<u>\$ 3,137,757</u>

Lease Payable

On March 26, 2014, the Agency and the Housing Authority of the City of Fresno, a related party, jointly as a lessee, entered a master equity lease agreement with Enterprise FM Trust for service vehicles. Each vehicle lease contains various expiration dates and payment terms.

	Current Lease Liability	Non-Current Lease Liability	Right of Use Asset, Net	Lease Amortization Expense	Lease Interest Expense
Vehicles	\$ 46,670	\$ 67,468	\$ 114,139	\$ 54,358	\$ 11,329

The following is a schedule for the future minimum lease payment requirements through the term of the lease agreement noted above subsequent to December 31, 2025:

	Total future required payments	Less amount representing interest	Present value of future minimum lease payments
2026	\$ 56,082	\$ (9,412)	\$ 46,670
2027	40,729	(8,489)	32,240
2028	35,856	(7,442)	28,414
2029	8,893	(2,079)	6,814
Total	<u>\$ 141,560</u>	<u>\$ (27,422)</u>	<u>\$ 114,138</u>

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Subscription-Based Information Technology Arrangements ("SBITA")

On January 1, 2023, the Agency implemented GASB No. 96. The Agency identified one software arrangement that require recognition under GASB No. 96. This SBITA is recorded as intangible right of use software arrangement in the capital assets and subscription liability. As an interest rate implicit in the Agency's subscription arrangements are not readily determinable, the Agency uses the State of California incremental borrowing rate posted for GASB No. 96. For fiscal year 2023-2024 for leases 0 months to 60 months this rate was 2.63%. The terms in months are calculated to include option periods.

On October 1, 2020, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered a three-year agreement with 2 additional option years with a back office and property management platform. Annual payments are due in the amount of \$415,631, with an annual increase up to the Consumer Price Index. There is no option to purchase this software.

On October 1, 2020, the Agency and the Housing Authority of the City of Fresno, jointly entered a three-year agreement with 2 additional option years with a back office and property management platform. Annual payments are due in the amount of \$527,263, with an annual increase up to the Consumer Price Index, effective October 1, 2025. There is no option to purchase this software. As of December 31, 2025, the subscription payable is \$1,024,173, which represents the present value of the remaining payment as of December 31, 2025.

On January 31, 2023, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered a five-year agreement with a communications and collaboration servicer. Annual payments are due in the amount of \$71,289, starting the third year. There is no option to purchase this software. As of December 31, 2024, the Subscription payable is \$42,523, which represents the present value of the remaining payment due January 31, 2025.

12) Equity Investment in Component Unit

Kerman Acre, L.P. - A California limited partnership between two general partners the Agency (the "Co-General Partner") and Better Opportunities Builder, Inc. (the "Managing General Partner"); and one special limited partner Silvercrest, Inc. (the "Limited Partner"). The Partnership was formed for the purpose of developing and operating a 16-unit project located in Fresno, California known as Granada Commons Apartments.

This project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42. Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 16, 2010, profits, losses and tax credits are allocated 51.00% to the Co-General Partner, 44.00% to the Managing General Partner and 5.00% to the Limited Partner.

As of December 31, 2025, the Agency's share of its partners' deficit in the Kerman Acre, L.P. component unit was \$1,900,290.

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13) Long Term Liabilities

Changes in long-term liabilities during the fiscal year ended December 31, 2025 were as follows:

	Balance 12/31/2024	Additions	Payments/ Deletions	Balance 12/31/2025	Due Within One Year
<u>Notes Payable - Non-Related Parties:</u>					
Kingsburg Marion Villas - AHP	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -
Kings River Commons- AHP	578,000	-	-	578,000	-
Orange Cove- AHP	800,000	-	-	800,000	-
Reedley Trailside- AHP	540,000	-	-	540,000	-
Kingsburg Linnaea Villas - AHP	615,000	-	-	615,000	-
Sanger Wedgewood - LT	931,761	-	(20,709)	911,052	-
Marderosian Bldg-Valley Republic Bank	1,180,571	-	(32,018)	1,148,553	30,800
	5,095,332	-	(52,727)	5,042,605	30,800
<u>Notes Payable - Related Parties:</u>					
P&CD (Various pre-dev) to HRFC	2,393,440	-	-	2,393,440	2,393,440
Bridge Loans to HRFC					
Villages at Paragon	227,771	-	-	227,771	227,771
Corazón Del Valle	525,000	190,454	(715,454)	-	-
Mendota Esperanza	331,800	-	(239,711)	92,089	92,089
Avalon Commons I	10,500	-	(10,500)	-	-
County Section 8 to HRFC	323,185	-	-	323,185	-
Office building to HRFC	66,000	-	-	66,000	-
County RF to HRFC	455,656	-	-	455,656	-
	4,333,352	190,454	(965,665)	3,558,141	2,713,300
<u>Other Liabilities:</u>					
Interest Payable	545,582	115,191	-	660,773	5,242
Family Self-Sufficiency	128,340	88,045	(5,856)	210,528	-
Compensated Absences	223,546	839,814	(636,622)	426,738	329,108
Net Pension Liability	11,550,585	906,988	(2,294,939)	10,162,634	-
	12,448,053	1,950,038	(2,937,417)	11,460,673	334,350
Total Notes Payable	\$ 21,876,737	\$ 2,140,492	\$ (3,955,809)	\$ 20,061,419	\$ 3,078,450

The following is a schedule of debt payment requirements to maturity for notes payable:

Year Ending December 31	Principal	Interest	Total
2026	\$ 2,744,100	\$ 5,242	\$ 2,749,342
2027	55,901	246,057	301,958
2028	902,873	243,884	1,146,757
2029	1,300,054	241,716	1,541,770
2030	895,544	356,452	1,251,996
2031-2035	405,413	107,640	513,053
2036-2040	1,718,861	-	1,718,861
2041-2045	-	-	-
2046 and Beyond	578,000	-	578,000
	\$ 8,600,746	\$ 1,200,991	\$ 9,801,737

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Kingsburg Marion Villas

On July 1, 2015, the Agency entered into an AHP agreement with Rabobank in the amount of \$450,000 from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interest and the principal is payable in full in 2030. The Agency has loaned the proceeds to Kingsburg Marion Villas, a related party. See Note 8 for the Notes Receivable from Kingsburg Marion Villas related to this AHP Loan. As of December 31, 2025, the outstanding principal balance was \$450,000.

Kings River Commons

In December 2013, the Agency entered into an AHP agreement with Wells Fargo Financial National Bank in the amount of \$578,000 (the "AHP Loan") from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). The AHP Loan bears no interest and the principal is payable in full in 2068. The Agency has loaned the proceeds to Kings River Commons, a related party. See Note 8 for the Notes Receivable from Kings River Commons related to this AHP Loan. As of December 31, 2025, the outstanding principal balance was \$578,000.

Orange Cove

In May 2015, the Agency entered into a loan agreement with Rabobank in the amount of \$800,000 (the "AHP Loan") from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interest and the principal is payable in full in 2030. The Agency has loaned the proceeds to Orange Cove RAD, a related party. See Note 8 for the Notes Receivable from Orange Cove RAD related to this AHP Loan. As of December 31, 2025, the outstanding principal balance was \$800,000.

Reedley Trailside

On December 1, 2015, the Agency entered into a loan agreement with Mississippi Valley Company in the amount of \$540,000 (the "AHP Loan") from the funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP loan bears no interest and the principal is payable in full in 2070. See Note 8 for the Notes Receivable from Reedley Trailside related to this AHP Loan. At December 31, 2025, the outstanding principal balance was \$540,000.

Kingsburg Linnaea Villas

In December 2019, the Agency entered into a loan agreement with Wells Fargo National Bank West in the amount of \$615,000 (the "AHP Loan") from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program ("AHP"). Under the terms of the agreement, the AHP Loan bears no interest and the principal is payable in full on June 1, 2050. The Agency has loaned the proceeds to Kingsburg Linnaea Villas, LP, a related party. See Note 8 for the Notes Receivable from Kingsburg Linnaea Villas, LP related to this AHP Loan. As of December 31, 2025, the outstanding principal balance was \$615,000.

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Sanger Wedgewood, LP

On June 4, 2021, Sanger Wedgewood, LP, the blended component unit on the Agency, entered into a loan agreement with Citizens Business Bank in the amount of \$1,010,000 (the "LT Loan"). Under the terms of the agreement, the LT loan bears 4.00% interest per annum and matures on May 4, 2036. As of December 31, 2025, the outstanding principal balance was \$911,052.

Marderosian Building Note

On March 16, 2022, the Agency and the Housing Authority of the City of Fresno, jointly entered into a loan agreement with Valley Republic Bank in the amount of \$2,500,000. Under the terms of the agreement, the loan bears 4.00% interest per annum and matures on April 5, 2037. The loan is allocated 50-50 between the borrowers. As of December 31, 2025, the outstanding principal balance was \$1,148,553.

Housing Relinquished Fund Corporation (HRFC)

The Agency entered into various notes with HRFC for the purpose of pre-development activities. The notes accrue interest at 5% per annum and payments are made from the sale of the properties. The outstanding principal balance at December 31, 2025 was \$2,393,440.

In April 2007, the Agency entered into a promissory note agreement with the Housing Relinquished Fund Corporation (HRFC) for \$655,656. The note is non-interest bearing and repayment terms are not explicitly stated. The outstanding principal balance at December 31, 2025 was \$455,656.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Villages at Paragon, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. The outstanding principal balance on this note at December 31, 2025 was \$227,771.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Huron Corazón del Valle Commons, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. As of December 31, 2025, the loan was paid in full.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Mendota Esperanza, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. The outstanding principal balance on this note at December 31, 2025 was \$92,089.

During 2024, the Agency and the Housing Authority of the City of Fresno, a related party, jointly entered into a bridge loan with HRFC, for the pre-development of Avalon Commons I, LP, a related party of the Housing Authority of Fresno County. The note bears an interest rate of 4.00% per annum and matures upon permanent loan conversion. As of December 31, 2025, the loan was paid in full.

As of December 31, 2025, the outstanding principal balances for the four bridge loans were \$319,860.

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In February 2010, the Agency entered into a promissory note agreement with the Housing Relinquished Fund Corporation (HRFC) for \$323,185. This is a non-interest-bearing note, payable in full on March 31, 2013, or the later of the sale of the properties. The outstanding principal balance at December 31, 2025 was \$323,185.

The Agency entered into a promissory note agreement with the HRFC for \$66,000, representing partial funding related to the acquisition of the Central Office Building. This note is non-interest bearing and repayment terms are not explicitly stated. The outstanding principal balance at December 31, 2025 was \$66,000.

Family Self-Sufficiency

The Family Self-Sufficiency (FSS) program provides supportive services that enable participating low-income and moderate-income families to achieve economic independence and self-sufficiency. The Agency contracts with each participating family to set aside funds in an interest-bearing account until that family can afford to pay its entire monthly rent without assistance from the Authority. Upon successful completion of the program requirements, the funds are released and disbursed to the family. The amount held for FSS participants at December 31, 2025 was \$210,528.

Compensated Absences Payable

The liability for compensated absences reported on the statement of net position consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. It is the Agency's policy to permit employees to accumulate earned but unused vacation leave, which will be paid to employees upon separation from the Agency's service or used in future periods. The Agency permits employees to accumulate earned but unused sick leave which will be used in future periods, paid to the employee upon termination, or upon retirement. The Executive Director is not entitled to receive cash out of accrued sick leave. Other employees are paid 25% of the value of their unused sick leave upon voluntary separation, and 50% upon retirement or death.

Employees are paid 100% of unused vacation leave upon separation of employment as provided in the applicable collective bargaining agreement and in accordance with the law.

At December 31, 2025, accrued vacation and vested sick leave have been valued by the Agency at \$426,738 with the current portion due in the amount \$329,108

14) Due to Other Governments

At December 31, 2025, amounts due to other governments consists of the following:

Payments in Lieu of Taxes	\$ 207,018
U.S. Department of HUD	<u>1,004</u>
Total Due to Other Governments	<u>\$ 208,022</u>

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15) Due to Related Parties

At December 31, 2025, amounts due to related parties consist of the following:

Silvercrest, Inc.	\$ 565
Total Due to Related Parties	<u>\$ 565</u>

16) Other Current Liabilities

Other current liabilities at December 31, 2025, consist of the following:

Unclaimed Checks/Refunds	\$ 128,199
Accrued Expenses	33,979
Other Liabilities	36,950
Total Other Current Liabilities	<u>\$ 200,638</u>

17) Unearned Revenues

Unearned revenues at December 31, 2025, consist of the following:

Grant	\$ 350,280
Prepaid Tenant Rents	74,040
Other	6,115
Total Unearned Revenues	<u>\$ 430,435</u>

18) Deferred Compensation

The Agency offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The plan, available to all permanent employees, permits them to defer a portion of their current salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. Annual contributions by a participant may not exceed \$23,000 established by IRS for 2024. Employees may also borrow against their deferred compensation account while employed under the deferred compensation loan program. The 401(a) Plan also provides an employer-matching contribution on amounts up to \$900 per employee to defer into the 457 plan. The employer contribution to the 457 plan amounted to \$65,512 for the year ended December 31, 2025. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries.

The Agency maintains two plans which are administered by Mass Mutual and the California Public Employees' Retirement System. These funds are not recorded as assets of the Agency since they are held in trust for the exclusive benefit of participants and their beneficiaries and are not subject to claims of the Agency's general creditors.

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19) Defined Benefit Pension Plan

All qualified permanent and probationary employees are eligible to participate in the Local Government's Miscellaneous Plans, agent multiple-employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Plan's Major Benefit Options

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment.

Shown below is a summary of the major optional benefits for which the agency has contracted.

Contract Package			
	Active Miscellaneous	Active Miscellaneous - PEPR	Receiving Miscellaneous
Benefit Provision			
Benefit Formula	2.0% @ 60	2.0% @ 62	
Social Security Coverage	Yes	Yes	
Full/Modified	Modified	Full	
Employee Contribution Rate	7.00%	6.25%	
Final Average Compensation Period	One Year	Three Year	
Sick Leave Credit	Yes	Yes	
Non-Industrial Disability	Standard	Standard	
Industrial Disability	No	No	
Pre-Retirement Death Benefits			
Optional Settlement 2W	No	No	
1959 Survivor Benefit Level	No	No	
Special	No	No	
Alternate (firefighters)	No	No	
Post-Retirement Death Benefits			
Lump Sum	\$500	\$500	\$500
Survivor Allowance (PRSA)	No	No	No
COLA	2%	2%	2%

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Employees Covered:

Summary of Valuation Data (Counts)

	June 30, 2025
1. Active Members	118
2. Transferred Members	41
3. Terminated Members	97
4. Retired Members and Beneficiaries	115
5. Active to Reitred Ratio [(1)/(4)]	1.03

Counts of members included in the valuation are counts of the records processed by the valuation. Multiple records may exist for those who have service in more than one valuation group. This does not result in double counting of liabilities.

