

Consolidated Financial Statements and Independent
Auditor's Report

**YOUNG MEN'S CHRISTIAN ASSOCIATION
OF METROPOLITAN LOS ANGELES AND
SUBSIDIARIES**

For the years ended December 31, 2025 and 2024

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Independent Auditor's Report

To the Board of Directors
Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries

Report on the Audit of the Financial Statements

Opinion

We have audited the consolidated financial statements of Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries, which comprise the consolidated statements of financial position as of December 31, 2025 and 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries as of December 31, 2025 and 2024, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries' ability to continue as a going concern for one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

CohnReznick LLP

Los Angeles, California
May 14, 2026

Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

December 31, 2025 and 2024

ASSETS	<u>2025</u>	<u>2024</u>
Cash	\$ 11,119,000	\$ 5,631,000
Restricted cash (Note 2)	21,158,000	-
Accounts receivable, net (Note 2)	4,407,000	3,701,000
Investments (Notes 4 and 5)	120,771,000	117,689,000
Investments whose use is limited (Notes 4 and 5)	1,417,000	1,708,000
Pledges receivable, net (Note 6)	18,061,000	10,415,000
Note receivable (Notes 14 and 19)	17,718,000	4,800,000
Benefit from interest rate swap agreement (Notes 12 and 13)	329,000	876,000
Beneficial interest in trusts	1,793,000	2,023,000
Prepaid expenses and other assets	7,374,000	6,209,000
Property and equipment, net (Note 8)	<u>142,569,000</u>	<u>127,267,000</u>
Total assets	<u>\$ 346,716,000</u>	<u>\$ 280,319,000</u>
LIABILITIES AND NET ASSETS		
Liabilities		
Accounts payable	\$ 3,615,000	\$ 3,475,000
Accrued expenses and other liabilities	7,164,000	6,823,000
Deferred membership fees and other deferred revenue	12,219,000	7,931,000
Claims payable (Note 11)	4,715,000	3,809,000
Obligations under finance leases (Note 16)	3,250,000	490,000
Term loan payable (Note 12)	7,285,000	7,535,000
Bonds payable (Note 13)	13,568,000	15,293,000
New market tax credit loan payable (Note 14)	25,229,000	-
Obligations under split-interest agreements	686,000	811,000
Obligations under service repayment agreements (Note 15)	<u>3,618,000</u>	<u>3,942,000</u>
Total liabilities	81,349,000	50,109,000
Net assets (Note 18)		
Without Donor Restrictions	132,662,000	118,791,000
With Donor Restrictions	<u>132,705,000</u>	<u>111,419,000</u>
Total net assets	<u>265,367,000</u>	<u>230,210,000</u>
Total liabilities and net assets	<u>\$ 346,716,000</u>	<u>\$ 280,319,000</u>

See Notes to Consolidated Financial Statements.

Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries

CONSOLIDATED STATEMENTS OF ACTIVITIES

For the years ended December 31, 2025 and 2024

	2025			2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES AND OTHER SUPPORT						
Contributions	\$ 20,868,000	\$ 21,332,000	\$ 42,200,000	\$ 14,205,000	\$ 17,818,000	\$ 32,023,000
In-kind contributions	9,109,000	-	9,109,000	600,000	-	600,000
Government contracts and grants	14,054,000	-	14,054,000	10,963,000	-	10,963,000
Special events	2,572,000	-	2,572,000	2,826,000	-	2,826,000
Direct donor benefits	(819,000)	-	(819,000)	(1,059,000)	-	(1,059,000)
Net special events	1,753,000	-	1,753,000	1,767,000	-	1,767,000
Membership fees	34,829,000	-	34,829,000	31,109,000	-	31,109,000
Program service fees	29,621,000	-	29,621,000	28,525,000	-	28,525,000
Net realized and unrealized gains on investments	2,967,000	10,575,000	13,542,000	1,520,000	6,513,000	8,033,000
Interest and dividend income	1,320,000	1,449,000	2,769,000	1,716,000	1,189,000	2,905,000
Gain on disposal of property	2,128,000	-	2,128,000	-	-	-
Other revenue	4,900,000	-	4,900,000	1,014,000	-	1,014,000
Total revenues and other support	121,549,000	33,356,000	154,905,000	91,419,000	25,520,000	116,939,000
Net assets released from restrictions (Note 18)	12,152,000	(12,152,000)	-	6,174,000	(6,174,000)	-
Total revenues, other support, and net assets released from restrictions	<u>\$ 133,701,000</u>	<u>\$ 21,204,000</u>	<u>\$ 154,905,000</u>	<u>\$ 97,593,000</u>	<u>\$ 19,346,000</u>	<u>\$ 116,939,000</u>

See Notes to Consolidated Financial Statements.

Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries

CONSOLIDATED STATEMENTS OF ACTIVITIES - CONTINUED

For the years ended December 31, 2025 and 2024

	2025			2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
EXPENSES						
Program services						
Healthy living	\$ 44,269,000	\$ -	\$ 44,269,000	\$ 37,506,000	\$ -	\$ 37,506,000
Youth development	35,004,000	-	35,004,000	27,182,000	-	27,182,000
Social responsibility	26,539,000	-	26,539,000	23,651,000	-	23,651,000
Total program services	105,812,000	-	105,812,000	88,339,000	-	88,339,000
Supporting services						
General and administrative	9,931,000	-	9,931,000	7,720,000	-	7,720,000
Fundraising	3,736,000	-	3,736,000	2,987,000	-	2,987,000
Total supporting services	13,667,000	-	13,667,000	10,707,000	-	10,707,000
Total expenses	119,479,000	-	119,479,000	99,046,000	-	99,046,000
Change in net assets before other changes in net assets	14,222,000	21,204,000	35,426,000	(1,453,000)	19,346,000	17,893,000
Post retirement health plan related changes other than net periodic cost (Note 17)	196,000	-	196,000	(34,000)	-	(34,000)
Unrealized (loss) gain on interest rate swap agreement	(547,000)	-	(547,000)	185,000	-	185,000
Change in value of beneficial interest in trusts	-	53,000	53,000	-	4,000	4,000
Change in value of split-interest agreements	-	29,000	29,000	-	67,000	67,000
Change in net assets	\$ 13,871,000	\$ 21,286,000	\$ 35,157,000	\$ (1,302,000)	\$ 19,417,000	\$ 18,115,000
Net assets, beginning of year	118,791,000	111,419,000	230,210,000	120,093,000	92,002,000	212,095,000
Net assets, end of year	\$ 132,662,000	\$ 132,705,000	\$ 265,367,000	\$ 118,791,000	\$ 111,419,000	\$ 230,210,000

See Notes to Consolidated Financial Statements.

Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries

CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES

For the years ended December 31, 2025 and 2024

	2025							
	Program Services				Supporting Services			
	Healthy Living	Youth Development	Social Responsibility	Total	General and Administrative	Fundraising	Total	Total Expenses
Salaries and benefits	\$ 23,971,000	\$ 17,302,000	\$ 11,553,000	\$ 52,826,000	\$ 5,532,000	\$ 2,406,000	\$ 7,938,000	\$ 60,764,000
Professional fees and contract services	1,857,000	2,292,000	2,528,000	6,677,000	1,758,000	493,000	2,251,000	8,928,000
Supplies	1,044,000	2,146,000	2,388,000	5,578,000	188,000	233,000	421,000	5,999,000
Occupancy expenses	8,467,000	7,230,000	4,146,000	19,843,000	91,000	306,000	397,000	20,240,000
Insurance, licenses, and fees	2,568,000	2,064,000	1,593,000	6,225,000	264,000	-	264,000	6,489,000
Interest expense	547,000	325,000	160,000	1,032,000	9,000	-	9,000	1,041,000
Depreciation and amortization	4,590,000	2,727,000	1,342,000	8,659,000	79,000	-	79,000	8,738,000
Other expenses	1,225,000	918,000	2,829,000	4,972,000	2,010,000	298,000	2,308,000	7,280,000
Total expenses	\$ 44,269,000	\$ 35,004,000	\$ 26,539,000	\$ 105,812,000	\$ 9,931,000	\$ 3,736,000	\$ 13,667,000	\$ 119,479,000

	2024							
	Program Services				Supporting Services			
	Healthy Living	Youth Development	Social Responsibility	Total	General and Administrative	Fundraising	Total	Total Expenses
Salaries and benefits	\$ 21,126,000	\$ 14,381,000	\$ 10,371,000	\$ 45,878,000	\$ 4,654,000	\$ 2,112,000	\$ 6,766,000	\$ 52,644,000
Professional fees and contract services	1,649,000	1,608,000	2,263,000	5,520,000	1,307,000	217,000	1,524,000	7,044,000
Supplies	829,000	1,427,000	2,486,000	4,742,000	58,000	244,000	302,000	5,044,000
Occupancy expenses	6,487,000	5,385,000	3,446,000	15,318,000	29,000	311,000	340,000	15,658,000
Insurance, licenses, and fees	1,566,000	1,147,000	1,064,000	3,777,000	282,000	5,000	287,000	4,064,000
Interest expense	510,000	286,000	175,000	971,000	9,000	-	9,000	980,000
Depreciation and amortization	4,277,000	2,404,000	1,468,000	8,149,000	74,000	-	74,000	8,223,000
Other expenses	1,062,000	544,000	2,378,000	3,984,000	1,307,000	98,000	1,405,000	5,389,000
Total expenses	\$ 37,506,000	\$ 27,182,000	\$ 23,651,000	\$ 88,339,000	\$ 7,720,000	\$ 2,987,000	\$ 10,707,000	\$ 99,046,000

See Notes to Consolidated Financial Statements.

Young Men's Christian Association of Metropolitan Los Angeles and Subsidiaries

CONSOLIDATED STATEMENTS OF CASH FLOWS

For the years ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 35,157,000	\$ 18,115,000
Adjustments to reconcile change in net assets to net cash provided by operating activities from continuing operations:		
Depreciation and amortization	8,738,000	8,232,000
Realized and unrealized (gains) losses on investments, net	(12,810,000)	(8,033,000)
Unrealized loss (gain) on interest rate swap agreement	547,000	(185,000)
Change in discount of pledges receivable	288,000	193,000
Gain on disposal of property	(2,128,000)	-
Contributions revenue from donated assets	(11,076,000)	(7,658,000)
Contributions restricted for long-term investment	(10,470,000)	(8,428,000)
Contributions restricted in perpetuity	(65,000)	(251,000)
Change in value of beneficial interest in trusts	(53,000)	(4,000)
Change in value of obligations under split-interest agreements	(29,000)	(67,000)
Forgiveness of debt service repayment agreement obligation	(324,000)	(325,000)
Amortization deferred financing costs	20,000	21,000
Changes in operating assets and liabilities:		
Accounts receivable	(706,000)	1,600,000
Pledges receivable	(1,362,000)	6,550,000
Beneficial interest in trusts	284,000	303,000
Prepaid expenses and other assets	(2,566,000)	(648,000)
Accounts payable	(417,000)	72,000
Accrued expenses and other liabilities	295,000	189,000
Deferred membership fees and other deferred revenue	4,288,000	1,792,000
Claims payable	<u>906,000</u>	<u>(155,000)</u>
Net cash provided by operating activities	<u>8,517,000</u>	<u>11,313,000</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sales of investments and maturities	55,895,000	44,220,000
Purchases of investments	(43,713,000)	(49,003,000)
Issuance of note receivable	(17,728,000)	(4,800,000)
Proceeds from sales of property and equipment	3,820,000	-
Purchases of property and equipment	<u>(6,774,000)</u>	<u>(3,835,000)</u>
Net cash used in investing activities	<u>(8,500,000)</u>	<u>(13,418,000)</u>

See Notes to Consolidated Financial Statements.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

CONSOLIDATED STATEMENTS OF CASH FLOWS - CONTINUED

For the years ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from contributions restricted to investment in property and equipment	3,920,000	1,689,000
Proceeds from contributions restricted for investment in endowment	36,000	203,000
Proceeds from issuance of new market tax credit loan payable	25,229,000	-
Principal payments on bonds payable	(1,745,000)	(1,700,000)
Principal payments on term loan payable	(250,000)	(239,000)
Principal payments on capital leases	(466,000)	(111,000)
Payment of distributions under split-interest agreements	(209,000)	(77,000)
Reinvestment of interest, dividends, and gains restricted for split-interest agreement investment	113,000	111,000
Proceeds from advances under service repayment obligation	<u>1,000</u>	<u>-</u>
Net cash provided by (used in) financing activities	<u>26,629,000</u>	<u>(124,000)</u>
Net increase (decrease) in cash	26,646,000	(2,229,000)
Cash, beginning of year	<u>5,631,000</u>	<u>7,860,000</u>
Cash, end of year	<u>\$ 32,277,000</u>	<u>\$ 5,631,000</u>
CASH CONSISTS OF THE FOLLOWING		
Cash	\$ 11,119,000	\$ 5,631,000
Restricted cash	<u>21,158,000</u>	<u>-</u>
	<u>\$ 32,277,000</u>	<u>\$ 5,631,000</u>
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION		
Interest paid	<u>\$ 1,013,000</u>	<u>\$ 946,000</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Finance lease obligations incurred for equipment	\$ 3,226,000	\$ 428,000
Donated investments for pledges receivable	\$ -	\$ 100,000
Donated property and equipment	\$ 13,919,000	\$ -
Asset retirement obligations incurred	\$ 45,000	\$ 9,000
Capital expenditures incurred but not paid	\$ 612,000	\$ 244,000
Donated property held for resale	\$ -	\$ 600,000
Conversion of note receivable	\$ 4,810,000	\$ -

See Notes to Consolidated Financial Statements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 1 - ORGANIZATION

Young Men’s Christian Association of Metropolitan Los Angeles (the “YMCA”) is an association of persons of all ages, ethnic groups, and religious affiliations who are united in a common effort to put Judeo-Christian principles into practice to enrich the quality of the spiritual, mental, physical, and social lives of individuals, families, and communities. The YMCA’s program areas include youth development, healthy living, and social responsibility.

The consolidated financial statements of the YMCA include the accounts of the corporate office and facilities located throughout Los Angeles County.

