



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 25, 2026

Writer's direct phone # (512) 475-3907
Email: Christina.Thompson@tdhca.texas.gov

Christina Lozano
Enclave on Golden Triangle Investors, LP
Southlake, TX
Clozano@ireg.us

RE: Enclave at Westport

Dear Enclave on Golden Triangle Investors, LP :

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Darnell Harris on July 31, 2026. This review was performed as required by Section 394.9027 (b) of Chapter 394, the Texas Administrative Code (TAC) Chapter 10, Subchapter J, for Enclave Westport Apartments.

In accordance TAC §10.1203 (5) enclosed is a copy of the Audit Report summary. No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the HFC User's responsibility to maintain compliance.

The Department considers this review closed. The next annual Audit Report is due June 1, 2027.

If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

Christina Thompson
Team Lead, HFC and PFC Monitoring

CC: darnell.harris@auxanocompliance.com; econ.dev@cpa.texas.gov; Dadair@ireg.us



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Audit Report
Enclave at Westport

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- TAC §10.1203(3)(B) requires that all Audit Reports include contact information for all Responsible Parties. Audit Report did not contain contact information for the HFC Sponsor and the governing body of the HFC Sponsor. To achieve compliance with TAC §10.1203(3)(B) ensure current contact information for all Responsible Parties is provided in the Audit Report.

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Texas Department of Housing and Community Affairs									
Housing Finance Corporation (HFC)									
Preliminary Summary of Audit									
This is a preliminary summary of the Audit Report. TDHCA's review is ongoing and not final. Findings and any required Corrective Action will be addressed in the official Monitoring Report Letter, if applicable.									
Reporting Details									
Report Due Date: 6/1/2026		Current Reporting Year: 2026		Occupancy Period Begin Date: 1/1/2025		Occupancy Period End Date: 12/31/2025			
Development & Regulatory									
HFC Property Name: Enclave at Westport		Is the Regulatory Agreement (RA) is properly recorded?		Yes		PRE or POST May 28, 2025 Development?		PRE	
HFC Property Street Address: 13524 Alta Vista Road		Regulatory Agreement Effective Date		Not Provided		Development Type		New Construction	
HFC City, State Zip: Roanoke, TX 76162		Does the development participate in other affordable programs?		No		Occupancy Type		General/Family	
HFC Property County: Tarrant		Jurisdictional Boundaries		Outside Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted)		339	
HFC User Name: Enclave on Golden Triangle Investors, LP		If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025?		Yes					
		If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period?		In the Transition Period					
Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)									
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total			
20% AMI Units	0	0	0	0	0	0			
30% AMI Units	0	8	6	0	0	14			
40% AMI Units	0	0	0	0	0	0			
50% AMI Units	0	4	2	0	0	6			
60% AMI Units	0	7	5	2	0	14			
65% AMI Units	0	0	0	0	0	0			
70% AMI Units	0	0	0	0	0	0			
80% AMI Units	0	90	62	1	0	153			
100% AMI Units	0	0	0	0	0	0			
120% AMI Units	0	0	0	0	0	0			
140% AMI Units	0	0	0	0	0	0			
Other AMI Units: (Add % here)	0	0	0	0	0	0			
Market Units	0	58	62	32	0	152			
Total Restricted Units	0	109	75	3	0	187			
Total Units (Restricted + Market)	0	167	137	35	0	339			
Development Contacts									
Organization Name: City, State Zip									
Property Name: Enclave at Westport		Roanoke, TX 76162							
Texas Comptroller: Acting - Kelly Hancock		Austin, TX 78753							
Appraisal District: Tarrant CAD		Fort Worth, TX 76118							
Individual Auditor: Darnell Harris		Rowlett, TX 75089							
HFC User: Enclave on Golden Triangle Investors, LP		Southlake, TX 76092							
HFC Management Company: Integrated Lifestyles		Southlake, TX 76092							
HFC Sponsor: City of Fort Worth		City of Fort Worth							
HFC Governing Body of Sponsor: Fort Worth City Council		Fort Worth City Council							
Auditor Qualifications & Affiliations									
Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?		Yes							
Has the Auditor provided a resume demonstrating housing compliance audit experience?		Yes							
Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party?		Yes							
Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?		No							
Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement?		Yes							
Income & Rents Limits									
Does the Regulatory Agreement specify income limits?		Yes							
Are the income limits adjusted for household size?		Yes							
Are the income limits based on HUD income limits?		Yes							
Did the Development comply with the Available Unit Rule when a household became over-income?		Yes							
Does the Regulatory Agreement specify rent limits for Restricted Units?		Yes							
Are the rent limits based on HUD rental limits?		Yes							
Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)?		Yes							
Are rent limit adjusted for family size, as determined by HUD?		Yes							
What is the family-size adjustment specified by the Development's Regulatory Agreement?		1.0 Person per Bedroom							
Fees									
Does Rent charged to income-restricted tenants include any recurring fees or charges?		Select One							
If "Yes", are any recurring fees or charges required as a condition of occupancy?		Select One							
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: Not Provided		Restricted Occupied Units: 187		Non-Restricted Occupied Units: 151					
		Restricted Vacant Units: 0		Non-Restricted Vacant Units: 1					
Total Units (ALL): 339		Total Restricted Units: 187		Total Non-Restricted Units: 152					
Triggering Events: Acquisition and Ownership Transfer									
Did a triggering event occur during the reporting period or any prior Tax Year?		No							
Set Asides									
Date first occupied by one or more tenants?		Not Provided		Set-Aside - Select Only One Option					
Is the Development currently in lease up?		No							
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?		Yes		Option 1:					
Are Restricted Units equal in finishes and equipment to Non-Restricted units?		Yes		At Least 10% of units reserved for HH not earning more than 60% AMI					
				At least 40% of units reserved for HH not earning more than 80% AMI					
Do Restricted Units have equal amenity and program access as Non-Restricted Units?		Yes		Option 2:					
Are Restricted Units proportionally distributed by unit type and income category?		Yes		At Least 10% of units reserved for HH not earning more than 50% AMI					
				At least 40% of units reserved for HH not earning more than 100% AMI					
Did the Auditor receive photographic evidence and written certification confirming unit comparability?		Yes							
Audit Sample Summary									
		Audit Sample		Item					
		Overall Sample meets minimum requirements?		YES					
		Move-In Sample meets minimum requirements?		YES					
		Recertification Sample meets minimum requirements?		YES					
Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY									
Preliminary summary. TDHCA review is ongoing and not final.									
Report Due Date: 6/1/2026		Current Reporting Year: 2026		Audit Received Date: 7/31/2026					
PRELIMINARY COMPLIANCE INDICATORS									
Reporting		Is the Development required to submit an Audit Report?							
		Yes							
Did the Development submit an Audit Report by the deadline, with approved extensions?		Yes							
Does the Audit Report cover the full prior reporting year ending December 31 and include a rent roll for the same period?		Yes							
Does the Audit Report include contact information for all Responsible Parties?		No							
Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)?		Yes							
Was the annual service fee (\$35 per Restricted Unit in the sample or \$500 minimum) submitted with the Audit Report?		Yes							
Did the Audit Report include a one-time exemption application submitted to the Texas Comptroller's Office?		Yes							
Did the first Audit Report include all required supporting documentation?		No							
Auditor		Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?							
		Yes							
Geographic Boundaries		Is the Development within sponsor boundaries, or—if outside those boundaries—has required approval been obtained or is the Development within the applicable transition period?							
		In the Transition Period							
Overall Chapter 394 Status:		Compliant							
TDHCA Notes/Notations:		TA Issued							