Average Annual Benefits represents benefit amounts payable by this plan only. Some members may have service with another agency and would therefore have a larger total benefit than would be included as part of the average shown here.

Contribution Description

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as the member contribution requirements are classified as plan member contributions.

For the measurement period ending June 30, 2025, the average active employee contribution rate is 7.00 percent of annual pay, and the average employer's contribution rate is 7.65 percent of annual payroll. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer Paid Member Contributions or situations where members are paying a portion of the employer contribution.

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Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The June 30, 2024 valuation was rolled forward to determine the June 30, 2025 total pension liability based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Actuarial Cost Method
Actuarial Assumptions	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table ¹	Derived using CalPERS' Membership Data for all funds
Post Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter

¹ The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability as of June 30, 2025, was 6.90%. This is based on the long-term expected rate of return on plan assets and is net of investment expenses but not reduced for administrative expenses. In determining the long-term expected rate of return, CalPERS took into account 20-year market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated and combined with risk estimates to project compound (geometric) returns over the long term.

Asset Class	Assumed asset allocation ¹	Long-Term Expected Real rate of return (1), (2)
Public Equity	37.0%	4.56%
Private Equity	17.0%	5.56%
Fixed Income	28.0%	2.53%
Real Assets	15.0%	3.03%
Private Debt	8.0%	4.93%
Strategic Leverage	(5.0%)	1.40%

(1) An expected annual rate of price inflation of 2.30% was used for this period.

(2) Figures are based on the 2024 Mid-Cycle Asset Liability Management study.

The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected

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future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability

The Changes in Net Pension Liability for the measurement period ended June 30, 2025 were as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Pension	Net Pension Liability
Balance at: June 30, 2024	\$ 48,632,274	\$ 37,081,689	\$ 11,550,585
Changes recognized for the measurement period:			
Service Cost	1,312,752	-	1,312,752
Interest on Total Pension Liability	3,370,830	-	3,370,830
Changes of Benefit Terms	-	-	-
Changes of Assumptions	-	-	-
Differences between Expected and Actual Experience	711,427	-	711,427
Net Plan to Plan Resource Movement	-	-	-
Contributions - Employer	-	1,673,762	(1,673,762)
Contributions - Employee	-	623,979	(623,979)
Net Investment Income	-	4,511,717	(4,511,717)
Benefit Payments, including Refunds of Employee Contributions	(2,294,939)	(2,294,939)	-
Administrative Expense	-	(26,498)	26,498
Other Miscellaneous Income	-	-	-
Net Changes during 2024-2025	3,100,070	4,488,021	(1,387,951)
Balance at: June 30, 2025	\$ 51,732,344	\$ 41,569,710	\$ 10,162,634

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Plan as of the Measurement Date, calculated using the discount rate of 6.90 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate.

	Discount Rate -1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate +1% (7.90%)
Plan's Net Pension Liability/(Assets)	\$ 17,356,754	\$ 10,162,634	\$ 4,239,659

Subsequent Events

CalPERS will be completing an Asset Liability Management (ALM) review process in November 2025 that will review the capital market assumptions as well as the risk and asset allocation analysis and ascertain whether a change in the discount rate is warranted. As part of the ALM process, the Actuarial Office will be completing its Experience Study to review economic assumptions other than the discount rate as well as all demographic assumptions and make recommendations to modify

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future assumptions where appropriate. Any resulting changes will be reflected as of the June 30, 2025, valuation date and June 30, 2026, measurement date.

Recognition of Gains and Losses

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net Difference between projected and actual earnings on pension plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL) of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period

Expected Average Remaining Service Lifetime (EARSL)

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

The EARSL for the Plan for the measurement period ending June 30, 2025 is 3.6 years, which was obtained by dividing the total service years of 1,336 (the sum of remaining service lifetimes of the active employees) by 372 (the total number of participants: active, inactive, and retired). Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

Deferred Outflows and Deferred Inflows of Resources

For the measurement period ended June 30, 2025, the Agency incurred a pension expense of \$1,540,164.

As of June 30, 2025, the Housing Authority of Fresno County has deferred outflows and deferred inflows of resources related to pensions listed below. Contributions subsequent to the measurement date are also shown as a Deferred Outflow of Resources.

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	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
Changes of Assumptions	\$ -	\$ -
Differences between Expected and Actual Experience	513,808	(294,604)
Net Difference between Projected and Actual Earnings on Pension Plan Investments	-	(1,026,183)
Payment on pension contributions between measurement date and fiscal year end	-	-
Total	<u>\$ 513,808</u>	<u>\$ (1,320,787)</u>

The \$806,979 in pension payments between June 30 and December 31, 2025, reported as deferred outflows of resources related to employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the fiscal year ended December 31, 2025.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Amortization of Deferred Outflows/(Inflows) of Resources
December 31:

2026	\$ 487,163
2027	(447,100)
2028	(454,921)
2029	(392,121)
2030	-
Thereafter	-
	<u>\$ (806,979)</u>

\$ 513,808
<u>(1,320,787)</u>
<u>(806,979)</u>

Payment on pension contributions between measurement
date and fiscal year end

<u>\$ -</u>

20) Other Postemployment Benefits (OPEB)

Plan Description

Effective January 1, 2025, the Agency contracted with CalPERS to provide eligible employees with post-retirement medical healthcare benefits. The Agency participates in the CalPERS medical

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program as permitted under the Public Employees' Medical and Hospital and Care Act ("PEMHCA"). As such, the Authority is obligated to contribute toward the cost of retiree medical coverage for the retiree's lifetime or until coverage is discontinued. For all employees to be eligible for this benefit, the employee must retire from the Agency at age 50 or later (age 52 or later for Miscellaneous members entering CalPERS on or after January 1, 2013) with at least five years of eligible service. Eligible service includes service with CalPERS employers and reciprocal retirement systems.

Employees are eligible for postretirement health insurance coverage under Government Code Section 22920, the retiree and their qualified family members are eligible for health benefits. The calendar year employer contribution may not be less than the amount stipulated by the Government Code which is \$100 per month for calendar year 2025.

The Agency contributes towards retiree medical coverage under the Unequal Method. Under this approach, the Agency's retiree medical contribution is phased in as a percentage of PEMHCA minimum employer contribution. Retirees are responsible for any premium costs above the Agency's contribution. For 2025, the Agency contributed \$55.30 per month.

Plan Membership

As of the valuation date of June 30, 2025, there are 3 retirees receiving benefits under the program and no other retiree who is currently waiving coverage. At the same measurement date, the Agency had 117 active employees.

Actuarial Methods

Actuarial Cost Method	Entry Age Normal
Amortization Methodology	Straight-line amortization over the Average Future Working Lifetime for assumption changes and experience gains/losses. Asset gains/losses are amortized over 5 years.
Plan Fiduciary Net Position	Market value of assets as of the measurement date.
Measurement Date	June 30, 2025
Valuation Date	June 30, 2025
Funding Policy	Pay-as-you-go
Valuation Model	Results in this report were calculated using ProVal actuarial valuation software in accordance with its intended purpose. We have not identified any material inconsistencies in ProVal's assumptions or outputs that would affect this valuation. ProVal was developed in 1994 and maintained by WinTech, a company that provides valuation and projection software for both pension and other postemployment benefit plans.

Actuarial Assumptions

Discount Rate	5.20% on June 30, 2025 4.06% on January 1, 2025
Payroll Increases	2.80% annual increases.

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Health Care Trend

Short-term healthcare trends are based on recent plan experience. Long-term trends are based on the Society of Actuaries recommended use of the "Getzen Model".

Year Beginning	Increase in Premium Rates	
	Pre-65	Post-65
2025	Actual	Actual
2026	8.63%	6.15%
2027	8.13%	5.65%
2028	7.60%	5.33%
2029	7.04%	5.18%
2030	6.48%	5.03%
2031	5.92%	4.88%
2032	5.36%	4.74%
2033	4.80%	4.59%
2034	4.41%	4.41%
2035	4.30%	4.30%
...		
2075+	4.00%	4.00%
PEMHCA Minimum		3.00%

**Plan Distribution for
Calculating Baseline Costs**

Plan	Pre- Medicare	Post-Medicare
Anthem BC Select	2%	0%
Anthem BC Traditional	2%	0%
BS Access+ HMO	2%	0%
Kaiser Permanente	77%	0%
PERS Gold	5%	0%
PERS Platinum	1%	0%
UHC SignatureValue Alliance	11%	0%
Kaiser Senior Adv.	0%	86%
UHC Med. Adv. PPO	0%	14%
Total	100%	100%

**Average Monthly Per Capita
Claims Cost (Baseline Cost)**

Retiree & Spouse	\$966.82	\$413.88
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Current active employees will choose the same coverage at retirement.

Medicare Coverage

All future retirees will be eligible for Medicare when they reach age 65.

Morbidity Factors

2021 CalPERS Study

Population for Curving

2021 CalPERS Study

CalPERS health premiums for Medicare eligible retirees are based on Medicare eligible retiree claims experience and represent the true cost of retiree coverage. No implicit subsidy is calculated for Medicare retirees.

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Age-Weighted Monthly Claims	Age	Male	Female
	50	\$1,072	\$1,030
	55	\$1,407	\$1,197
	60	\$1,767	\$1,402
	61	\$1,839	\$1,446
	62	\$1,910	\$1,491
	63	\$1,983	\$1,535
	64	\$2,053	\$1,580
Health Plan Participation	20% of future retirees will participate in the medical plan.		
Mortality	Pre-Retirement: CalPERS 2021 Mortality pre-retirement Post-Retirement: CalPERS 2021 Mortality post-retirement		
Disability	N/A		
Retirement	CalPERS 2021 Experience		
Withdrawal	CalPERS 2021 Experience		
Percent Married	30% of future retirees will cover a spouse. Male spouses are assumed to be 3 years older than female spouses.		

Changes in the OPEB Liability

The changes in the net OPEB liability for the OPEB Plan are as follows:

	Total OPEB liability	Fiduciary net position	Net OPEB liability (asset)
Balance at January 1, 2025	\$ 684,886	\$ -	\$ 684,886
Changes recognized for the measurement period			
Service cost	27,033	-	27,033
Interest cost	14,304	-	14,304
Difference between expected and actual experience			
Assumption changes	(106,221)	-	(106,221)
Net investment income	-	-	-
Benefit payments	(442)	(442)	-
Contributions - employer	-	442	(442)
Contributions - employee	-	-	-
Administrative expense	-	-	-
Change of benefit terms	-	-	-
Assumption changes	-	-	-
Net changes during the year	(65,326)	-	(65,326)
Balance at June 30, 2025	\$ 619,560	\$ -	\$ 619,560

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Sensitivity of the net OPEB liability to changes in the discount rate

The following presents the Agency's net OPEB liability if it were calculated using a discount rate that is one percent point lower or one percent point higher than the current rate as of the measurement date:

	Discount Rate -1% (6.20%)	Current Discount Rate (5.20%)	Discount Rate +1% (7.20%)
Net OPEB Liability	\$ 543,140	\$ 615,560	\$ 711,470

Sensitivity of the net OPEB liability to changes in the Healthcare cost trend rates

The following presents the Agency's net OPEB liability if it were calculated using healthcare cost trend rates that are one percent point lower or one percent point higher than the current rate as of the measurement date:

	1% Decrease	Current Trend	1% Increase
Net OPEB Liability	\$ 524,947	\$ 619,560	\$ 738,867

Recognition of deferred outflows and deferred inflows of resources

Gains and losses related to changes in total OPEB (asset) liability and fiduciary net position are recognized in OPEB expense systematically over time.

Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

OPEB expense and deferred outflows/inflows of resources related to OPEB

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time.

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For the fiscal year ended December 31, 2025, the Agency recognized OPEB expense of \$705,854. As of December 31, 2025, the Agency reported deferred outflows/inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Changes in assumptions	-	97,369
Net difference between projected and actual investment earnings	-	-
Employer contribution made after measurement date*	11,075	-
Total	\$ 11,075	\$ 97,369

* Determined as of the fiscal year ending December 31, 2025.

The \$11,075 reported as deferred outflows of resources related to contributions made subsequent to the December 31, 2025 measurement date will be recognized as a reduction of the net OPEB liability during the Agency's fiscal year ending December 31, 2025. Other amounts reported as deferred outflows/inflows of resources related to OPEB will be recognized as revenue for years subsequent to December 31, 2025 as follows:

Recognized Deferred Outflows/(Inflows) of Resources	
December 31:	
2026	\$ (8,852)
2027	(8,852)
2028	(8,852)
2029	(8,852)
2030	(8,852)
Thereafter	(53,109)
	<u>\$ (97,369)</u>

21) Insurance Coverage

HARRP

The Agency is a member of the Housing Authority Risk Retention Pool (HARRP). HARRP was established by public housing authorities participating in an intergovernmental cooperation agreement pursuant to specific statutes in Oregon, Washington, California and Nevada for the purpose of operating and maintaining a cooperative program of risk management and loss indemnification. HARRP offers property, general liability, automobile liability, and physical damage, fidelity, and errors and omissions, which includes employment practices and director's and officers' liability insurance to participants. The relationship between the Agency and HARRP is such that HARRP is not a component unit of the Agency for financial reporting purposes.

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The Agency's insurance expense was \$528,322 for the year ended December 31, 2025. The loss limits for the various types of insurance are as follows: individual structure stated value, with full replacement cost, for property with a deductible per occurrence of \$10,000; \$2,000,000 for general liability with no deductible; \$2,000,000 for automobile liability, including losses arising from the use of a non-owned covered automobile; \$100,000 for employee dishonesty and forgery and alteration with a \$1,000 deductible; \$10,000 for employee theft with a \$1,000 deductible; and \$2,000,000 for errors and omissions with a 10% co-pay.

This activity related to risk management is also accounted for in the Housing Self Insurance Corporation (HSIC), a joint venture of the Agency. HSIC records an expense when it pays for repairs to the Agency's properties when incurred. HSIC records revenue when it receives payment from the Agency for insurance premiums recorded as expense by the Agency.

California Housing Workers' Compensation Authority

The Agency is insured for workers' compensation claims through the California Housing Workers' Compensation Authority (CHWCA). Under this program, the pool provides up to \$550,000 workers' compensation coverage and \$550,000 employer's liability coverage. The Authorities are insured for Statutory Workers' Compensation by the Safety National Casualty Corporation. The pool provides up to \$5,000,000 per occurrence. The Agency's worker's compensation insurance expense was \$205,980 for the year ended December 31, 2025.

22) Participation in Related Party Limited Partnerships

Firebaugh Gateway, LP

Firebaugh Gateway, LP was formed to expand the development and availability of long-term senior housing for low-income persons residing in the City of Firebaugh, California. This includes the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction, and development of a 30-unit affordable housing project for seniors. This property is located in the City of Firebaugh, County of Fresno, California and known as Firebaugh Gateway Apartments.