In 2024, YMCA Metro LA LLC (the “Metro LLC”) was formed as a wholly owned subsidiary of the YMCA as part of the promissory note receivable and options agreement with an unaffiliated YMCA (see Note 19).

In 2025, the YMCA participated in a New Markets Tax Credit (“NMTC”) transaction whereby a special purpose entity, Kolar YMCA Holdco (“KOL”), was created to obtain NMTC funding for a community project, receive a donation from the YMCA of the real property upon which the community project will be built, construct the community project, and lease the community project to the YMCA for operation.

In 2025, WSGV Metro LA LLC (the “WSGV LLC”) was formed as a wholly owned subsidiary of the YMCA as part of an asset transfer agreement with an unaffiliated YMCA (see Note 19).

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of Consolidation

The consolidated financial statements include the accounts of the YMCA and its subsidiaries, Metro LLC, KOL, and WSGV LLC (collectively, the “Association”). All significant intercompany balances and transactions have been eliminated in consolidation.

Basis of Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”). The consolidated statements of financial position are presented in order of liquidity.

The Association classifies revenue, other support, and expenses into two net asset categories according to the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Association and changes therein are classified and reported as follows:

- *Net assets without donor restrictions* – Net assets for use in general operations and not subject to donor (or certain grantor) restrictions. The governing board may designate, from net assets without donor restrictions, net assets for an operating reserve through a board-designated endowment.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Basis of Presentation - Continued

- *Net assets with donor restrictions* – Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time, purpose or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Cash Concentration

The Association maintains cash in three financial institutions insured by the Federal Deposit Insurance Corporation (“FDIC”). Association noninterest-bearing accounts are insured at \$250,000 for each financial institution. The Association held \$32,921,000 and \$5,720,000 in cash balances in excess of the FDIC insured level as of December 31, 2025 and 2024, respectively.

Restricted Cash

The Association is required to maintain separate bank accounts in accordance with certain contractual agreements, which are part of the NMTC program.

Accounts Receivable

The Association extends credit to third party payers of childcare and other programs in the normal course of operations, which are due within 60 days of the date of service. The Association also extends credit to its members enrolling in certain programs, such as summer and day camps, which are due in full prior to the start of the programs. Receivables are recorded at estimated fair value at the time of origination, and are reflected in the consolidated statements of financial position net of allowances for doubtful accounts. The allowance for doubtful accounts is determined by a monthly and annual review of account balances, historical collection experience, current and expected credit losses. The Association had \$4,407,000, \$3,701,000, and \$5,301,000 in accounts receivable, net as of December 31, 2025, 2024, and 2023, respectively. Uncollectible receivables are charged to the allowance. An expense is recorded at the time the allowance is adjusted. The Association had \$307,000, \$173,000, and \$182,000 in allowance for doubtful accounts as of December 31, 2025, 2024, and 2023, respectively. The Association had \$12,219,000, \$7,931,000, and \$6,139,000 in deferred membership fees and other deferred revenue as of December 31, 2025, 2024, and 2023, respectively.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Pledges Receivable

The Association records pledges receivable, net of allowances for estimated uncollectible amounts, when there is sufficient evidence in the form of verifiable documentation that an unconditional promise was received. The Association discounts multi-year pledges that are expected to be collected after one year using rates ranging from 5% to 11%. Multi-year pledges are recorded at fair value at the date of the pledge. Allowances for uncollectible amounts are calculated based on historical collection rates and specific identification of uncollectible accounts. Uncollectible pledges are charged to the allowance. An expense is recorded at the time the allowance is adjusted. Conditional promises to give are recognized only when the conditions on which they depend are substantially met. Two donors accounted for 50% of the Association's pledges receivable and two donors accounted for 45% of the Association's pledges receivable as of December 31, 2025 and 2024, respectively. The Association had \$951,000 and \$626,000 in allowance for doubtful accounts as of December 31, 2025 and 2024, respectively.

Investments

The Association's investment policy is to adhere to high standards of quality in the selection of all types of investments, with reasonable diversification to be maintained at all times. Marketable securities are primarily managed by independent investment managers and are held by an independent custodian bank.

The fair values of investments in securities traded on national securities exchanges are valued at the closing price on the last business day of the fiscal year; securities traded on the over-the-counter market are valued at the last reported bid price.

Investments which are not publicly traded consist primarily of several offshore investment hedge funds and private equity investments and are recorded at fair value using the Net Asset Value ("NAV"). The Association uses the NAV to determine the fair value of the underlying investments which (a) do not have a readily determinable fair value, and (b) prepare their financial statements consistent with the measurement principles of an investment company or have the attributes of an investment company.

Depending on the underlying asset, the NAV is determined by the underlying asset's manager through national exchange price for securities with a readily determinable value or valuations and estimates. The financial statements of these investments are audited annually (typically December 31) by independent auditors. Securities transactions are recorded on a trade-date basis. Dividend income is recorded as of the ex-dividend date, and interest income is recorded as earned using the accrual basis. Net realized and unrealized gains and losses on investments include realized and unrealized gains and losses on investments held or sold during the year. Investment income is recognized as a component of net assets without donor restrictions, unless its use is restricted by donors, due to time or purpose, or in perpetuity. Investment income earned on contributions with restrictions due to time or purpose, whose restrictions are met within the same year as received, is reported as investment income without donor restrictions.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Property and Equipment

Property and equipment are recorded at cost if purchased, or if donated, at fair value at date of donation. Asset retirement obligations related to property and equipment are capitalized. Property and equipment acquired with government grant funds are considered to be owned by the Association while used in the program or in future authorized programs. However, the granting agency has a reversionary interest in the property, as well as the right to determine the use of any proceeds from the sale of the assets. Management expects to have continuous use of such property and equipment throughout their useful lives.

Depreciation of buildings, improvements, and equipment is provided using the straight-line method over the estimated useful lives of the assets. Land is not depreciated.

	<u>Useful life</u>
Building improvements	5-20 years
Fitness equipment, furniture and fixtures	3-7 years
Leasehold improvements	Lesser of lease life or 10 years
Land improvements	5-25 years
Buildings	40 years

Property and equipment under finance lease obligations and leasehold improvements are amortized on the straight-line method over the shorter period of the lease term or the estimated useful life of the asset.

Gains and losses are recognized in the consolidated statements of activities and changes in net assets upon disposal of property and equipment.

Deferred Financing Costs

Deferred financing costs, net of accumulated amortization, are reported as a direct deduction from the face amount of the debt to which such costs relate. Amortization of debt issuance costs is reported as a component of interest expense and is computed using an imputed interest rate on the related loan.

Accounting for the Impairment of Long-Lived Assets and for the Disposal of Long-Lived Assets

The Association reviews property and equipment for impairment whenever events or changes in circumstances indicate that the carrying value of the property and equipment may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to future net cash flows, undiscounted and without interest, expected to be generated by the asset. If assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the asset exceeds the fair value of the asset. During the years ended December 31, 2025 and 2024, there were no events or changes in circumstances indicating that the carrying amount of the property and equipment may not be recoverable.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Asset Retirement Obligations

A conditional asset retirement obligation is a legal obligation to perform an asset retirement activity in which the timing and/or method of settlement are conditional on a future event that may or may not be within the control of the Association. Uncertainty with respect to the timing and/or method of settlement of the asset retirement obligation does not defer recognition of the liability. The obligation to perform the asset retirement activity is unconditional, and accordingly, a liability should be recognized. The fair value of a liability for an asset retirement obligation is recorded by the Association as an asset and a liability when there is a legal obligation associated with the retirement of a long-lived asset and the amount can be reasonably estimated.