The partnership was originally formed on August 20, 2015, by Firebaugh Gateway AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. BALIHTC 2016-5, LLC and US Bancorp Community Development Corporation are the respective Limited Partner and State Credit Partners.

Kingsburg Marion Villas, LP

Kingsburg Marion Villas, LP was formed to acquire, construct, and operate Kingsburg Marion Villas, a 45-unit affordable senior housing complex and community resource building in Kingsburg, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on March 18, 2014, by Kingsburg Marion Villas AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a

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California Nonprofit public benefit corporation as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. PNC Bank National Association is the Investor Limited Partner; PNC Real Estate Tax Credit Capital Fund 47 is the State Limited Partner and Columbia Housing SLP Corporation as the Special Limited Partner.

Magill Terrace, LP

Magill Terrace, LP was formed for the purpose of developing and operating a 60-unit project located in Fowler, California. The project qualifies for the federal low-income housing tax credit program as described in Internal Revenue and Taxation Code section 42. The partnership received an exemption from real estate taxes under California Revenue and Taxation Code section 214 (g).

The partnership formed on July 5, 2017 and pursuant to the Amended and Restated Agreement of Limited Partnership dated December 14, 2017 between Magill Terrace, AGP, LLC and the Administrative General Partner, Silvercrest, Inc. (the General Partner) and Wells Fargo Affordable Housing Community Development Corporation (the Investor Limited Partner). Profits, losses and tax credits are allocated 0.005% to the Managing General Partner, 0.005% to the Administrative General Partner and 99.99% to the Investor Limited Partner.

Mendota RAD, LP

Mendota RAD, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Mendota, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 20, 2013, by Mendota RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. PNC Bank, National Association is the Investor Limited Partner, and Columbia Housing SLP Corporation is the Special Limited Partner.

Orange Cove RAD, LP

Orange Cove RAD, LP was formed to acquire, construct and/or rehabilitate, and operate a scattered site affordable-housing development and community resource building in Orange Cove, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 20, 2013, by Orange Cove RAD AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. PNC Bank, National Association is the Investor Limited Partner, and Columbia Housing SLP Corporation is the Special Limited Partner.

Parlier Oak Grove, LP

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Parlier Oak Grove, LP was formed for the purpose of developing and operating a 56-unit project located in Parlier, California known as Oak Grove. The project qualifies for the federal low-income housing tax credit program as described in Internal Revenue Code Section 42. The partnership received exemption from real estate taxes under California Revenue and Taxation Code section 214(g).

The partnership was originally formed on October 12, 2017 by Parlier Oak Grove, AGP, LLC (the Administrative General Partner), Silvercrest, Inc., (the Managing General Partner) and Wells Fargo Affordable Housing Community Development Corporation (the Investor Limited Partner). Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 21, 2018, profits, losses and tax credits are allocated 0.005% to the Managing General Partner, 0.005% to the Administrative General Partner and 99.99% to the Investor Limited Partner.

Reedley Kings River Commons, LP

Reedley Kings River Commons, LP was formed to acquire, construct, and operate an affordable-housing complex and community resource building in Reedley, California. The project received low-income housing tax credits through the California Tax Credit Allocation Committee.

The partnership was originally formed on December 1, 2013, by Reedley Kings River Commons AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation, as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. R4 FR Acquisition LLC is the Investor Limited Partner, and Silvercrest, Inc. is the Withdrawing Special Limited Partner.

Reedley Trailside Terrace, LP

Reedley Trailside Terrace, LP was formed to expand the development and availability of affordable housing for low-income persons residing in the City of Reedley, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Reedley, County of Fresno, California, of a 55-unit affordable housing project, generally known as Trailside Terrace Apartments.

The partnership was originally formed on August 20, 2015, by Reedley Trailside Terrace AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. PNC Bank National Association is the Investor Limited Partner; PNC Real Estate Tax Credit Capital Fund 47 is the State Limited Partner and Columbia Housing SLP Corporation is the Special Limited Partner.

Sanger Memorial Village, LP

Sanger Memorial Village, LP was formed to expand the development and availability of long-term housing for low income persons residing in the City of Sanger, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development on real property located in the City of Sanger, County of Fresno, California, of an affordable-housing project, generally known as Sanger Memorial Village, and is anticipated to include 48 units of multifamily housing.

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The partnership was originally formed on October 27, 2016 and is a limited partnership between Sanger Memorial Village, AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. U.S. Bancorp Community Development Corporation is the respective Limited Partner and State Credit Limited Partner.

Shockley Terrace, LP

Shockley Terrace, LP was formed to expand the development and availability of long-term housing for low-income persons residing in the City of Selma, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development, on real property located in the City of Selma, County of Fresno, California, of a 48-unit affordable housing project for families, generally known as Shockley Terrace.

The partnership was originally formed on September 14, 2015, by Firebaugh Gateway AGP, LLC, a California limited liability company, as the Administrative General Partner and Silvercrest, Inc., a California Nonprofit public benefit corporation as the Managing General Partner. The day-to-day operations of the partnership are controlled by the Managing General Partner. BALIHTC 2016-5, LLC and US Bancorp Community Development Corporation are the respective Limited Partner and State Credit Limited Partners.

Clovis Solivita, LP

Clovis Solivita, LP was formed in July of 2019 to expand the development and availability of long-term housing for low-income persons residing in the County of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development of the complex. The complex is anticipated to include 60 units of multifamily housing. The project filed a notice to proceed with construction on January 6, 2020. As of December 31, 2025, there is no substantial activity to report.

Kingsburg Linnaea Villas, LP

Kingsburg Linnaea Villas, LP was formed in August of 2019 to expand the development and availability of long-term housing for low-income persons aged 62 years and older, residing in the County of Fresno, California, including the sale of low-income housing tax credits and entering into agreements for the financing, planning, construction and development of the complex. The complex is anticipated to include 47 units of multifamily housing. The project filed a notice to proceed with construction on December 3, 2019. As of December 31, 2025, there is no substantial activity to report.

23) Other Related Parties

Better Opportunities Builders, Inc.

The Executive Director of the Agency serves as the Secretary-Treasurer of Better Opportunities Builders, Inc. (BOB). The Agency's Director of Planning & Community Development serves as the Chief Executive Officer of BOB. One of the Agency's Commissioners serves on the Board of Directors of BOB. The remaining Board of Directors are selected by other affiliated agencies. BOB has agreed to be the Managing General Partner in several low-income housing projects within the City of Fresno.

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Housing Authority of the City of Fresno

The Housing Authority of the City of Fresno was established by a resolution of the Fresno City Council on March 14, 1940. The Authority is governed by a seven-member Board of Commissioners who are appointed to four-year terms by the City Council, reports on a calendar year, and issues separate financial and compliance audits. The County and City Housing Authorities operate and report separately while sharing the same management team and staff. All significant related party transactions have been appropriately identified in the accompanying financial statements.

The budget document for the jointly managed operations is approved by both Boards of Commissioners. If one Board amends budgetary data subject to its jurisdiction, executive staff of the Authorities amends the joint budget as necessary to accommodate such changes. Although each Board takes action to approve its portion of the budget, the budget adoption process reflects considerable interplay between the two Boards and is essentially a single process managed by the shared management and staff of the two Authorities.

Beyond Housing Foundation

Beyond Housing Foundation ("BHF", formerly known as Fresno Housing Education Corps, Inc.) is a California nonprofit public benefit corporation in Fresno, CA. The Executive Director and Deputy Executive Director of the Agency serve as Directors on the Board of BHF.

24) Contingent Liabilities

a) Grants

The Agency has received funds from various federal, state, and local grant programs. It is possible that at some future date it may be determined that the Agency was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although management does not expect such disallowed amounts, if any, to materially affect the financial statements.

b) Pending Litigation

In the normal course of operations, the Agency may become a defendant in various litigation disputes. In the opinion of management and counsel, the outcome of current litigation not already accrued as a liability, is not expected to materially or adversely affect the financial position of the Agency.

c) Guarantees

The Agency has made certain guarantees with regards to the completion of development projects, including repayment of construction loans and tax credit delivery. On these development projects, the Agency has also made guarantees with regards to operating deficits for defined periods beyond stabilization of the property. In addition, the Agency has indemnified Silvercrest, Inc. and Better Opportunities Builder, Inc. related to general partner and developer obligations.

d) HUD Guaranteed Debt

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In 1999, HUD directed the Agency to remove all HUD guaranteed debt from their financial statements. These HUD-guaranteed notes and bonds have not been forgiven by HUD. However, the Public Housing Programs' Annual Contributions Contract (ACC) states that all debt service requirements related to these notes are HUD's responsibility. It is therefore management's opinion, that the Agency is not currently liable for these notes as long as the federal government continues to honor the ACC. Accordingly, the accompanying financial statements have not been adjusted to reflect any related loss contingency.

25) Restricted Net Position

Net position is reported as restricted when constraints placed on the net position uses are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation and/or imposed time restrictions. At December 31, 2025, the Agency had reported the following as restricted net position:

Externally Required Restrictions:

Other Reserves

\$ 3,634,579

Total Restricted Net Position

\$ 3,634,579

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26) Blended Component Units

Below is a summary of the financial statements as of December 31, 2025 of the blended component unit.

Current assets	
Cash	\$ 237,338
Other assets	<u>50,403</u>
Total current assets	<u>287,741</u>
Non-current assets	
Capital assets, net	<u>1,720,608</u>
Total non-current assets	<u>1,720,608</u>
Total assets	<u><u>\$ 2,008,349</u></u>
Current liabilities	
Accounts payable	\$ 13,350
Other current liabilities	<u>189,149</u>
Total current liabilities	<u>202,499</u>
Non-current liabilities	
Mortgages and notes, net of current portion	<u>1,369,821</u>
Total non-current liabilities	<u>1,369,821</u>
Total liabilities	<u>1,572,320</u>
Total net position	<u>436,029</u>
Total liabilities and net position	<u><u>\$ 2,008,349</u></u>
Change in net position	
Revenues	\$ 629,989
Expenses	<u>596,000</u>
Income (loss) before transfers	<u>33,989</u>
Transfers	
Transfers in	-
Transfers out	<u>-</u>
Total transfers	<u>-</u>
Change in net position	33,989
Net position - beginning	<u>402,040</u>
Net position - end	<u><u>\$ 436,029</u></u>

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

A summary of the cash flow information of the blended component unit for the year ended December 31, 2025 is as follows:

Cash Flow Information

Operating receipts	\$ 566,044
Operating expenses paid	<u>(579,189)</u>
Cash flows from operating activities	<u>(13,145)</u>
Principal payment on Note Payable non-related party	<u>(21,545)</u>
Proceeds from sales of capital assets	<u>90,964</u>
Cash flows from capital and related financing activities	<u>69,419</u>
Net increase in cash	56,274
Cash - beginning	181,064
Cash - end	<u><u>\$ 237,338</u></u>

27) Discrete Component Unit – Kerman Acre, L.P.

a) Organization

Kerman Acre, L.P. (the “Partnership”) is a California limited partnership between two general partners, Housing Authority of Fresno County (the “Co-General Partner”) and Better Opportunities Builder, Inc. (the “Managing General Partner”); and one special limited partner Silvercrest, Inc. (the “Limited Partner”). The Partnership was formed for the purpose of developing and operating a 16-unit project located in Fresno, California known as Granada Commons Apartments (the “Project”). The Project qualifies for the federal Low-Income Housing Tax Credit Program as described in Internal Revenue Code Section 42.

The Project has qualified for and received, under the Tax Credit Assistance Program (“TCAP”), a loan from the California Tax Credit Allocation Committee (“TCAC”) under the requirements of Section 1603 of the American Recovery and Reinvestment Act of 2009 (“ARRA”). Under the terms of the loan, the Project is to be operated as a low-income housing tax credit project pursuant to Internal Revenue Code Section 42 (“Section 42”) which regulates the use of the Project as to occupant eligibility and gross rent among other requirements. Each low-income unit of the Project must meet the provisions of the regulations during each of the 15 consecutive years in order to remain qualified to be entitled to the loan. In addition, Kerman Acre, L.P., a California Limited Partnership has executed an extended Low-Income Housing Covenant for low-income housing which requires the utilization of the Project pursuant to Section 42 for a minimum of 30 years, even if disposition of the Project by the Partnership occurs.

Pursuant to the Amended and Restated Agreement of Limited Partnership dated March 16, 2010, (the “Partnership Agreement”), profits, losses and tax credits are allocated 51.00% to the Co-

HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

General Partner, 44.00% to the Managing General Partner and 5.00% to the Limited Partner. Pursuant to the terms of the Partnership Agreement, the Limited Partner is required to make capital contributions totaling \$100, the Co-General Partner is required to make capital contribution totaling \$800 and the Managing General Partner is required to make capital contributions totaling \$100.

b) Capital Assets

Capital assets consist of the following as of December 31, 2025:

	Balance 12/31/2024	Additions	Deletions	Balance 12/31/2025
Capital assets not depreciated:				
Land	\$ 119,217	\$ -	\$ -	\$ 119,217
Total capital assets not depreciated	119,217	-	-	119,217
Capital assets being depreciated:				
Buildings	3,110,840	15,463	-	3,126,303
Equipment	327,259	-	-	327,259
Total capital assets being depreciated	3,438,099	15,463	-	3,453,562
Less accumulated depreciation for:				
Buildings	(1,473,671)	(107,190)	-	(1,580,861)
Equipment	(327,259)	-	-	(327,259)
Total accumulated depreciation	(1,800,930)	(107,190)	-	(1,908,120)
Total capital assets being depreciated, net	1,637,169	(91,727)	-	1,545,442
Total Capital Assets, Net	\$ 1,756,386	\$ (91,727)	\$ -	\$ 1,664,659

Capital assets are recorded at cost. Buildings, which include building improvements, are depreciated over their estimated useful lives of 40 years under the straight-line method. Land improvements are depreciated over their estimated useful life of 20 years under the straight-line method. Furniture and equipment are depreciated over their estimated useful life of 10 years under the straight-line method. Depreciation expense under FASB for the year ended was \$15,482. Under GASB, depreciation expense is an additional \$91,708 for a total depreciation for the year ended December 31, 2025, of \$107,190.

c) Long Term Liabilities

Changes in long-term liabilities for the year ended December 31, 2025, are as follows:

	Balance 12/31/2024	Additions	Deletions	Balance 12/31/2025
BOB - RHED Loan	\$ 103,185	\$ -	\$ -	\$ 103,185
HACF - CFRG Loan	678,835	-	-	678,835
Kerman Acre Fresno County	900,000	-	-	900,000
Kerman Acre TCAC County	2,202,168	-	-	2,202,168
Accrued Interest Payable	1,241,486	152,572	-	1,394,058
	\$ 5,125,674	\$ 152,572	\$ -	\$ 5,278,246

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Kerman Acre, LP

The Partnership entered into a HOME loan agreement (the "HOME Loan") with the County of Fresno. The HOME Loan is in the amount of \$900,000 for the purpose of developing the Project and the loan bears no interest. The loan is secured by the deed of trust on the property and matures on April 1, 2041. Payments are made from available cash flow as further defined in the Partnership Agreement. At December 31, 2025, the outstanding principal balance was \$900,000.