There were \$338,000 and \$302,000 of net capitalized asset retirement costs in property and equipment as of December 31, 2025 and 2024, respectively, and \$937,000 and \$928,000 of conditional retirement obligations included in accrued expenses and other liabilities as of December 31, 2025 and 2024, respectively. For the years ended December 31, 2025 and 2024, accretion expenses totaled approximately \$0 and \$9,000, respectively, and are included in depreciation and amortization expense.

Accounting for Leases

The Association recognizes right of use assets and lease liabilities on the consolidated statements of financial position for all leases with terms longer than 12 months. Right of use assets and liabilities are recognized at the lease commencement date based on the present value of the remaining lease payments over the lease term, using the incremental borrowing rate because the leases do not have a readily determinable implicit discount rate. Leases are classified as either finance or operating, with classification affecting the pattern of expense recognition in the consolidated statements of activities. Lease expense is recognized on a straight-line basis over the term of the lease. The option to extend the lease term are not included in the right of use assets and liabilities recorded, when applicable as the Association is not reasonably certain to exercise the option to extend the lease. The Association has elected the practical expedient of not separating lease components from nonlease components.

Split-Interest Agreements

The Association has been designated as the trustee for irrevocable split-interest agreements, consisting primarily of charitable remainder trusts and charitable gift annuities. The charitable remainder trust agreements generally require the Association to make annual payments to the trust beneficiaries based on stipulated payment rates ranging from 7% to 11%, applied to the fair value of the trust assets, as determined annually. The charitable gift annuities require the Association to pay an annuity to the trust beneficiary, determined upon execution of each annuity, based on stipulated payment rates issued by the American Council on Gift Annuities and adopted and filed with the California Department of Insurance. Upon the death of the beneficiaries, or other termination of the trusts as may be defined in the individual agreements, the remaining trust assets will be distributed by the Association to itself and to other beneficiaries, as stipulated in the trust agreements.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Split-Interest Agreements - Continued

The fair value of the trust assets has been included in the Association's consolidated statements of financial position as investments whose use is limited, and a corresponding liability has been recorded to reflect the present value of required lifetime payments and remaining obligation to the named beneficiaries using discount rates ranging from 5% to 11% for the years ended December 31, 2025 and 2024. The difference between the fair value of the assets received and the present value of the obligation to named beneficiaries under the agreements is recognized as contributions revenue. Realized and unrealized gains and losses, interest and dividend income from the investments and payments of the obligations are reflected as adjustments to obligations under split-interest agreements in the accompanying consolidated statements of financial position. Amortization of discounts and changes in actuarial assumptions are reflected in the consolidated statements of activities as a change in value of split-interest agreements.

Beneficial Interest in Trusts

The Association is also a beneficiary of irrevocable split-interest agreements, consisting primarily of charitable remainder trusts and charitable lead trusts administered by other trustees. A receivable is recorded at the estimated fair value of the amount held by the trustee that is due to the Association. The Association uses an interest rate commensurate with the risks involved to discount the contribution receivable. The discount rates used were between 1% and 12% for the years ended December 31, 2025 and 2024. The investment yield rates used were between 0% and 11% for the years ended December 31, 2025 and 2024. The amortization of this discount and changes in actuarial assumptions are reflected in the consolidated statements of activities as a change in value of split-interest agreements.

Revenue Recognition

Revenue is recognized when control of the promised service is transferred to the Association's customers, in an amount that depicts the consideration the Association expects to be entitled to in exchange for those services. Revenue is not recognized unless collectability under the contract is considered probable, the contract has commercial substance and the contract has been approved. Additionally, the contract must contain payment terms, as well as the rights and commitments of both parties.

The Association generates revenue from services based on the consideration specified in contracts with customers. The Association recognizes revenue when a performance obligation is satisfied by transferring control of the promised services to a customer, in an amount that reflects the consideration that the Association expects to receive in exchange for those services. A performance obligation is a promise in a contract to transfer a distinct service to the customer. At contract inception, the Association assesses the services promised in the contract and identifies each distinct performance obligation.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Revenue Recognition - Continued

To identify the performance obligations, the Association considers the services promised in the contract regardless of whether they are explicitly stated or are implied by customary business practices. The transaction price of a contract is allocated to each distinct performance obligation using the relative stand-alone selling price and recognized as revenue when, or as, control of the service is passed to the customer. Revenue is recognized over time because control of the service is transferred continuously to the Association's customers.

Membership dues and program fees

Membership dues and program fees consist of amounts that families and individuals pay to participate in health, fitness, education and recreation activities and programs. Members join for varying lengths of time and may cancel with fifteen days' notice. Members generally pay a one-time joining fee plus monthly dues. Memberships provide use of the recreation facilities, access to free classes, programs and activities, and discounts to fee-based programs. The Association offers a variety of programs including child care, day camp, resident camp, teen, aquatics, sports, fitness, health and immigration services. Fee-based programs are available to the general public. Program fees for short duration programs of two months or less, such as aquatics classes, are typically paid in advance at the time of registration. Program fees for longer duration programs, such as fee-based childcare, are usually paid monthly in advance. Cancellation provisions vary by program, but most transactions are cancellable with 15 to 30 days' notice. Refunds may be available for services not provided. Financial assistance is available to members and program participants.

Membership dues and program fees are recognized over the period the membership or program service is provided. Membership dues and program fees paid to the Association in advance are recorded as deferred membership fees and other deferred revenue. Amounts billed but unpaid are recorded as accounts receivable.

Grants and contracts revenue

Revenue from grants and contracts with resource providers such as the government and its agencies, other organizations and private foundations are accounted for either as exchange transactions or as contributions. When the resource provider receives commensurate value in return for the resources transferred to the Association, the revenue from the grant or contract is accounted for as an exchange transaction.

For purposes of determining whether a transfer of asset is a contribution or an exchange, the Association deems that the resource provider is not synonymous with the general public, i.e., indirect benefit received by the public as a result of the assets transferred is not deemed equivalent to commensurate value received by the resource provider. Moreover, the execution of a resource provider's mission or the positive sentiment from acting as a donor is not deemed to constitute commensurate value received by a resource provider. Revenue from grants and contracts that are accounted for as exchange transactions is recognized when performance obligations have been satisfied.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Grants and contracts revenue - Continued

The Association has contracts with city, state and federal agencies to provide a variety of program services to the public based on contract requirements, including eligibility, procurement, reimbursement, curriculum, staffing and other requirements. These program services range from child care programs, programs for seniors, and immigration and health and welfare related programs. These contracts from government agencies are considered conditional contributions and are recorded as revenue when the condition is overcome, which is generally when the related qualifying expenditures are incurred over the period the service is provided.

Grants and contracts awarded for the acquisition of long-lived assets are reported as nonoperating revenue, in the absence of donor stipulations to the contrary, during the fiscal year in which the assets are acquired. Cash received in excess of revenue recognized is recorded as refundable advances. The Association had \$8,604,000 and \$6,227,000 in refundable advances as of December 31, 2025 and 2024, respectively, which is included in deferred membership fees and other deferred revenue.

Contributions

Transactions where the resource provider often receives value indirectly by providing a societal benefit, although the societal benefit is not considered to be of commensurate value, are deemed to be contributions. Contributions are classified as either conditional or unconditional. A conditional contribution is a transaction where the Association has to overcome a barrier or hurdle to be entitled to the resource and the resource provider is released from the obligation to fund or has the right of return of any advanced funding if the Association fails to overcome the barrier. The Association recognizes the contribution revenue upon overcoming the barrier or hurdle. Any funding received prior to overcoming the barrier is recognized as refundable advance.

Unconditional promises to give (pledges receivable) are recognized as contributions when received at their estimated fair value. Contributions are considered available for unrestricted use unless specifically restricted by the donor.

Amounts received that are restricted for future periods or by the donor for specific purposes are reported as support with donor restrictions that increases that net asset class.

Unconditional contributions are recorded as either with donor restriction or without donor restriction. Contributions are recognized as contributions with donor restrictions if they are received with donor stipulations that limit the use of the donated asset. Contributions received with no donor stipulations are recorded as contributions without donor restrictions.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Contributions - Continued

When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified as net assets without donor restrictions and are reported in the consolidated statements of activities as net assets released from restriction. Donor-restricted contributions whose restrictions expire during the same fiscal year are recognized as contributions without donor restrictions. Capital campaign contributions are considered net assets with donor restrictions until the asset is placed into service.

Practical Expedients

As the Association's performance obligations have an original expected duration of one year or less, the Association applied the practical expedient (as provided in ASC 606-10-50-14) to not disclose the information in ASC 606-10-50-13, which requires disclosure of the amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as of the end of the reporting period and when the entity expects to recognize this amount as revenue. All consideration from contracts with customers is included in the transaction price.

Contributed Services

A substantial number of volunteers have donated significant amounts of time and services to the Association's program operations and to its fundraising campaigns. Contributed services are recognized by the Association if the services received (a) create or enhance long-lived assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. The services donated are not reflected in the accompanying consolidated financial statements as an expense or as income from donations; such services do not meet the above criteria for recording under U.S. GAAP.

In-Kind Contributions

During the years ended December 31, 2025 and 2024, the value of in-kind contributions or noncash assets recorded by the Association was \$9,109,000 and \$600,000, respectively. The value of in-kind donations is based on either donor-stated value, face value or replacement value had the Association needed to purchase from an outside source. During the year ended December 31, 2025, the Association received donated property of \$13,919,000, of which \$9,109,000 was recorded during the year and \$4,810,000 was to satisfy a note receivable. During the year ended December 31, 2024, the Association received donated property held for resale of \$600,000. The fair market value is determined through active markets of identical or similar items.

Derivatives

The Association has elected to execute a derivative instrument for purposes of elimination of interest rate risk on its long-term debt. The Association uses an interest rate swap agreement to eliminate its exposure resulting from variable rate debt. The derivative instrument is recognized in the consolidated statements of financial position at fair value.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Derivatives - Continued

Fair value for the Association's derivative instrument is based on quoted market prices of comparable instruments or, if none are available, on pricing models or formulas using current assumptions. The derivative has not been designated as a hedge under ASC Topic 815, Derivatives and Hedging. Accordingly, the Association records changes in the fair value of its derivative instrument as a mark-to-market gain or loss on financial instruments on the consolidated statements of activities. Should the counterparty to the contract fail to meet its obligation, the Association would be exposed to fluctuations in interest rates. The Association manages exposure to counterparty credit risk by entering into the derivative financial instrument with a highly rated financial institution that can be expected to perform fully under the terms of the agreement.

Income Taxes

The Association was organized pursuant to the General Nonprofit Corporation Law of the State of California. The Association has been recognized by the Internal Revenue Service as exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. The Association has also been recognized by the California Franchise Tax Board as exempt from California franchise taxes and certain general county real and personal property taxes under Section 23701d of the California Revenue and Taxation Code. However, the Association is subject to income taxes on any net income that is derived from a trade or business, regularly carried on, and not in furtherance of the purposes for which it was granted exemption. No income tax provision has been recorded as the net income, if any, from any unrelated trade or business, in the opinion of management, is not material to the consolidated financial statements taken as a whole. If applicable, the Association would recognize interest and penalties associated with tax matters as operating expenses and would include accrued interest and penalties with accrued expenses in the consolidated statements of financial position.

Tax positions taken related to the Association's tax-exempt status, unrelated business activities taxable income, and deductibility of expenses, and other miscellaneous tax positions have been reviewed, and management is of the opinion that material positions taken by the Association would, more likely than not, be sustained by examination. Accordingly, the Association has not recorded an income tax liability for uncertain tax benefits as of December 31, 2025 and 2024 and no material change is anticipated in the 12 months following December 31, 2025. As of December 31, 2025, the Association's tax years ended December 31, 2022 through December 31, 2025 remain subject to examination.

Functional Allocation of Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying consolidated statements of activities and detailed in the consolidated statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited based on management's estimates, which is based on the prorated share of direct program expenses incurred by the branches for operating expenses and percentage of program revenues for capital expenditures.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Use of Estimates

The preparation of consolidated financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements. Estimates also affect reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 3 - LIQUIDITY AND AVAILABILITY OF RESOURCES

The Association regularly monitors liquidity required to meet its operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. The Association has various sources of liquidity at its disposal, including cash and cash equivalents, receivables, marketable debt and equity securities and a line of credit. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Association considers all expenditures related to its ongoing mission related activities as well as the conduct of services undertaken to support those activities to be general expenditures.

As of December 31, 2025 and 2024, the Association had the following financial assets and liquidity resources available over the next 12 months:

	2025	2024
Financial assets:		
Cash and cash equivalents	\$ 11,119,000	\$ 5,631,000
Accounts receivable, net	4,407,000	3,701,000
Pledge receivables due in one year or less, net	5,695,000	3,822,000
Fiscal 2026 (2025) payout on donor-restricted endowments	2,621,000	2,582,000
Fiscal 2026 (2025) payout on board-designated endowments	960,000	928,000
Total financial assets available within one year	24,802,000	16,664,000
Liquidity resources:		
Available bank line of credit	10,000,000	6,500,000
Total financial assets and liquidity resources available within one year	\$ 34,802,000	\$ 23,164,000

In addition to financial assets available to meet general expenditures over the next 12 months, the Association operates with a balanced budget and anticipates collecting sufficient revenue to cover general expenditures not covered by donor-restricted resources. Additionally, as of December 31, 2025 and 2024, the Association has \$31,584,000 and \$24,693,000, respectively, of board-designated net assets without donor restrictions, that while the Association does not intend to spend those for purposes other than those identified, the amounts could be made available for current operations with Board approval, if necessary.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 4 - FAIR VALUE

The Association measures the fair value of its financial assets and liabilities in accordance with accounting guidance that requires the Association to base fair value on exit price, maximize the use of observable inputs, and minimize the use of unobservable inputs to determine the exit price. The Association categorizes the financial assets and liabilities, based on the priority of inputs to the valuation technique, into a three-tiered hierarchy as described below.