Under FASB, debt issuance costs are amortized to interest expense over the term of the loan. The amortization expense for debt issuance costs for the year ended was \$1,869. As of December 31, 2025, the unamortized debt issuance cost was \$29,363. Under GASB, debt issuance costs are expensed as incurred.

The Partnership entered into a TCAC loan agreement in an amount not to exceed \$2,202,168 for the purpose of developing the rental property known as Granada Commons Apartments. The funds are to be used solely for eligible costs per the loan agreement. The note is dated March 16, 2010 and bears no interest. The loan is secured by the deed of trust on the property and matures on March 16, 2065. All outstanding principal payments are due at maturity. At December 31, 2025, the outstanding principal balance was \$2,202,168.

Under FASB, debt issuance costs are amortized to interest expense over the term of the loan. The amortization expense for debt issuance costs for the year ended was \$627. As of December 31, 2025, the unamortized debt issuance cost was \$24,865. Under GASB, debt issuance costs are expensed as incurred.

d) Related Party Transactions

Property Management Fee

Pursuant to the property management agreement dated October 13, 2010, (the "Property Management Agreement") with the Housing Authority of Fresno County (the "Manager"), the Manager is to manage the operations of the Project. As defined in the Property Management Agreement, the property management fee is \$65.07 per unit per of month, excluding the manager's unit. For the year ended December 31, 2025, property management fees of \$9,600 per year were incurred.

Ground Lease

Pursuant to the Ground Lease Agreement dated March 16, 2010, (the "Ground Lease"), the Partnership entered into a ground lease to pay the Managing General Partner in the amount of \$10 per year plus additional rent as defined in the Ground Lease until the lease expires. In addition, the Partnership is obligated to pay all costs, expenses and obligations with respect to the property including property taxes, insurance, utilities, operating costs and costs of maintenance. The lease term commenced on March 16, 2010 and expires on February 28, 2066. For the year ended December 31, 2025, ground lease expense was \$10 per year, and is included in general and administrative expenses on the Statement of Revenues, Expenses and Changes in Net Position. As of December 31, 2025, there was no outstanding balance for the ground lease.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

Co-General Partner Management Fee

Pursuant to the Partnership Agreement, the Partnership pays an annual partnership management fee of \$1,920, increased annually by 3%, to the Co-General Partner. The fee shall accrue, without interest, and shall be payable from available cash flow as further defined in the Partnership Agreement. For the year ended December 31, 2025, the partnership management fee with interest was \$2,904, and is included in maintenance and operations expense on the Statement of Revenues, Expenses and Changes in Net Position. As of December 31, 2025, the amount owed for Co-General Partner management fee was \$26,110 and it is included in Other Current Liabilities on the Statement of Net Position.

Managing General Partner Management Fee

Pursuant to the Partnership Agreement, the Partnership pays an annual partnership management fee of \$19,200, increased annually by 3%, to the Managing General Partner. The fee shall accrue without interest and shall be payable from available cash flow as further defined in the Partnership Agreement. For the year ended December 31, 2025, the partnership management fee with interest was \$29,042 and is included in maintenance and operations expense on the Statement of Revenues, Expenses and Changes in Net Position. As of December 31, 2025, the amount owed for Managing General Partner management fee was \$261,100. It is included in Other Current Liabilities on the Statement of Net Position.

Due to HAFC

Housing Authority of Fresno County (HAFC) advanced funds to the Partnership for various operational costs. The outstanding balance does not bear interest and is payable out of available Net Cash Flow, as defined in the Partnership Agreement. As of December 31, 2025, the outstanding amount owed to HACF were \$19,510.

Notes Payable - HAFC

On March 16, 2010, the Partnership entered into a Capital Fund Recovery Grant (the "CFRG") assistance loan agreement with HAFC in the amount not to exceed \$1,200,000 for the purpose of developing the property. The CFRG loan has been made available by the U.S. Department of Housing and Urban Development pursuant to the American Recovery and Reinvestment Act of 2009. Prior to the completion of construction, the note bore interest at 5%. Subsequent to the construction completion the note bears an interest of 7.5%. The CFRG loan is secured by the deed of trust on the property and matures on March 16, 2065. As the second priority loan, along with the fourth priority loan, payments are made in accordance with their respective balance from 79.8% of net cash flow per the Partnership Agreement. At December 31, 2025, the outstanding principal balance was \$678,835 with accrued interest of \$1,151,985.

Notes Payable - BOB

On March 16, 2010, the Partnership entered into a Rural Housing and Economic Development assistance loan agreement with Better Opportunities Builders, Inc. in the amount not to exceed \$147,238 for the purpose of developing the rental property. Prior to the completion of construction, the note bore interest at 5%. Subsequent to the completion of construction, the note bears interest at 7.5%. The loan is secured by the deed of trust on the property and matures on March 16, 2065.

**HOUSING AUTHORITY OF FRESNO COUNTY
NOTES TO THE BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

As the fourth priority loan, along with the second priority loan (CFRG), payments are made in accordance with their respective balances from 79.8% of net cash flow per the Partnership Agreement. For the year ended December 31, 2025, interest expense was \$24,840. At December 31, 2025, the outstanding principal balance was \$103,185 with accrued interest of \$242,073.

e) Low-Income Housing Tax Credits

The Partnership expects to generate an aggregate of \$1,000 of federal low-income housing tax credits ("Tax Credits"). Generally, such credits become available for use by its partner's pro-rata over a ten-year period, which began in 2011. The year in which the credit period begins is determined on a building-by-building basis within the Partnership. In order to qualify for these credits, the Project must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Partnership has also agreed to maintain and operate the Project as low-income housing for an additional 40 years beyond the initial 15-year compliance period. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized and failure to meet all such requirements or to correct noncompliance within a specified time period may result in generating a lesser amount of Tax Credits than expected in future years, and/or recapture of Tax Credits previously allocated. A reduction of future credits or recapture would require credit deficit payments to the Limited Partner under the terms of the Partnership Agreement.

28) Subsequent Events

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the Agency through (Report Date), the date the financial statements were available to be issued, and concluded no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to financial statements.

PRELIMINARY DRAFT -
SUBJECT TO CHANGE

REQUIRED SUPPLEMENTARY INFORMATION

HOUSING AUTHORITY OF FRESNO COUNTY
Schedule of Changes in Net Pension Liability and Related Ratios
For the Measurement Period (Miscellaneous Plan)
Year Ended December 31, 2025
(With comparative information for the last 10 years)

Measurement Date	6/30/2025	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016
TOTAL PENSION LIABILITY										
Service Cost	\$ 1,312,752	\$ 1,247,138	\$ 1,075,998	\$ 1,037,424	\$ 853,087	\$ 891,464	\$ 896,748	\$ 820,144	\$ 699,487	\$ 603,788
Interest on Total Pension Liability	3,370,830	3,171,838	3,064,922	2,917,319	2,774,972	2,623,554	2,505,326	2,298,209	2,166,586	2,057,467
Changes in Benefit Terms	-	-	76,216	-	-	-	-	-	-	-
Changes of Assumptions	-	-	-	1,507,727	-	-	-	(323,504)	1,871,516	-
Difference between Expected and Actual Experience	711,427	(612,245)	(63,190)	46,145	395,246	(37,061)	1,320,247	676,861	218,283	291,575
Benefit Payments, Including Refunds of Employee Contribution	(2,294,939)	(2,263,599)	(1,865,883)	(1,829,905)	(1,779,905)	(1,766,752)	(1,650,906)	(1,509,410)	(1,368,382)	(1,415,591)
Net Change in Total Pension Liability	3,100,070	1,543,132	2,288,063	3,678,710	2,243,400	1,711,205	3,071,415	1,962,300	3,587,490	1,537,239
Total Pension Liability - Beginning	48,632,274	47,089,142	44,801,079	41,122,369	38,878,969	37,167,764	34,096,349	32,134,049	28,546,559	27,009,320
Total Pension Liability - Ending (a)	51,732,344	48,632,274	47,089,142	44,801,079	41,122,369	38,878,969	37,167,764	34,096,349	32,134,049	28,546,559
PLAN FIDUCIARY NET POSITION										
Net Plan to Plan Resource Movement	-	-	-	-	-	-	-	(61)	-	-
Contributions - Employer	1,673,762	1,603,188	1,425,187	1,245,785	1,081,487	903,002	775,478	614,365	548,643	428,473
Contributions - Employee	623,979	599,743	507,641	478,309	439,320	493,804	440,009	420,261	365,654	332,070
Investment Income	4,511,717	3,237,792	1,972,751	(2,607,891)	6,359,791	1,375,505	1,711,790	2,086,459	2,531,112	120,236
Benefit Payments, Including Refunds of Employee Contributions	(2,294,939)	(2,263,599)	(1,865,883)	(1,829,905)	(1,779,905)	(1,766,752)	(1,650,906)	(1,509,410)	(1,368,382)	(1,415,591)
Administrative Expense	(26,498)	(27,611)	(23,469)	(21,586)	(28,549)	(38,927)	(18,807)	(38,732)	(33,681)	(14,237)
Other Miscellaneous Income	-	-	-	-	-	-	61	(73,552)	-	-
Net Change in Fiduciary Net Position	4,488,021	3,149,513	2,016,227	(2,735,288)	6,072,144	966,632	1,257,625	1,499,330	2,043,346	(549,049)
Plan Fiduciary Net Position - Beginning	37,081,689	33,932,176	31,915,949	34,651,237	28,579,093	27,612,461	26,354,836	24,855,506	22,812,160	23,361,209
Plan Fiduciary Net Position - Ending (b)	41,569,710	37,081,689	33,932,176	31,915,949	34,651,237	28,579,093	27,612,461	26,354,836	24,855,506	22,812,160
Plan Net Pension Liability - Ending (a) - (b)	\$ 10,162,634	\$ 11,550,585	\$ 13,156,966	\$ 12,885,130	\$ 6,471,132	\$ 10,299,876	\$ 9,555,303	\$ 7,741,513	\$ 7,278,543	\$ 5,734,399
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	80.36%	76.25%	72.06%	71.24%	84.26%	73.51%	74.29%	77.30%	77.35%	79.91%
Covered Payroll	\$ 8,194,456	\$ 7,833,784	\$ 6,955,382	\$ 6,684,432	\$ 6,137,316	\$ 6,225,310	\$ 6,305,798	\$ 5,819,927	\$ 4,998,837	\$ 4,852,821
Plan Net Pension Liability as a Percentage of Covered Payroll	124.02%	147.45%	189.16%	192.76%	105.44%	165.45%	151.53%	133.02%	145.60%	118.17%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: The figures above include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the measurement date. However, offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes) that occurred after valuation date are not included in the figures above, unless the liability impact is deemed to be material by the plan actuary.

Changes of Assumptions: There were no assumption changes in 2023 through 2025. Effective with the June 30, 2021, valuation date (June 30, 2022, measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017, through June 30, 2021, and 7.65% for measurement dates June 30, 2015, through June 30, 2016.

HOUSING AUTHORITY OF FRESNO COUNTY
Schedule of Pension Plan Contributions
For the Measurement Period (Miscellaneous Plan)
Year Ended December 31, 2025
(With comparative information for the last 10 years)

Schedule of Pension Plan Contribution for the Fiscal Years Ended December 31

Employer Fiscal Year End	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contribution	\$ 1,673,762	\$ 1,603,188	\$ 1,425,187	\$ 1,245,785	\$ 1,081,487	\$ 903,002	\$ 775,478	\$ 614,365	\$ 548,643	\$ 428,473
Contribution in Relation to the Actuarially Determined Contribution	(1,673,762)	(1,603,188)	(1,425,187)	(1,245,785)	(1,081,487)	(903,002)	(775,478)	(614,365)	(548,643)	(428,473)
Contribution Deficiency / (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 8,194,456	\$ 7,833,784	\$ 6,955,382	\$ 6,684,432	\$ 6,695,559	\$ 6,113,671	\$ 6,095,263	\$ 6,248,843	\$ 5,914,481	\$ 5,038,458
Contributions as a Percentage of Covered Payroll	20.43%	20.47%	20.49%	18.64%	16.15%	14.77%	12.72%	9.83%	9.28%	8.50%

Notes to Schedule of Pension Plan Contributions:

The actuarial method and assumptions used to set the actuarially determined contributions for the Fiscal Year 2024-2025 were derived from the June 30, 2022 funding valuation report as follows:

Actuarial Cost Method	Entry Age Actuarial Cost Method
Amortization Method/Period	For details, see June 30, 2022 Funding Valuation Report.
Asset Valuation Method	Fair Value of Assets. For details, see June 30, 2022 Funding Valuation Report.
Inflation	2.3%
Salary Increases	Varies by entry age and service
Payroll Growth	2.8%
Investment Rate of Return	6.8% net of pension plan investment and administrative expenses; includes inflation.
Retirement Age	The probabilities of retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.
Mortality	The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

HOUSING AUTHORITY OF FRESNO COUNTY
Schedule of Changes in Net OPEB (Asset) Liability and Related Ratios
Year Ended December 31, 2025
(With comparative information for the last 10 years)*

	<u>12/31/2025</u>
Service cost	\$ 27,033
Interest on total OPEB liability	14,304
Changes of assumptions	(106,221)
Differences between expected and actual experience	-
Benefit payments	(442)
Net change in total OPEB liability	(65,326)
Total OPEB liability - beginning	684,886
Total OPEB liability - ending (a)	\$ 619,560
Plan fiduciary net position	
Contributions from employer	\$ 442
Net investment income	-
Benefit payments	(442)
Administrative expenses	-
Investment experience	-
Net change in plan fiduciary net position	-
Plan fiduciary net position - beginning	-
Plan fiduciary net position - ending (b)	\$ -
Net OPEB liability - ending (a) - (b)	\$ 619,560
Plan fiduciary net position as a percentage of the total OPEB liability	0%
Covered employee payroll	\$ 6,190,786
Net OPEB liability as a percentage of covered employee payroll	10.00%

* Fiscal year 2025 was the first year of implementation of GASB No. 75, therefore only one year is shown.

Assumption Changes:

The following assumption changes were made between January 1, 2025 and June 30, 2025:

1. Discount rate increased from 4.06% at January 1, 2025 to 5.20% at June 30, 2025.

HOUSING AUTHORITY OF FRESNO COUNTY
Schedule of OPEB Plan Contributions
Year Ended December 31, 2025
(With comparative information for the last 10 years)*

Schedule of OPEB Plan Contribution for the Fiscal Year Ended December 31

	<u>2025</u>
Actuarially Determined Contributions (ADC)	\$ 442
Contributions in relation to the ADC	<u>442</u>
Contributions deficiency (excess)	<u>\$ -</u>
Covered-employee payroll	\$6,190,786
Contributions as a percentage of covered employee payroll	0.01%

* Fiscal year 2025 was the first year of implementation of GASB No. 75, therefore only one year is shown.