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities as of the reporting date. Level 1 investments include listed equities, listed fixed income securities, certain mutual funds and money market accounts. The fair value hierarchy gives the highest priority to Level 1 inputs.

Level 2 – Observable inputs, other than Level 1 quoted prices, such as quoted prices for similar assets and liabilities, quoted prices in markets that are not active, or other inputs that are observable for the asset or liability either directly or indirectly. Investments in this category include corporate and government bonds, and certain money market funds. Interest rate swaps are also included in this category. A significant adjustment to a Level 2 input could result in the Level 2 measurement becoming a Level 3 measurement.

Level 3 – Unobservable inputs that are supportable by little or no market activity, which requires the Association to develop its own assumptions. Contributions receivable from beneficial interest in trusts are included in this category. The fair value hierarchy gives the lowest priority to Level 3 inputs.

The Association is required to measure and report investments, investments whose use is limited, interest rate swaps and beneficial interest in split-interest agreements on a recurring basis at fair value. Investments are measured using the market approach. Beneficial interest in split-interest agreements are valued using the income approach based on the life expectancy of the beneficiaries and the net present value of the expected cash flows using a discounted rate. Interest rate swaps are valued using the forward interest rate estimates and present value techniques, adjusted to reflect nonperformance risk of both counterparties and the Association.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 4 - FAIR VALUE – Continued

The Association’s policy is to recognize transfers in and out of Levels 1, 2, and 3 as of the end of the year of the change in circumstances that caused the transfer. The following table summarizes the valuation of the Association’s investments, investments whose use is limited, benefit from interest rate swap agreements and beneficial interest under split-interest agreements by fair value hierarchy levels as of December 31, 2025:

	Level 1	Level 2	Level 3	Investments measured at NAV	Total
Investments and investments whose use is limited					
Equity securities					
Consumer goods and services	\$ 3,592,000	\$ -	\$ -	\$ -	\$ 3,592,000
Financial services	7,440,000	-	-	-	7,440,000
Healthcare	3,782,000	-	-	-	3,782,000
Industrials	5,779,000	-	-	-	5,779,000
Oil and gas	3,022,000	-	-	-	3,022,000
Technology	7,092,000	-	-	-	7,092,000
Telecommunications	736,000	-	-	-	736,000
Total equity securities	31,443,000	-	-	-	31,443,000
Mutual funds					
Domestic equity	21,729,000	-	-	-	21,729,000
International equity	15,245,000	-	-	-	15,245,000
Domestic fixed income	7,126,000	-	-	-	7,126,000
International fixed income	6,710,000	-	-	-	6,710,000
Total mutual funds	50,810,000	-	-	-	50,810,000
Money market accounts/funds	-	8,667,000	-	-	8,667,000
US government and agency bonds	-	9,497,000	-	-	9,497,000
Private income funds	-	-	-	2,824,000	2,824,000
Private equity funds	-	-	-	5,311,000	5,311,000
Bond fund	-	-	-	13,636,000	13,636,000
Total investments	82,253,000	18,164,000	-	21,771,000	122,188,000
Beneficial interest in trusts	-	-	1,793,000	-	1,793,000
	<u>\$ 82,253,000</u>	<u>\$ 18,164,000</u>	<u>\$ 1,793,000</u>	<u>\$ 21,771,000</u>	<u>\$ 123,981,000</u>
Benefit from interest rate swap	<u>\$ -</u>	<u>\$ 329,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 329,000</u>

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 4 - FAIR VALUE – Continued

The following table summarizes the valuation of the Association’s investments, investments whose use is limited, benefit from interest rate swap agreements and beneficial interest under split-interest agreements by fair value hierarchy levels as of December 31, 2024:

	Level 1	Level 2	Level 3	Investments measured at NAV	Total
Investments and investments whose use is limited					
Equity securities					
Consumer goods and services	\$ 2,789,000	\$ -	\$ -	\$ -	\$ 2,789,000
Financial services	6,326,000	-	-	-	6,326,000
Healthcare	3,105,000	-	-	-	3,105,000
Industrials	4,504,000	-	-	-	4,504,000
Oil and gas	3,033,000	-	-	-	3,033,000
Technology	4,053,000	-	-	-	4,053,000
Telecommunications	1,062,000	-	-	-	1,062,000
Other	139,000	-	-	-	139,000
Total equity securities	25,011,000	-	-	-	25,011,000
Mutual funds					
Domestic equity	18,675,000	-	-	-	18,675,000
International equity	12,722,000	-	-	-	12,722,000
Domestic fixed income	6,503,000	-	-	-	6,503,000
International fixed income	6,393,000	-	-	-	6,393,000
Total mutual funds	44,293,000	-	-	-	44,293,000
Money market accounts/funds	-	7,088,000	-	-	7,088,000
US government and agency bonds	-	23,849,000	-	-	23,849,000
Private income funds	-	-	-	1,703,000	1,703,000
Private equity funds	-	-	-	4,872,000	4,872,000
Bond fund	-	-	-	12,581,000	12,581,000
Total investments	69,304,000	30,937,000	-	19,156,000	119,397,000
Beneficial interest in trusts	-	-	2,023,000	-	2,023,000
	<u>\$ 69,304,000</u>	<u>\$ 30,937,000</u>	<u>\$ 2,023,000</u>	<u>\$ 19,156,000</u>	<u>\$ 121,420,000</u>
Benefit from interest rate swap	<u>\$ -</u>	<u>\$ 876,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 876,000</u>

Accounting standards permit the measure of fair value of investments that do not have a quoted market price but NAV per unit. The NAV is calculated based on the valuation of the funds’ underlying assets owned by the fund at fair value at the end of the year. The alternative investments invest in a variety of funds including hedge funds and private equity funds. The fair value of the investments have been estimated using NAV of the fund shares.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 4 - FAIR VALUE – Continued

The following table represents the Association’s Level 3 financial instruments, the valuation techniques used to measure the fair value of those financial instruments, and the significant unobservable inputs and the ranges of values for those inputs as of December 31, 2025:

Instrument	Fair value	Principal valuation technique	Unobservable inputs	Significant input variables	Weighted average
Beneficial interest in trusts	\$ 1,793,000	Present value of expected cash flows	Investment yield Discount rate	0% - 11% 1% - 12%	N/A

The following table lists investments in investment companies that are valued at NAV by major category as of December 31, 2025:

	Strategy	NAV In Funds	# of Funds	Redemption Terms	Redemption Restrictions	Redemption Restrictions in Place at Year End
Bond fund	U.S. total-return, core-plus bond strategy	\$ 13,636,000	1	Weekly redemption with 10 days notice.	No lock-up.	None
Private income fund	Investments in core, opportunistic, sponsor-backed, and non-sponsor-backed corporate loans.	2,824,000	1		Partners may not withdraw from the Fund prior to its termination	
Private equity funds	Investments in real estate, private real estate, private equity - secondaries and buyouts	5,311,000	10		Partners may not withdraw from the Fund prior to its termination	
		<u>\$ 21,771,000</u>	<u>12</u>			