The actuarial methods and assumptions used to set the actuarially determined contributions for the fiscal year 2025 contribution rates are as in Note 20.

OTHER SUPPLEMENTARY INFORMATION

FINANCIAL DATA SCHEDULE

The following schedule is presented in accordance with reporting requirements under the U. S. Department of HUD's Uniform Financial Reporting Standards.

Housing Authority of Fresno County (CA028)

Fresno, CA

Entity Wide Balance Sheet Summary
 Submission Type: Audited/Single Audit
 Fiscal Year End: 12/31/2025

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PH Family Self- Sufficiency Program	14.182 N/C S/R Section 8 Programs	10.405 Farm Labor/Housing Loans and Grants	1 Business Activities	2 State/Local
111 Cash - Unrestricted	\$407,225	\$62,334	\$217,398		\$6,020	\$1,077,810	\$4,372,720	\$7,020
112 Cash - Restricted - Modernization and Development							\$3,460,062	
113 Cash - Other Restricted		\$22,620				\$50,468	\$14,515	\$128,070
114 Cash - Tenant Security Deposits	\$146,457	\$6,541	\$19,940				\$6,778	
115 Cash - Restricted for Payment of Current Liabilities								
100 Total Cash	\$553,682	\$91,495	\$237,338	\$0	\$6,020	\$1,128,278	\$7,854,075	\$135,090
121 Accounts Receivable - PHA Projects								
122 Accounts Receivable - HUD Other Projects	\$186,515			\$37,656				
124 Accounts Receivable - Other Government								\$655,792
125 Accounts Receivable - Miscellaneous	\$64,889	\$1,400			\$49	\$788	\$243,653	
126 Accounts Receivable - Tenants	\$254,825	\$7,227	\$7,210		\$672	\$33,618	\$3,992	
126.1 Allowance for Doubtful Accounts - Tenants	(\$74,723)	\$0	\$0		(\$956)	(\$255)	(\$725)	
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0		\$0				\$555,353	
128 Fraud Recovery								
128.1 Allowance for Doubtful Accounts - Fraud								
129 Accrued Interest Receivable								
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$431,506	\$8,627	\$7,210	\$37,656	(\$235)	\$34,151	\$802,272	\$655,792
131 Investments - Unrestricted								\$86,107
132 Investments - Restricted								
135 Investments - Restricted for Payment of Current Liability	\$0		\$0					
142 Prepaid Expenses and Other Assets		\$12,025	\$43,193					\$2,613
143 Inventories								
143.1 Allowance for Obsolete Inventories								
144 Inter Program Due From	\$380,653						\$10,466,364	
145 Assets Held for Sale	\$193,491							
150 Total Current Assets	\$1,559,332	\$112,147	\$287,741	\$37,656	\$5,785	\$1,162,429	\$19,122,711	\$879,602
161 Land	\$452,156	\$119,217	\$255,029			\$174,018	\$651,800	\$50,118
162 Buildings	\$38,708,369	\$3,126,303	\$7,852,286			\$4,749,493	\$3,155,344	\$1,756,184
163 Furniture, Equipment & Machinery - Dwellings		\$327,259						
164 Furniture, Equipment & Machinery - Administration	\$149,885					\$181,939	\$33,021	\$493,181
165 Leasehold Improvements								
166 Accumulated Depreciation	(\$37,854,317)	(\$1,908,120)	(\$6,386,707)			(\$3,877,221)	(\$1,586,226)	(\$1,243,662)
167 Construction in Progress	\$1,604,372						\$9,176,007	\$364,205
168 Infrastructure								
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,060,465	\$1,664,659	\$1,720,608	\$0	\$0	\$1,228,229	\$11,429,946	\$1,420,026
171 Notes, Loans and Mortgages Receivable - Non-Current	\$1,035,917						\$49,457,944	
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due								
173 Grants Receivable - Non-Current								
174 Other Assets						\$2,283,131	\$854,625	
176 Investments in Joint Ventures							\$26,214,283	
180 Total Non-Current Assets	\$4,096,382	\$1,664,659	\$1,720,608	\$0	\$0	\$3,511,360	\$87,956,798	\$1,420,026
200 Deferred Outflow of Resources	\$139,940						\$159,602	\$60,209
290 Total Assets and Deferred Outflow of Resources	\$5,795,654	\$1,776,806	\$2,008,349	\$37,656	\$5,785	\$4,673,789	\$107,239,111	\$2,359,837

Housing Authority of Fresno County (CA028)

Fresno, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$3,043,390				\$455,946	\$0	\$9,649,863		\$9,649,863
112 Cash - Restricted - Modernization and Development							\$3,460,062		\$3,460,062
113 Cash - Other Restricted	\$309,902					\$51,407	\$576,982		\$576,982
114 Cash - Tenant Security Deposits							\$179,716		\$179,716
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$3,353,292	\$0	\$0	\$0	\$455,946	\$51,407	\$13,866,623	\$0	\$13,866,623
121 Accounts Receivable - PHA Projects							\$224,171		\$224,171
122 Accounts Receivable - HUD Other Projects							\$655,798		\$655,798
124 Accounts Receivable - Other Government	\$6						\$1,896,231		\$1,896,231
125 Accounts Receivable - Miscellaneous	\$278,694				\$1,306,758		\$307,544		\$307,544
126 Accounts Receivable - Tenants					\$0		(\$99,262)		(\$99,262)
126.1 Allowance for Doubtful Accounts - Tenants	(\$22,602)	\$0			\$0		\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0		\$0		\$555,353		\$555,353
127 Notes, Loans, & Mortgages Receivable - Current					\$0		\$106,756		\$106,756
128 Fraud Recovery	\$106,756						(\$40,109)		(\$40,109)
128.1 Allowance for Doubtful Accounts - Fraud	(\$40,109)								
129 Accrued Interest Receivable									
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$322,745	\$0	\$0	\$0	\$0	\$1,306,758	\$3,606,482	\$0	\$3,606,482
131 Investments - Unrestricted							\$86,107		\$86,107
132 Investments - Restricted							\$0		\$0
135 Investments - Restricted for Payment of Current Liability							\$358,338		\$358,338
142 Prepaid Expenses and Other Assets									
143 Inventories									
143.1 Allowance for Obsolete Inventories							\$10,487		\$10,487
144 Inter Program Due From	\$476,443						\$11,333,947	(\$11,372,938)	(\$38,991)
145 Assets Held for Sale							\$193,491		\$193,491
150 Total Current Assets	\$4,152,480	\$0	\$0	\$0	\$455,946	\$1,726,990	\$29,502,819	(\$11,372,938)	\$18,129,881
161 Land						\$137,322	\$1,839,660		\$1,839,660
162 Buildings						\$2,770,433	\$62,118,412		\$62,118,412
163 Furniture, Equipment & Machinery - Dwellings							\$327,259		\$327,259
164 Furniture, Equipment & Machinery - Administration	\$59,742					\$744,838	\$1,662,606		\$1,662,606
165 Leasehold Improvements									
166 Accumulated Depreciation	(\$51,076)					(\$2,443,629)	(\$55,350,958)		(\$55,350,958)
167 Construction in Progress							\$11,144,584		\$11,144,584
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$8,666	\$0	\$0	\$0	\$0	\$1,208,964	\$21,741,563	\$0	\$21,741,563
171 Notes, Loans and Mortgages Receivable - Non-Current							\$50,493,861	(\$529,500)	\$49,964,361
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due									
173 Grants Receivable - Non Current									
174 Other Assets						\$1,180,571	\$4,318,327		\$4,318,327
176 Investments in Joint Ventures							\$26,214,283		\$26,214,283
180 Total Non-Current Assets	\$8,666	\$0	\$0	\$0	\$0	\$2,389,535	\$102,768,034	(\$529,500)	\$102,238,534
200 Deferred Outflow of Resources	\$440,304					\$576,302	\$1,376,357		\$1,376,357
290 Total Assets and Deferred Outflow of Resources	\$4,601,450	\$0	\$0	\$0	\$455,946	\$4,692,827	\$133,647,210	(\$11,902,438)	\$121,744,772

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14.896 PH Family Self- Sufficiency Program	14.182 N/C S/R Section 8 Programs	10.405 Farm Labor/Housing Loans and Grants	1 Business Activities	2 State/Local
311 Bank Overdraft								
312 Accounts Payable <= 90 Days	\$134,595	\$2,655	\$13,346			\$52,363	\$5,488	\$47,316
313 Accounts Payable >90 Days Past Due	\$992							
321 Accrued Wage/Payroll Taxes Payable								
322 Accrued Compensated Absences - Current Portion	\$38,457				\$1,488	\$1,263	\$117,537	\$10,147
324 Accrued Contingency Liability								
325 Accrued Interest Payable		\$1,394,058	\$79,500					
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects								
333 Accounts Payable - Other Government	\$207,017							\$14,668
341 Tenant Security Deposits	\$154,200	\$6,293	\$19,068			\$15,020	\$16,738	\$55
342 Unearned Revenue	\$67,551	\$12	\$6,075		\$0	\$74,848	\$25,766	\$729
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue							\$2,743,088	
344 Current Portion of Long-term Debt - Operating Borrowings								
345 Other Current Liabilities	\$1,304	\$306,720			\$83			\$22,084
346 Accrued Liabilities - Other	\$6,768	\$8,593	\$1,143					\$16,446
347 Inter Program - Due To	\$419,543		\$83,363	\$53,496	\$3,755	\$5,389		\$947,365
348 Loan Liability - Current								
310 Total Current Liabilities	\$1,030,527	\$1,718,331	\$202,495	\$53,496	\$5,326	\$149,883	\$2,909,617	\$958,810
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$3,884,188	\$1,369,821				\$3,941,409	
352 Long-term Debt, Net of Current - Operating Borrowings							\$615,001	
353 Non-current Liabilities - Other							\$655,531	
354 Accrued Compensated Absences - Non Current	\$21,423				\$850	\$749	\$22,898	\$5,856
355 Loan Liability - Non Current								
356 FASB 5 Liabilities								
357 Accrued Pension and OPEB Liabilities	\$1,041,670						\$1,188,012	\$448,172
350 Total Non-Current Liabilities	\$1,063,093	\$3,884,188	\$1,369,821	\$0	\$850	\$749	\$6,422,851	\$454,028
300 Total Liabilities	\$2,093,620	\$5,602,519	\$1,572,316	\$53,496	\$6,176	\$150,632	\$9,332,468	\$1,412,838
400 Deferred Inflow of Resources	\$135,381					\$2,283,131	\$1,009,025	\$58,247
508.4 Net Investment in Capital Assets	\$3,060,466	(\$2,219,529)	\$350,787			\$1,228,229	\$4,744,436	\$1,420,026
511.4 Restricted Net Position	\$0	\$22,608	\$0		\$343		\$3,448,810	\$127,341
512.4 Unrestricted Net Position	\$506,187	(\$1,628,792)	\$85,246	(\$15,840)	(\$734)	\$1,011,797	\$88,704,372	(\$658,615)
513 Total Equity - Net Assets / Position	\$3,566,653	(\$3,825,713)	\$436,033	(\$15,840)	(\$391)	\$2,240,026	\$96,897,618	\$888,752
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$5,795,654	\$1,776,806	\$2,008,349	\$37,656	\$5,785	\$4,673,789	\$107,239,111	\$2,359,837

Housing Authority of Fresno County (CA028)

Fresno, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2025

	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
311 Bank Overdraft									
312 Accounts Payable <= 90 Days	\$1,906					\$113,560	\$372,229		\$372,229
313 Accounts Payable >90 Days Past Due							\$992		\$992
321 Accrued Wage/Payroll Taxes Payable									
322 Accrued Compensated Absences - Current Portion	\$112,893					\$46,331	\$328,116		\$328,116
324 Accrued Contingency Liability									
325 Accrued Interest Payable						\$5,242	\$1,478,800	(\$79,500)	\$1,399,300
331 Accounts Payable - HUD PHA Programs	\$1,004						\$1,004		\$1,004
332 Account Payable - PHA Projects									
333 Accounts Payable - Other Government							\$221,685		\$221,685
341 Tenant Security Deposits							\$211,374		\$211,374
342 Unearned Revenue	\$2,421				\$247,086		\$424,488		\$424,488
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue							\$2,743,088		\$2,743,088
344 Current Portion of Long-term Debt - Operating Borrowings									
345 Other Current Liabilities	\$2,750						\$332,941		\$332,941
346 Accrued Liabilities - Other	\$69,773					\$936,082	\$1,038,805		\$1,038,805
347 Inter Program - Due To	\$476,443	\$14,895	\$43,776			\$9,423,469	\$11,372,594	(\$11,372,938)	(\$344)
348 Loan Liability - Current									
310 Total Current Liabilities	\$667,190	\$14,895	\$43,776	\$0	\$247,086	\$10,524,684	\$18,526,116	(\$11,452,438)	\$7,073,678
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$323,185					\$66,000	\$9,584,603	(\$450,000)	\$9,134,603
352 Long-term Debt, Net of Current - Operating Borrowings							\$615,001		\$615,001
353 Non-current Liabilities - Other	\$210,528						\$866,059		\$866,059
354 Accrued Compensated Absences - Non Current	\$60,285						\$112,061		\$112,061
355 Loan Liability - Non Current						\$199,561	\$199,561		\$199,561
356 FASB 5 Liabilities									
357 Accrued Pension and OPEB Liabilities	\$3,277,449					\$4,826,890	\$10,782,193		\$10,782,193
350 Total Non-Current Liabilities	\$3,871,447	\$0	\$0	\$0	\$0	\$5,092,451	\$22,159,478	(\$450,000)	\$21,709,478
300 Total Liabilities	\$4,538,637	\$14,895	\$43,776	\$0	\$247,086	\$15,617,135	\$40,685,594	(\$11,902,438)	\$28,783,156
400 Deferred Inflow of Resources	\$425,954					\$644,175	\$4,555,913		\$4,555,913
508,4 Net Investment in Capital Assets	(\$314,519)					\$1,142,963	\$9,412,859	(\$450,000)	\$8,962,859
511,4 Restricted Net Position	\$38,163,283					\$58,427	\$41,820,812	\$0	\$41,820,812
512,4 Unrestricted Net Position	(\$38,211,905)	(\$14,895)	(\$43,776)	\$0	\$208,860	(\$12,769,873)	\$37,172,032	\$450,000	\$37,622,032
513 Total Equity - Net Assets / Position	(\$363,141)	(\$14,895)	(\$43,776)	\$0	\$208,860	(\$11,568,483)	\$88,405,703	\$0	\$88,405,703
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$4,601,450	\$0	\$0	\$0	\$455,946	\$4,692,827	\$133,647,210	(\$11,902,438)	\$121,744,772

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2025

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14,896 PIH Family Self- Sufficiency Program	14.182 N/C S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local
70300 Net Tenant Rental Revenue	\$2,301,005	\$122,228	\$213,912		(\$11,972)	\$160,213	\$226,403	(\$826)
70400 Tenant Revenue - Other	\$30,639	\$110	\$10		(\$1,474)	\$611	\$2,209	
70500 Total Tenant Revenue	\$2,331,644	\$122,338	\$213,922	\$0	(\$13,446)	\$160,824	\$228,612	(\$826)
70600 HUD PHA Operating Grants	\$2,166,878			\$72,522				
70610 Capital Grants	\$782,143							
70710 Management Fee								
70720 Asset Management Fee								
70730 Book Keeping Fee								
70740 Front Line Service Fee								
70750 Other Fees								
70700 Total Fee Revenue								
70800 Other Government Grants		\$79,619	\$370,025		\$31,915		\$3,087,575	
71100 Investment Income - Unrestricted	\$129,496				\$230	\$1,076	\$1,489,406	\$0
71200 Mortgage Interest Income								
71300 Proceeds from Disposition of Assets Held for Sale								
71310 Cost of Sale of Assets								
71400 Fraud Recovery	\$1,920						\$52,031	
71500 Other Revenue	\$2,763	\$11,372	\$43,521			\$777,530	\$3,348,574	\$1,225,229
71600 Gain or Loss on Sale of Capital Assets	\$307,699				\$4,031,404		\$90,324	
72000 Investment Income - Restricted		\$1,325	\$2,521		\$44	\$321		\$3,114
70000 Total Revenue	\$5,722,543	\$214,654	\$629,889	\$72,522	\$4,050,147	\$939,751	\$8,296,522	\$1,227,517
91100 Administrative Salaries	\$259,913	\$9,129	\$37,827	\$45,347	\$8,514	\$25,622	\$871,451	\$115,869
91200 Auditing Fees	\$24,991	\$7,750	\$7,750				\$1,268	
91300 Management Fee	\$447,116				\$1,738	\$30,240	\$8,640	\$11,424
91310 Book-keeping Fee	\$38,484							
91400 Advertising and Marketing	\$2,753	\$44	\$175			\$360	\$263	\$356
91500 Employee Benefit contributions - Administrative	\$344,650	\$12,116	\$39,467	\$29,841	\$1,285	\$21,611	\$722,013	\$200,971
91600 Office Expenses	\$103,558	\$2,673	\$13,021	\$418	\$610	\$22,805	\$25,516	\$10,213
91700 Legal Expense	\$13,199		\$3,030				\$45,854	\$2,424
91800 Travel	\$116					\$1	\$1,811	
91810 Allocated Overhead	\$40					\$17,139		
91900 Other	\$187,230	\$63,565	\$111,725	\$23	\$777		\$201,055	\$47,543
91000 Total Operating - Administrative	\$1,422,050	\$95,277	\$213,095	\$75,629	\$12,924	\$117,778	\$1,877,871	\$388,800
92000 Asset Management Fee	\$59,880							
92100 Tenant Services - Salaries								
92200 Relocation Costs	\$120							
92300 Employee Benefit Contributions - Tenant Services								
92400 Tenant Services - Other	\$91,367	\$9,373	(\$208)		\$720	\$1,282	\$6,331	\$85,979
92500 Total Tenant Services	\$91,487	\$9,373	(\$208)	\$0	\$720	\$1,282	\$6,331	\$85,979

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2025

	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.235 Supportive Housing Program	10.427 Rural Rental Assistance Payments	14.EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue							\$3,010,963		\$3,010,963
70400 Tenant Revenue - Other							\$32,105		\$32,105
70500 Total Tenant Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$3,043,068	\$0	\$3,043,068
70600 HUD PHA Operating Grants	\$69,271,073				\$1,442,135		\$72,952,608		\$72,952,608
70610 Capital Grants							\$782,143		\$782,143
70710 Management Fee						\$1,649,917	\$1,649,917	(\$1,649,917)	\$0
70720 Asset Management Fee						\$53,880	\$53,880	(\$53,880)	\$0
70730 Book Keeping Fee						\$494,153	\$494,153	(\$494,153)	\$0
70740 Front Line Service Fee									
70750 Other Fees						\$843,691	\$843,691		\$843,691
70700 Total Fee Revenue						\$3,041,641	\$3,041,641	(\$2,197,950)	\$843,691
70800 Other Government Grants							\$3,569,134		\$3,569,134
71100 Investment Income - Unrestricted	\$1,918					\$29,576	\$1,651,702		\$1,651,702
71200 Mortgage Interest Income									
71300 Proceeds from Disposition of Assets Held for Sale									
71310 Cost of Sale of Assets									
71400 Fraud Recovery	\$15,599						\$69,550		\$69,550
71500 Other Revenue	\$17,499						\$5,426,488	(\$1,246,631)	\$4,179,857
71600 Gain or Loss on Sale of Capital Assets						\$1,538,374	\$5,967,801		\$5,967,801
72000 Investment Income - Restricted	\$4,393					\$5,256	\$16,974		\$16,974
70000 Total Revenue	\$69,310,482	\$0	\$0	\$0	\$1,442,135	\$4,614,847	\$96,521,109	(\$3,444,581)	\$93,076,528
91100 Administrative Salaries	\$1,804,648				\$25,883	\$2,314,580	\$5,518,883		\$5,518,883
91200 Auditing Fees	\$43,150					\$19,643	\$104,552		\$104,552
91300 Management Fee	\$1,123,358				\$27,402		\$1,649,918	(\$1,649,917)	\$1
91310 Book-keeping Fee	\$446,595				\$9,075		\$494,154	(\$494,153)	\$1
91400 Advertising and Marketing	\$3,781					\$12,542	\$20,254		\$20,254
91500 Employee Benefit contributions - Administrative	\$810,114				\$14,009	\$457,154	\$2,653,231		\$2,653,231
91600 Office Expenses	\$106,953				\$12	\$191,580	\$477,359		\$477,359
91700 Legal Expense						\$87,630	\$152,137		\$152,137
91800 Travel	\$2,335					\$33,516	\$37,779		\$37,779
91810 Allocated Overhead							\$17,179		\$17,179
91900 Other	\$460,017				\$4,180	\$1,444,994	\$2,521,109	(\$1,246,631)	\$1,274,478
91000 Total Operating - Administrative	\$4,800,931	\$0	\$0	\$0	\$80,561	\$4,561,639	\$13,646,555	(\$3,390,701)	\$10,255,854
92000 Asset Management Fee							\$53,880	(\$53,880)	\$0
92100 Tenant Services - Salaries									
92200 Relocation Costs						\$23	\$143		\$143
92300 Employee Benefit Contributions - Tenant Services					\$44,136		\$44,136		\$44,136
92400 Tenant Services - Other	\$203					\$171	\$195,218		\$195,218
92500 Total Tenant Services	\$203	\$0	\$0	\$0	\$44,136	\$194	\$239,497	\$0	\$239,497

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2025

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14,896 PIH Family Self-Sufficiency Program	14.182 N/C S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local
93100 Water	\$238,743	\$7,279	\$6,166		(\$3,730)	\$5,861	\$21,283	\$30,003
93200 Electricity	\$47,602	\$2,060	\$8,521		\$104	\$106,045	\$58,399	
93300 Gas	\$6,144	\$755	\$1,465		\$67	\$12,063	\$1,503	
93400 Fuel								
93500 Labor								
93600 Sewer	\$250,883	\$7,118			(\$1,300)	\$44,168	\$23,063	\$45,690
93700 Employee Benefit Contributions - Utilities			\$28,130					
93800 Other Utilities Expense	\$258,972	\$4,471	\$18,090		(\$82)	\$24,316	\$15,332	\$14,811
93000 Total Utilities	\$802,344	\$21,683	\$62,372	\$0	(\$4,941)	\$192,453	\$119,580	\$90,494
94100 Ordinary Maintenance and Operations - Labor	\$315,053	\$9,988	\$33,718		\$7,995	\$17,142	\$36,248	\$134,604
94200 Ordinary Maintenance and Operations - Materials and Other	\$274,853	\$9,796	\$10,075	\$79	\$461	\$25,797	\$12,513	\$54,697
94300 Ordinary Maintenance and Operations Contracts	\$848,098	\$22,651	\$75,111		\$8,985	\$72,738	\$85,677	\$16,378
94500 Employee Benefit Contributions - Ordinary Maintenance								
94000 Total Maintenance	\$1,438,004	\$42,435	\$118,904	\$79	\$17,441	\$115,677	\$134,438	\$205,679
95100 Protective Services - Labor								
95200 Protective Services - Other Contract Costs	\$47,189	\$2,564	\$1,725		\$2,055	\$2,232	\$43,762	\$2,355
95300 Protective Services - Other								
95500 Employee Benefit Contributions - Protective Services								
95000 Total Protective Services	\$47,189	\$2,564	\$1,725	\$0	\$2,055	\$2,232	\$43,762	\$2,355
96110 Property Insurance	\$257,745	\$12,065	\$34,966		\$1,819	\$28,714	\$17,921	\$56,449
96120 Liability Insurance	\$22,469	\$24	\$24		\$89	\$3,216	\$4,212	\$6,431
96130 Workmen's Compensation	\$36,213	\$1,300	\$4,635	\$1,501	\$210	\$2,152	\$26,544	\$13,435
96140 All Other Insurance	\$6,608	\$356	\$593		(\$79)	\$733	\$7,224	\$2,152
96100 Total Insurance Premiums	\$323,035	\$13,745	\$40,218	\$1,501	\$2,040	\$34,815	\$55,901	\$78,467
96200 Other General Expenses	\$161,638	\$1,343	\$294		\$1,241	\$1,225	\$1,254,820	\$3,351
96210 Compensated Absences	\$61,555	\$2,428	\$8,146	\$6,424		\$4,999	\$103,314	\$23,665
96300 Payments in Lieu of Taxes	\$186,463							
96400 Bad debt - Tenant Rents	\$170,874	(\$200)	\$2,154			\$6,277	\$13,618	(\$48)
96500 Bad debt - Mortgages								
96600 Bad debt - Other								
96800 Severance Expense								
96000 Total Other General Expenses	\$580,530	\$3,571	\$10,594	\$6,424	\$1,241	\$12,501	\$1,371,752	\$26,968
96710 Interest of Mortgage (or Bonds) Payable								
96720 Interest on Notes Payable (Short and Long Term)		\$152,572	\$53,801				\$71,436	
96730 Amortization of Bond Issue Costs								
96700 Total Interest Expense and Amortization Cost	\$0	\$152,572	\$53,801	\$0	\$0	\$0	\$71,436	\$0
96900 Total Operating Expenses	\$4,758,519	\$341,220	\$500,501	\$83,633	\$31,480	\$476,738	\$3,681,071	\$878,742
97000 Excess of Operating Revenue over Operating Expenses	\$964,024	(\$126,566)	\$129,488	(\$11,111)	\$4,018,667	\$463,013	\$4,615,451	\$348,775

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2025

	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
93100 Water						\$747	\$306,352		\$306,352
93200 Electricity						\$104,353	\$327,084		\$327,084
93300 Gas						\$4,584	\$26,581		\$26,581
93400 Fuel									
93500 Labor									
93600 Sewer							\$369,612		\$369,612
93700 Employee Benefit Contributions - Utilities						\$293	\$28,423		\$28,423
93800 Other Utilities Expense						\$3,076	\$338,986		\$338,986
93000 Total Utilities	\$0	\$0	\$0	\$0	\$0	\$113,053	\$1,397,038	\$0	\$1,397,038
94100 Ordinary Maintenance and Operations - Labor						\$30,037	\$584,785		\$584,785
94200 Ordinary Maintenance and Operations - Materials and Other	\$3,795					\$8,796	\$400,862		\$400,862
94300 Ordinary Maintenance and Operations Contracts	\$9,881					\$63,238	\$1,202,757		\$1,202,757
94500 Employee Benefit Contributions - Ordinary Maintenance									
94000 Total Maintenance	\$13,676	\$0	\$0	\$0	\$0	\$102,071	\$2,188,404	\$0	\$2,188,404
95100 Protective Services - Labor									
95200 Protective Services - Other Contract Costs						\$31,700	\$133,582		\$133,582
95300 Protective Services - Other									
95500 Employee Benefit Contributions - Protective Services									
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$31,700	\$133,582	\$0	\$133,582
96110 Property Insurance						\$10,616	\$420,295		\$420,295
96120 Liability Insurance						\$286	\$36,751		\$36,751
96130 Workmen's Compensation	\$50,951				\$814	\$69,524	\$207,279		\$207,279
96140 All Other Insurance	\$15,751					\$50,381	\$83,720		\$83,720
96100 Total Insurance Premiums	\$86,702	\$0	\$0	\$0	\$814	\$130,807	\$748,045	\$0	\$748,045
96200 Other General Expenses	\$67,713				\$3,414	\$658,041	\$2,153,080		\$2,153,080
96210 Compensated Absences	\$227,396				\$126	\$271,365	\$709,418		\$709,418
96300 Payments in Lieu of Taxes							\$186,463		\$186,463
96400 Bad debt - Tenant Rents							\$192,675		\$192,675
96500 Bad debt - Mortgages									
96600 Bad debt - Other									
96800 Severance Expense									
96000 Total Other General Expenses	\$295,109	\$0	\$0	\$0	\$3,540	\$929,406	\$3,241,636	\$0	\$3,241,636
96710 Interest of Mortgage (or Bonds) Payable						\$65,687	\$65,687		\$65,687
96720 Interest on Notes Payable (Short and Long Term)							\$277,809		\$277,809
96730 Amortization of Bond Issue Costs									
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$65,687	\$343,496	\$0	\$343,496
96900 Total Operating Expenses	\$5,176,621	\$0	\$0	\$0	\$129,051	\$5,934,557	\$21,992,133	(\$3,444,581)	\$18,547,552
97000 Excess of Operating Revenue over Operating Expenses	\$64,133,861	\$0	\$0	\$0	\$1,313,084	(\$1,319,710)	\$74,528,976	\$0	\$74,528,976

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2025

	Project Total	6.1 Component Unit - Discretely Presented	6.2 Component Unit - Blended	14,896 PIH Family Self- Sufficiency Program	14,182 N/C S/R Section 8 Programs	10,405 Farm Labor Housing Loans and Grants	1 Business Activities	2 State/Local
97100 Extraordinary Maintenance	\$460,419	\$3,377	\$14,506		\$10,902	\$57,277	\$145,786	\$59,600
97200 Casualty Losses - Non-capitalized								
97300 Housing Assistance Payments	\$3,619				\$2,162		\$2,586	
97350 HAP Portability-In								
97400 Depreciation Expense	\$274,034	\$107,190	\$80,989		\$258	\$212,214	\$105,480	\$175,260
97500 Fraud Losses								
97600 Capital Outlays - Governmental Funds								
97700 Debt Principal Payment - Governmental Funds								
97800 Dwelling Units Rent Expense							\$20	
90000 Total Expenses	\$5,496,591	\$451,787	\$595,896	\$83,633	\$44,802	\$746,228	\$3,934,943	\$1,113,602
10010 Operating Transfer In								
10020 Operating transfer Out								
10030 Operating Transfers from/to Primary Government								
10040 Operating Transfers from/to Component Unit								
10050 Proceeds from Notes, Loans and Bonds								
10060 Proceeds from Property Sales								
10070 Extraordinary Items, Net Gain/Loss								
10080 Special Items (Net Gain/Loss)								
10091 Inter Project Excess Cash Transfer In								
10092 Inter Project Excess Cash Transfer Out								
10093 Transfers between Program and Project - In								
10094 Transfers between Project and Program - Out								
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$225,952	(\$237,133)	\$33,993	(\$11,111)	\$4,005,345	\$193,522	\$4,361,579	\$113,915
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$2,744,100	\$0
11030 Beginning Equity	\$3,340,700	(\$3,588,580)	\$402,040	(\$4,729)	\$40,005	\$2,046,504	\$88,490,298	\$774,837
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$1	\$0			(\$4,045,741)		\$4,045,741	
11050 Changes in Compensated Absence Balance								
11060 Changes in Contingent Liability Balance								
11070 Changes in Unrecognized Pension Transition Liability								
11080 Changes in Special Term/Severance Benefits Liability								
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents								
11100 Changes in Allowance for Doubtful Accounts - Other								
11170 Administrative Fee Equity								
11180 Housing Assistance Payments Equity								
11190 Unit Months Available	5,556							
11210 Number of Unit Months Leased	5,196							
11270 Excess Cash	(\$48,803)							
11610 Land Purchases	\$0							
11620 Building Purchases	\$0							
11630 Furniture & Equipment - Dwelling Purchases	\$0							
11640 Furniture & Equipment - Administrative Purchases	\$0							
11650 Leasehold Improvements Purchases	\$0							
11660 Infrastructure Purchases	\$0							
13510 CFFP Debt Service Payments	\$0							
13901 Replacement Housing Factor Funds	\$0							

Housing Authority of Fresno County (CA028)
Fresno, CA
Entity Wide Revenue and Expense Summary
Submission Type: Audited/Single Audit
Fiscal Year End: 12/31/2025

	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services	14,235 Supportive Housing Program	10,427 Rural Rental Assistance Payments	14,EHV Emergency Housing Voucher	COCC	Subtotal	ELIM	Total
97100 Extraordinary Maintenance						\$20,243	\$772,110		\$772,110
97200 Casualty Losses - Non-capitalized									
97300 Housing Assistance Payments	\$62,693,202				\$1,316,972		\$64,018,541		\$64,018,541
97350 HAP Portability-In	\$11,190						\$11,190		\$11,190
97400 Depreciation Expense						\$97,562	\$1,052,987		\$1,052,987
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense							\$20		\$20
90000 Total Expenses	\$67,881,013	\$0	\$0	\$0	\$1,446,023	\$6,052,362	\$87,846,981	(\$3,444,581)	\$84,402,400
10010 Operating Transfer In									
10020 Operating transfer Out									
10030 Operating Transfers from/to Primary Government									
10040 Operating Transfers from/to Component Unit									
10050 Proceeds from Notes, Loans and Bonds									
10060 Proceeds from Property Sales									
10070 Extraordinary Items, Net Gain/Loss									
10080 Special Items (Net Gain/Loss)									
10091 Inter Project Excess Cash Transfer In									
10092 Inter Project Excess Cash Transfer Out									
10093 Transfers between Program and Project - In									
10094 Transfers between Project and Program - Out									
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$1,429,469	\$0	\$0	\$0	(\$3,888)	(\$1,437,515)	\$8,674,128	\$0	\$8,674,128
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$2,744,100		\$2,744,100
11030 Beginning Equity	(\$1,792,610)	(\$14,895)	(\$43,776)	\$0	\$212,748	(\$10,130,968)	\$79,731,574		\$79,731,574
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors						\$0	\$1		\$1
11050 Changes in Compensated Absence Balance									
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term/Severance Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity	(\$604,349)						(\$604,349)		(\$604,349)
11180 Housing Assistance Payments Equity	\$241,208						\$241,208		\$241,208
11190 Unit Months Available	70,140				1,476		77,172	3,456	80,628
11210 Number of Unit Months Leased	59,546				1,229		65,971	3,416	69,387
11270 Excess Cash							(\$48,803)		(\$48,803)
11610 Land Purchases						\$0	\$0		\$0
11620 Building Purchases						\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases						\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases						\$0	\$0		\$0
11650 Leasehold Improvements Purchases						\$0	\$0		\$0
11660 Infrastructure Purchases						\$0	\$0		\$0
13510 CFFP Debt Service Payments						\$0	\$0		\$0
13901 Replacement Housing Factor Funds						\$0	\$0		\$0

**Housing Authority of
Fresno County**

Statistical Section:

Financial Trends

Revenue Capacity

Debt Capacity

Demographic and Economic
Information

Operating Information



HOUSING AUTHORITY OF FRESNO COUNTY

Statistical Section

This section provides additional information regarding the Agency in the following categories:

Financial Trends	the tables in this section show how the Agency's financial position has changed over time	Table 1-2
Revenue Capacity	the tables in this section show the Agency's ability to generate revenue	Table 3-4
Debt Capacity	this table shows the Agency's debt burden over time and provide information on the ability to issue debt	Table 5
Demographics and Economic Statistics	the tables in this section portray the socioeconomic environment and provide information to allow comparison of companies to other governments over time	Table 6-8
Operating Information	The tables in this section show the Agency's operations and provide information to assess the government's economic condition	Table 9-10

HOUSING AUTHORITY OF FRESNO COUNTY

Financial Trends

Net Position by Component
Last Ten Fiscal Years (Unaudited)

Year	Net Investment in capital	Restricted	Unrestricted	Total
	assets			
2016	\$ 10,206,099	\$ 2,779,750	\$ 28,441,783	\$ 41,427,632
2017	9,822,921	2,377,669	36,178,001	48,378,591
2018	10,394,276	1,995,584	40,016,653	52,406,513
2019	9,274,860	1,271,754	46,129,438	56,676,052
2020	8,990,647	941,169	51,348,216	61,280,032
2021	9,217,669	804,396	54,432,673	64,454,738
2022	5,592,705	441,689	69,032,836	75,067,230
2023	7,969,417	736,556	72,867,394	81,573,367
2024	7,227,979	255,083	75,837,095	83,320,157
2025	12,082,388	3,634,579	76,514,455	92,231,422

Source: Previous year's audits and current year financial statements

Table 2

HOUSING AUTHORITY OF FRESNO COUNTY

Financial Trends

Change in Net Position
Last Ten Fiscal Years (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING REVENUES:										
Rental revenue	\$ 3,686,642	\$ 3,470,504	\$ 3,694,908	\$ 3,650,358	\$ 3,609,193	\$ 3,807,849	\$ 3,139,496	\$ 3,039,487	\$ 3,270,526	\$ 2,907,873
Fee revenue	482,856	748,301	580,458	634,849	536,236	392,859	642,894	791,815	836,808	870,998
Developer fee revenue			3,685,245	1,634,322	4,178,443	1,343,833	2,086,625	1,233,800	991,346	1,473,425
Other revenue	691,674	1,472,260	1,031,054	895,760	1,197,849	2,934,761	1,514,685	4,305,733	2,157,825	1,965,615
Total operating revenues	4,861,172	5,691,065	8,991,665	6,815,289	9,521,721	8,479,302	7,383,700	9,370,835	7,256,505	7,217,911
OPERATING EXPENSES:										
Administrative expense	8,353,627	9,100,447	10,662,276	10,034,827	10,148,342	8,341,690	10,016,152	10,407,495	9,806,123	9,235,950
Tenant services expense	12,713	8,381	758,574	576,561	646,717	387,453	874,388	1,716,835	630,978	230,143
Utilities expense	1,076,236	1,453,782	1,323,772	1,363,723	1,443,141	1,450,161	1,409,757	1,232,654	1,369,197	1,375,353
Maintenance and operations expense	2,434,489	2,527,771	2,701,837	2,518,525	2,619,134	3,004,153	3,495,850	2,905,217	2,947,154	3,444,565
Protective services expense	34,255	31,523	56,658	48,074	58,703	73,896	83,969	182,296	109,546	131,018
Insurance expense	502,349	474,865	528,118	363,375	356,075	492,640	532,519	574,817	608,267	734,302
General expense	1,464,218	1,728,640	1,248,895	1,425,137	2,073,534	2,957,168	2,123,683	1,650,810	1,248,592	3,378,132
Housing assistance payments	32,966,932	33,853,191	34,502,667	39,571,456	38,635,117	40,203,048	44,440,188	54,809,957	61,645,949	64,030,900
Depreciation	1,967,693	1,424,089	1,629,694	1,428,300	1,306,911	1,145,252	1,273,784	1,422,709	1,436,001	1,082,225
Total operating expenses	48,812,512	50,602,689	53,408,491	57,329,978	57,287,674	58,055,461	64,250,290	74,902,790	79,801,807	83,642,588
Operating income (loss)	(43,951,340)	(44,911,624)	(44,416,826)	(50,514,689)	(47,765,953)	(49,576,159)	(56,866,590)	(65,531,955)	(72,545,302)	(76,424,677)
NONOPERATING REVENUES (EXPENSES):										
HUD grants	41,610,416	41,877,230	41,484,470	47,174,954	48,756,691	47,687,217	51,991,132	63,703,711	69,801,993	72,953,523
Other governmental grants	1,267,822	2,929,546	2,024,399	1,559,562	1,864,401	1,341,530	2,859,254	2,766,459	1,814,288	4,714,743
Interest revenue, unrestricted	9,520	2,718	4,975	26,752	24,224	11,213	20,532	97,394	123,917	104,268
Interest revenue, restricted	6,096	2,563	4,100	5,614	6,335	7,350	1,730	6,025	10,966	10,393
Interest revenue on notes receivable	762,851	834,661	1,076,263	1,086,450	1,290,083	1,319,218	1,440,224	1,571,915	1,619,862	1,547,578
Interest expense	(87,211)	(65,617)	(32,464)	(20,523)	(4,512)	(4,970)	(17,555)	(132,216)	(226,259)	(190,924)
Fraud recovery	11,173	26,946	26,639	63,039	2,137	19,420	76,157	-	-	-
Share of joint venture income	470,216	283,126	1,854,502	175,980	385,365	525,137	(449,577)	491,354	856,045	1,096,194
Loss from equity interest in component unit	(27,405)	(166,456)	(116,529)	(123,195)	(105,188)	(123,856)	(61,044)	(131,344)	(141,161)	(120,674)
Gain (loss) from insurance claims	-	-	(14,397)	(4,500)	-	(10,329)	(1,125)	(30,890)	195,866	-
Write off in interest receivable	-	-	(428,946)	-	-	-	-	-	-	-
Developer fees	1,399,766	2,220,176	-	-	-	-	-	-	-	-
Transfer from/(to) related party	(50,815)	600	59,504	(849,799)	-	-	-	-	-	-
Gain (loss) on sale/disposition of capital assets	1,139,654	3,960,971	2,129,490	3,084,549	71	(1,265,924)	8,622,362	874,625	(243,676)	4,438,698
Total nonoperating revenues (expenses)	46,512,083	51,906,464	48,072,006	52,178,883	52,219,607	49,506,006	64,482,090	69,217,033	73,811,861	84,553,799
Income (loss) before contributions and transfers	2,560,743	6,994,840	3,655,180	1,664,194	4,453,654	(70,153)	7,615,500	3,685,078	1,266,559	8,129,122
Capital contributions-cash capital fund grants	-	67,608	215,605	2,520,488	150,327	1,648,050	2,996,992	2,821,059	480,231	782,143
Increase (decrease) in net position	2,560,743	7,062,448	3,870,785	4,184,682	4,603,981	1,577,897	10,612,492	6,506,137	1,746,790	8,911,265
Net position, beginning of year	38,729,538	41,427,632	48,378,591	52,406,513	56,676,051	61,280,032	64,454,738	75,067,230	81,573,367	83,320,157
Prior period adjustment	137,350	(111,489)	157,137	84,856	-	-	-	-	-	-
Change in reporting entity	-	-	-	-	-	1,596,809	-	-	-	-
Adjusted net position, beginning of year	38,866,888	41,316,143	48,535,728	52,491,369	56,676,051	62,876,841	64,454,738	75,067,230	81,573,367	83,320,157
Net position, end of year	\$ 41,427,631	\$ 48,378,591	\$ 52,406,513	\$ 56,676,051	\$ 61,280,032	\$ 64,454,738	\$ 75,067,230	\$ 81,573,367	\$ 83,320,157	\$ 92,231,422

Table 3

HOUSING AUTHORITY OF FRESNO COUNTY

Revenue Capacity

Operating Revenues by Source
Last Ten Fiscal Years (Unaudited)

Year	Tenant Rentals		Fee Revenue		Other Revenue		Developer Fee Revenue		Total	
	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total	Amount	% of total
2016	\$ 3,686,642	51.08	\$ 482,856	6.69	\$ 691,674	9.58	\$ -	-	\$ 4,861,172	100
2017	3,470,504	48.08	748,301	10.37	1,472,260	20.40	-	-	5,691,065	100
2018	3,694,908	51.19	580,458	8.04	1,031,054	14.28	3,685,245	51.06	8,991,665	100
2019	3,650,358	50.57	634,849	8.80	895,760	12.41	1,634,322	22.64	6,815,289	100
2020	3,609,193	50.00	536,236	7.43	1,197,849	16.60	4,178,443	57.89	9,521,721	100
2021	3,807,849	52.76	392,859	5.44	2,934,761	40.66	1,343,833	18.62	8,479,302	100
2022	3,139,496	43.50	642,894	8.91	1,514,685	20.99	2,086,625	28.91	7,383,700	100
2023	3,039,487	42.11	791,815	10.97	4,305,733	59.65	1,233,800	17.09	9,370,835	100
2024	3,270,526	45.31	836,808	11.59	2,157,825	29.90	991,346	13.73	7,256,505	100
2025	2,907,873	40.29	870,998	12.07	1,965,615	27.23	1,473,425	20.41	7,217,911	100

Source: Previous year's audits and current year financial statements

Table 4

HOUSING AUTHORITY OF FRESNO COUNTY

Revenue Capacity

Non-Operating Revenues by Source
Last Ten Fiscal Years (Unaudited)

Year	Housing Assistance Payment Subsidies		Other Governmental Grants		Interest Income, net		Fraud Recovery		Share of Joint Venture Income (Loss)		Developer Fees		Transfer from (to) Other Related Entities		Loss from Equity Interest in Component		Gain (Loss) from Insurance Claims		Gain (Loss) on Assets		Total	
	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
2016	\$ 41,610,416	87.16	\$ 1,267,822	2.66	\$ 778,467	21.00	\$ 11,173	0.30	\$ 470,216	12.54	\$ 1,399,766	37.34	\$ (50,815)	(1.4)	\$ -	-	\$ -	-	\$ 1,139,654	30.40	\$ 46,626,699	100
2017	41,877,230	82.93	2,929,546	5.80	839,942	12.00	26,946	0.37	283,126	3.86	2,220,176	30.28	600	0.01	-	-	-	-	3,960,971	54.02	52,138,537	100
2018	41,484,470	79.02	2,024,399	3.86	1,085,338	21.00	26,639	0.52	1,854,502	35.97	-	-	59,504	1.15	-	-	-	-	2,129,490	41.31	48,664,342	100
2019	47,174,954	84.92	1,559,562	2.81	1,118,816	31.00	63,039	1.75	175,980	4.90	-	-	(849,799)	(23.65)	-	-	-	-	3,084,549	85.86	52,327,101	100
2020	48,756,691	81.07	1,864,401	3.10	1,320,642	77.00	2,137	0.13	385,365	22.56	-	-	-	-	-	-	-	-	71	0.00	52,329,307	100
2021	47,687,217	82.92	1,341,530	2.33	1,332,811	279.00	19,420	4.00	525,137	110.00	-	-	-	-	(123,856)	(26.00)	(10,329)	(2.00)	(1,265,924)	(2.56)	49,506,006	100
2022	51,991,132	83.54	2,859,254	4.59	1,444,931	15.00	76,157	0.79	(449,577)	(4.67)	-	-	-	-	(61,044)	(0.63)	(1,125)	(0.01)	8,622,362	89.52	64,482,090	100
2023	63,703,711	84.00	2,766,459	3.65	1,543,118	56.18	-	-	491,354	17.89	-	-	-	-	(131,344)	(4.78)	(30,890)	(1.12)	874,625	31.84	69,217,033	100
2024	69,801,993	88.50	1,814,288	2.30	1,528,506	69.62	-	-	856,045	38.99	-	-	-	-	(141,161)	(6.43)	195,866	8.92	(243,676)	(11.10)	73,811,861	100
2025	72,953,523	86.28	4,714,743	5.58	1,471,315	1.74	-	-	1,096,194	1.30	-	-	-	-	(120,674)	(0.14)	-	-	4,438,698	5.25	84,553,799	100

Source: Previous year's audits and current year financial statements

Table 5

HOUSING AUTHORITY OF FRESNO COUNTY

Debt Capacity

Ratio of Debt to Capital Assets
Last Ten Fiscal Years (Unaudited)

Year	Long - Term Debt			Capital Assets, Net	Ratio of Total Debt to Capital Assets
	Current Portion	Noncurrent Portion	Total		
2016	\$ 1,630,121	\$ 3,443,890	\$ 5,074,011	\$ 14,824,455	34.23%
2017	1,871,050	4,085,046	5,956,096	15,779,016	37.75%
2018	2,495,691	3,876,006	6,371,697	13,619,132	46.78%
2019	3,407,150	3,746,661	7,153,811	13,281,831	53.86%
2020	3,867,342	4,323,377	8,190,719	13,419,525	61.04%
2021	4,397,848	3,983,453	8,381,301	13,837,129	60.57%
2022	3,519,311	5,909,373	9,428,684	16,396,716	57.50%
2023	3,729,617	5,960,045	9,689,662	17,511,255	55.33%
2024	3,519,311	5,909,373	9,428,684	16,396,716	57.50%
2025	2,744,100	5,856,646	8,600,746	21,257,476	40.46%

Source: Previous year's audits and current year financial statements

Table 6

HOUSING AUTHORITY OF FRESNO COUNTY

Demographics and Economic Statistics

Tenant Demographics – Population Statistics Last Ten Fiscal Years (Unaudited)

Housing Choice Voucher						
Year	Adults	Elderly	Minors	Females	Males	Total
2016	7,202	846	6,251	8,418	5,881	14,299
2017	5,846	824	4,468	6,647	4,491	11,138
2018	7,864	1,127	6,165	9,085	6,071	15,156
2019	6,688	1,107	5,475	7,903	5,367	13,270
2020	7,294	1,409	7,046	9,303	6,446	15,749
2021	6,053	1,369	6,130	8,130	5,422	13,552
2022	5,927	1,397	5,915	7,977	5,262	13,239
2023	6,173	1,403	6,399	8,380	5,595	13,975
2024	5,978	1,486	5,920	7,993	5,391	13,384
2025	5,896	1,509	5,605	7,731	5,279	13,010

Public Housing						
Year	Adults	Elderly	Minors	Females	Males	Total
2016	896	166	714	1,014	762	1,776
2017	893	159	627	993	686	1,679
2018	895	161	651	1,014	693	1,707
2019	930	162	669	1,053	708	1,761
2020	636	159	611	818	588	1,406
2021	606	88	661	816	539	1,355
2022	608	91	626	804	521	1,325
2023	624	93	677	841	553	1,394
2024	635	102	692	856	573	1,429
2025	650	104	638	832	560	1,392

Affordable Housing						
Year	Adults	Elderly	Minors	Females	Males	Total
2016	73	5	132	137	73	210
2017	51	7	110	120	48	168
2018	65	5	115	127	58	185
2019	97	11	159	175	92	267
2020	103	12	160	188	87	275
2021	73	4	89	107	59	166
2022	62	5	58	96	56	152
2023	58	5	93	97	59	156
2024	65	5	89	97	62	159
2025	58	5	93	97	59	156

Source: IT Department from Housing Authority of Fresno County

Note: The demographic data for affordable housing prior to 2016 is not available.

Table 7

HOUSING AUTHORITY OF FRESNO COUNTY

Demographics and Economic Statistics

Principal Employers
Current Year and Nine Years Ago (Unaudited)

Employer	2025			2016		
	Employees	Rank	Percent of Total City Employment	Employees	Rank	Percent of Total City Employment
Fresno Unified School District	16,232	1	3.38%	11,162	2	2.45%
Community Medical Centers	10,782	2	2.25%	5,836	4	1.28%
County of Fresno	9,156	3	1.91%	7,494	3	1.64%
Clovis Unified School District	8,850	4	1.84%	4,037	6	0.88%
City of Fresno	5,596	5	1.17%	5,386	5	1.18%
California State University Fresno	5,297	6	1.10%	3,957	7	0.87%
State Center Community College District	5,187	7	1.08%	-	-	-
Children's Hospital of Central CA	4,170	8	0.87%	-	-	-
Saint Agnes Medical	3,382	9	0.70%	2,400	9	0.53%
Kaiser Permanente Medical	2,950	10	0.61%	2,200	10	0.48%
Ruiz Foods	-	-	-	2,500	8	0.55%
Fresno Economic Opportunities Commis	-	-	-	11,500	1	2.52%
Total	71,602		14.56%	56,472		12.38%

Source: Employer Information - Fresno County Annual Comprehensive Financial Report

Table 8

HOUSING AUTHORITY OF FRESNO COUNTY

Demographics and Economic Statistics

Regional Demographics – Population Statistics Last Ten Fiscal Years (Unaudited)

Year	Population	Personal Income*	Per Capita Personal Income	Unemployment Rate
2016	984,541	\$ 34,567	\$ 35,785	9.40%
2017	995,975	37,360	38,323	8.30%
2018	1,007,229	39,295	40,101	7.60%
2019	1,018,241	40,583	41,137	7.40%
2020	1,023,358	42,843	43,084	14.50%
2021	1,026,681	45,446	45,487	9.50%
2022	1,015,193	51,316	50,549	7.50%
2023	1,017,162	53,633	52,728	8.40%
2024	1,024,125	58,972	57,584	7.90%
2025	1,035,456	Not Available	Not Available	7.70%

Source:

Fresno County Annual Comprehensive Financial Report

* Amount in thousands

Table 9

HOUSING AUTHORITY OF FRESNO COUNTY

Operating Information

Property Characteristics and Dwelling Unit Composition
December 31, 2025 (Unaudited)

Public Housing			
Name of development	Address	Number of units	Year built or acquired
Sunset I	629 E. Springfield St.	20	1952
Cazares Terrace	36468 "O" St.	24	1953
Helsem Terrace	14595 W. "B" St.	40	1953
Mendoza Terrace	1625 Allardt Dr.	40	1952
Taylor Terrace	8410 Fifth St.	28	1953
Marcelli Terrace	4887 N. Barcus	24	1953
Mendoza Terrace II	1613 Mendoza Dr.	50	1962
Del Rey Apartments	5662 Oaklane Ave.	30	1966
Firebaugh Elderly	1662 Thomas Conboy Ave.	30	1968
Laton Apartments	6701 Latonia Ave.	20	1968
San Joaquin Apartments	22297 W. Idaho St.	20	1968
Biola Apartments	4955 Seventh Street	12	1969
Pinedale Apartments	160 W. Minarets	42	1969
Cardella Courts	419 "P" St.	32	1982
Pinedale Apartments	160 W. Minarets	16	1983
DeSoto Gardens	640 E. California Avenue	40	1990
Total units - Public Housing		468	
Total Units		468	

Table 10

HOUSING AUTHORITY OF FRESNO COUNTY

Operating Information

Employee Demographics Last Ten Fiscal Years (Unaudited)

Calendar Year	Black	Asian/ Pacific Islander	White	Hispanic	Others	Total
2016	21	19	68	93	5	206
2017	24	19	65	102	6	216
2018	23	23	61	111	9	227
2019	15	24	56	108	12	215
2020	17	26	53	110	15	221
2021	22	22	54	131	15	244
2022	16	22	45	132	23	238
2023	13	17	32	118	49	229
2024	18	24	35	141	16	234
2025	13	21	35	127	16	212

Source: Human Resource Department

Note: The County and City Housing Authorities operate and report separately while sharing the same management team and staff represented above.

SINGLE AUDIT REPORTS AND RELATED SCHEDULES

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*

To the Board of Commissioners
Housing Authority of Fresno County

We have audited, 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 (*Government Auditing Standards*), the financial statements of the business-type activities and the discretely presented component unit of the Housing Authority of Fresno County (the "Agency") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated (Report Date). Our report includes a reference to other auditors who audited the financial statements of the discretely presented component unit and Housing Relinquished Fund Corporation, joint venture of the Agency, as described in our report on the Agency's financial statements. The financial statements of the discretely presented component unit and Housing Relinquished Fund Corporation were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with the discretely presented component unit and Housing Relinquished Fund Corporation.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency'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.

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 consider 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 Agency's financial statements are free from 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 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 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.

Sacramento, California
(Report Date)

Independent Auditor's Report on Compliance for Each Major Federal Program and
Report on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Commissioners
Housing Authority of Fresno County

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the Housing Authority of Fresno County's (the "Agency") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2025. The Agency's major federal program are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Housing Authority of Fresno County complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal program for the year ended December 31, 2025.

Basis for Opinion on Each 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 (*Government Auditing Standards*); 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 Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Agency'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 Agency'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 Agency'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 Agency'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 Agency'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 Agency'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 Agency'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 were not 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.

Sacramento, California
(Report Date)

**HOUSING AUTHORITY OF FRESNO COUNTY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2025**

Federal Grantor/ Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Program/Pass- through Entity Identifying Number	Total Federal Expenditures	Passed Through to Subrecipients
Department of Housing and Urban Development:				
Direct Assistance:				
Section 8 New Construction and Substantial Rehabilitation	14.182		\$ 31,915	-
Community Project Funding Grant (CPFG)	14.251	B-23-CP-CA-0246	2,000,000	-
Public Housing Operating Fund	14.850		2,166,878	-
Public Housing Capital Funds	14.872		782,143	-
Family Self-Sufficiency Program	14.896		72,522	-
Housing Voucher Cluster				
Section 8 Housing Choice Vouchers - Contract # SF-472	14.871		69,271,073	-
Emergency Housing Vouchers	14.871		1,443,050	-
Subtotal - Housing Voucher Cluster			70,714,123	-
Subtotal - HUD Direct Assistance			75,767,581	-
Passed through the City of Huron				
CDBG - Entitlement/Special Purpose Grants Cluster				
City of HURON CDBG Disaster Grant	14.218		1,087,575	-
Subtotal - CDBG - Entitlement/Special Purpose Grants Cluster			1,087,575	-
Subtotal - U.S. Department of Housing and Urban Development			76,855,156	-
Total Expenditures of Federal Awards			\$ 76,855,156	\$ -

See accompanying notes to schedule of expenditures of federal awards

HOUSING AUTHORITY OF FRESNO COUNTY

Notes to Schedule of Expenditures of Federal Awards December 31, 2025

Note 1 - Reporting Entity

The Housing Authority of Fresno County (the "Agency") is responsible for the development and implementation of certain housing programs and activities for the County of Fresno, California. The Agency provides housing to families under a variety of programs including conventional Low-Income Public Housing, Housing Choice Vouchers, Section 42 Low-income Housing Tax Credits, Migrant Services, Farm Labor Housing, Emergency Housing, and others.

Note 2 – Indirect Cost Rate

The Agency has elected not to use the de minimis indirect cost rate allowed under the Uniform Guidance.

Note 3 - Summary of Significant Accounting Policies

Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") presents the federal awards activity of the Agency under programs of the federal government for the year ended December 31, 2025. Federal awards received directly from federal agencies, as well as federal awards passed through from nonfederal agencies or other organizations are included in the Schedule. The information in the Schedule is presented in accordance with the 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"). As the Schedule presents only the federal awards activity of the Agency, it is not intended to and does not present the financial position, change in net position or cash flows of the Agency as a whole.

Summary of Significant Accounting Policies

The expenditures included in the Schedule are reported under 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.

HOUSING AUTHORITY OF FRESNO COUNTY

Schedule of Findings and Questioned Costs
Year Ended December 31, 2025

A. Summary of Auditor's Results

Financial Statements

1. Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles: Unmodified opinion
2. Internal control over financial reporting:
- a. Material weakness(es) identified? Yes x No
- b. Significant deficiency(ies) identified? Yes x None reported
3. Noncompliance material to financial statements noted? Yes x No

Federal Awards

4. Internal control over major federal programs:
- a. Material weakness(es) identified? Yes x No
- b. Significant deficiency(ies) identified? Yes x None reported
5. Type of auditor's report issued on compliance for major federal programs: Unmodified opinion
6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? Yes x No
7. Identification of major federal programs:

Assistance Listing Number(s)	Name of Federal Program or Cluster
14.871	Housing Voucher Cluster

8. Dollar threshold used to distinguish between Type A and Type B programs: \$2,305,655
9. Auditee qualified as low-risk auditee x Yes No

HOUSING AUTHORITY OF FRESNO COUNTY

**Schedule of Findings and Questioned Costs
Year Ended December 31, 2025**

B. Findings - Financial Statements Audit

None reported.

C. Findings and Questioned Costs - Major Federal Award Programs Audit

None reported.

PRELIMINARY DRAFT -
SUBJECT TO CHANGE