None of these funds have predetermined remaining life expectancies. The Association has \$6,104,000 of unfunded commitments related to these investments as of December 31, 2025.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 4 - FAIR VALUE – Continued

The following table represents the Association’s Level 3 financial instruments, the valuation techniques used to measure the fair value of those financial instruments, and the significant unobservable inputs and the ranges of values for those inputs as of December 31, 2024:

Instrument	Fair value	Principal valuation technique	Unobservable inputs	Significant input variables	Weighted average
Beneficial interest in trusts	\$ 2,023,000	Present value of expected cash flows	Investment yield Discount rate	0% - 11% 1% - 12%	N/A

The following table lists investments in investment companies that are valued at NAV by major category as of December 31, 2024:

	Strategy	NAV In Funds	# of Funds	Redemption Terms	Redemption Restrictions	Redemption Restrictions in Place at Year End
Bond fund	U.S. total-return, core-plus bond strategy	\$ 12,581,000	1	Weekly redemption with 10 days notice.	No lock-up.	None
Private income fund	Investments in core, opportunistic, sponsor-backed, and non-sponsor-backed corporate loans.	1,703,000	1		Partners may not withdraw from the Fund prior to its termination	
Private equity funds	Investments in real estate, private real estate, private equity - secondaries and buyouts	4,872,000	10		Partners may not withdraw from the Fund prior to its termination	
		<u>\$ 19,156,000</u>	<u>12</u>			

None of these funds have predetermined remaining life expectancies. The Association has \$4,657,000 of unfunded commitments related to these investments as of December 31, 2024.

The fair value of cash, accounts receivable, pledges receivable, payables, and accrued expenses is equal to their carrying value because of their liquidity and short-term maturity. Finance lease obligations to unrelated parties do not differ materially from their aggregate carrying values in that the obligations bear interest rates that are based on market differences. The fair value of bonds payable approximates \$13,700,000 and \$15,445,000 using a market approach at December 31, 2025 and 2024, respectively.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 5 - INVESTMENTS

The Association’s investments as of December 31, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Investments	\$ 120,771,000	\$ 117,689,000
Investments whose use is limited	1,417,000	1,708,000
Total investments and investments whose use is limited	<u>\$ 122,188,000</u>	<u>\$ 119,397,000</u>

Investments whose use is limited are restricted for the following long-term purposes as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Restricted under grant agreements	\$ 512,000	\$ 503,000
Held in trust under split-interest agreements	905,000	1,205,000
	<u>\$ 1,417,000</u>	<u>\$ 1,708,000</u>

California state law mandates the Association invest predetermined amounts held in trust under charitable gift annuities in direct obligations of the United States government, certain other quasi-government obligations, and money market funds or cash and cash equivalents. The Association was in compliance with these requirements for the years ended December 31, 2025 and 2024.

NOTE 6 - PLEDGES RECEIVABLE

Pledges receivable are expected to be received as follows as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Within one year	\$ 11,349,000	\$ 5,313,000
Within two to five years	3,478,000	1,555,000
Greater than five years	7,700,000	7,400,000
	22,527,000	14,268,000
Less discount to reflect pledges receivable at fair value	(3,515,000)	(3,227,000)
Less allowance for uncollectible pledges receivable	(951,000)	(626,000)
Pledges receivable, net	<u>\$ 18,061,000</u>	<u>\$ 10,415,000</u>

NOTE 7 - CONDITIONAL PROMISES TO GIVE

As of December 31, 2025 and 2024, the Association did not have any conditional promises to give.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 8 - PROPERTY AND EQUIPMENT

Property and equipment consist of the following as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Land	\$ 28,242,000	\$ 20,023,000
Buildings and improvements	245,876,000	240,376,000
Equipment	16,205,000	15,854,000
Equipment under finance leases	3,878,000	607,000
Construction in progress	<u>9,213,000</u>	<u>3,583,000</u>
Total	303,414,000	280,443,000
Less accumulated depreciation, including \$754,000 and \$112,000 for equipment under finance leases at December 31, 2025 and December 31, 2024, respectively	<u>(160,845,000)</u>	<u>(153,176,000)</u>
	<u>\$ 142,569,000</u>	<u>\$ 127,267,000</u>

Depreciation and amortization of property and equipment totaled \$8,738,000 and \$8,232,000 for the years ended December 31, 2025 and 2024, respectively. Depreciation on construction in progress commences when the assets are placed in service.

Buildings and improvements include occupancy rights acquired at a cost of \$4,500,000, which is being amortized over the 26-year life of the occupancy rights.

Land and buildings with a carrying value of \$17,103,000 and \$18,241,000 serve as collateral for certain long-term liabilities at December 31, 2025 and 2024, respectively. Depreciation expense totaled \$1,226,000 and \$1,406,000 on these buildings and improvements for the years ended December 31, 2025 and 2024, respectively.

The Association is currently developing a project utilizing funds from the new market tax credit transaction, which has a total estimated project cost of \$24,935,000. During the year ended December 31, 2025, the Association capitalized \$6,673,000 of costs related to this project into construction in progress.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 9 - ENDOWMENT

The Association’s endowment consists of approximately 800 individual funds established for a variety of purposes. The net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The Association has interpreted the Uniform Prudent Management of Institutional Funds Act (“UPMIFA”) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Association classifies as net assets with donor restrictions (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, (c) the fair value of the Association’s interest in split-interest agreements at the time of termination of the trust as stipulated by the trust agreement with the permanent endowment, and (d) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

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

- The duration and preservation of the fund
- The purposes of the Association and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the Association
- The investment policies of the Association

The following tables present the Association’s endowment composition, changes, and net asset classifications as of and for the indicated year:

Endowment net asset composition by type of fund as of December 31, 2025:

	Without Donor	With Donor Restrictions		Total
	Restrictions	Time or Purpose	Perpetual	
Donor restricted endowment funds	\$ -	\$ 32,249,000	\$ 45,667,000	\$ 77,916,000
Funds functioning as endowments	25,979,000	-	-	25,979,000
	<u>\$ 25,979,000</u>	<u>\$ 32,249,000</u>	<u>\$ 45,667,000</u>	<u>\$ 103,895,000</u>

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 9 - ENDOWMENT – Continued

Endowment net asset composition by type of fund as of December 31, 2024:

	Unrestricted	With Donor Restrictions		Total
		Time or Purpose	Perpetual	
Donor restricted endowment funds	\$ -	\$ 22,976,000	\$ 44,454,000	\$ 67,430,000
Funds functioning as endowments	19,088,000	-	-	19,088,000
	<u>\$ 19,088,000</u>	<u>\$ 22,976,000</u>	<u>\$ 44,454,000</u>	<u>\$ 86,518,000</u>

Changes in endowment net assets for the year ended December 31, 2025 were as follows:

	Without Donor Restrictions	With Donor Restrictions		Total
		Time or Purpose	Perpetual	
Endowment net assets, beginning of year	\$ 19,088,000	\$ 22,976,000	\$ 44,454,000	\$ 86,518,000
Investment return, net				
Investment income	435,000	1,449,000	-	1,884,000
Net appreciation (realized and unrealized)	3,175,000	10,575,000	-	13,750,000
Investment counsel fees	(191,000)	-	-	(191,000)
Total investment return, net	<u>3,419,000</u>	<u>12,024,000</u>	<u>-</u>	<u>15,443,000</u>
Contributions	4,670,000	-	1,213,000	5,883,000
Appropriation of endowment assets for expenditure	(928,000)	(2,250,000)	-	(3,178,000)
Appropriation of endowment assets for capital projects	(771,000)	-	-	(771,000)
Release from donor restrictions	501,000	(501,000)	-	-
Endowment net assets, end of year	<u>\$ 25,979,000</u>	<u>\$ 32,249,000</u>	<u>\$ 45,667,000</u>	<u>\$ 103,895,000</u>

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 9 - ENDOWMENT – Continued

Changes in endowment net assets for the year ended December 31, 2024 were as follows:

	Without Donor Restrictions	With Donor Restrictions		Total
		Time or Purpose	Perpetual	
Endowment net assets, beginning of year	\$ 11,302,000	\$ 18,004,000	\$ 44,099,000	\$ 73,405,000
Investment return, net				
Investment income	385,000	1,189,000	-	1,574,000
Net appreciation (realized and unrealized)	2,112,000	6,513,000	-	8,625,000
Investment counsel fees	(182,000)	-	-	(182,000)
Total investment return, net	2,315,000	7,702,000	-	10,017,000
Contributions	7,275,000	-	355,000	7,630,000
Appropriation of endowment assets for expenditure	(603,000)	(2,606,000)	-	(3,209,000)
Appropriation of endowment assets for capital projects	(1,325,000)	-	-	(1,325,000)
Release from donor restrictions	124,000	(124,000)	-	-
Endowment net assets, end of year	\$ 19,088,000	\$ 22,976,000	\$ 44,454,000	\$ 86,518,000

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Association to retain as funds of perpetual duration. When donor endowment deficits exist, they are classified as a reduction of net assets with donor restrictions. Deficits of this nature reported in net assets with donor restrictions were \$0 at December 31, 2025 and 2024. These deficiencies resulted from unfavorable market fluctuations that occurred during prior years and continued appropriation for expenditures that were deemed prudent by the Association.

The Association has adopted investment and distribution policies for endowment assets that attempt to provide sufficient income to sustain funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the organization must hold in perpetuity or for a donor-specified period, as well as funds functioning as endowment. Under this policy, the return objective for the endowment assets, measured over a full market cycle, shall be to maximize the return against a blended index, based on the endowment fund’s target allocation applied to the appropriate individual benchmarks, and to provide an average rate of return of approximately 5% annually in excess of the inflation rate. Actual returns in any given year may vary from this amount.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 9 - ENDOWMENT – Continued

To satisfy its long-term rate-of-return objectives, the Association relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Association targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

The Association has a policy of appropriating for distribution each year a percentage of the endowment fund's average fair value over the prior 12 quarters through June 30 preceding the fiscal year in which the distribution is planned. The distribution rate used was 4.5% for both years ended December 31, 2025 and 2024. The distribution rate is reviewed annually to ensure it is consistent with the long-term investment objectives to maintain the purchasing power of the endowment and provide a satisfactory level of income to sustain programming dependent on endowment income. Accordingly, over the long-term, the Association expects the current distribution policy to allow its endowment to grow at an average of 2% annually, consistent with its intention to maintain the purchasing power of the endowment assets, as well as to provide additional real growth through new gifts.

NOTE 10 - LINE OF CREDIT

The Association has a line of credit agreement with a bank with a maximum borrowing limit of \$10,000,000. As of May 2023, the Association amended the interest rate from LIBOR to the Secured Overnight Financing Rate ("SOFR"). Borrowings on the line bear interest at the Secured Overnight Financing Rate ("SOFR") plus 1.75% (5.76% and 6.53% at December 31, 2025 and 2024, respectively), with a maturity date of September 30, 2026. As of December 31, 2025 and 2024, the Association had \$0 outstanding on the line of credit.

NOTE 11 - SELF-INSURANCE PROGRAM

The Association maintains a self-insurance program for general liability, automobiles, workers' compensation, and floods. Claims payable represent claims accrued in connection with the Association's self-insurance program and are based on the estimated cost of settlements, including an amount determined from reports of individual cases and an additional amount for losses incurred but not yet reported, based on estimates made by management using an independent actuarial report. Reinsurance is maintained to limit the Association's exposure to losses and claims above specified per incident and per year amounts.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 11 - SELF-INSURANCE PROGRAM – Continued

The estimated claims payable and changes in the claims payable amount for the years ended December 31, 2025 and 2024 are listed below:

	<u>2025</u>	<u>2024</u>
Claims payable at beginning of year	\$ 3,809,000	\$ 3,964,000
Claims incurred/changes in estimate	2,927,000	954,000
Claim payments	<u>(2,021,000)</u>	<u>(1,109,000)</u>
Claims payable at end of year	<u>\$ 4,715,000</u>	<u>\$ 3,809,000</u>

NOTE 12 - TERM LOAN PAYABLE

In January 2019, the Association executed a 10-year term loan agreement for \$8,800,000 secured by certain real property owned or leased by the Association. Effective June 2023, the loan’s interest rate was amended from LIBOR plus 1.75% to SOFR plus 1.75% and is payable in monthly installments of principal and interest. The proceeds were used to term out drawings on the current line of credit and cover other funds spent on the construction of a new facility.

Concurrent with the term loan execution, the Association also entered into an interest rate swap agreement with the bank. The term of the swap agreement coincides with that of the term loan and thereby fixes the interest rate on the term loan at 4.68% for the full 10-year term of the loan. The interest rate swap agreement had a recorded benefit of \$102,000 and \$321,000 as of December 31, 2025 and 2024, respectively, as reported in the consolidated statements of financial position.

Under the provisions of the term loan agreement, the Association is required to meet certain covenants during the term of the note, including maintaining a debt service coverage ratio of selected revenues less expenses to the following year’s debt service as defined, of 1.1-to-1; and maintain a liquid cash and investments without perpetual restrictions balance ratio to outstanding debt principal of greater than 0.35-to-1. The agreement also places limits on the incurrence of additional borrowings such that the Association meet certain criteria prior to incurring additional debt. The Association was in compliance with the provisions of the term loan agreement for the years ended December 31, 2025 and 2024.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 12 - TERM LOAN PAYABLE – Continued

Future principal payments on the term loan payable at December 31, 2025 are as follows:

Fiscal year		
2026	\$	263,000
2027		275,000
2028		288,000
2029		6,459,000
2030		-
Thereafter		-
	<u>\$</u>	<u>7,285,000</u>

NOTE 13 - BONDS PAYABLE

In 2012, the Association issued California Infrastructure and Economic Development Bank Revenue Bonds, Series 2012 (“2012 Revenue Bonds”) totaling \$33,000,000. The 2012 Revenue Bonds carry a 20-year term requiring annual principal payments in varying installments prior to maturity and are secured by certain real property owned by the Association. In April 2023, the Association amended the bond agreement, amending the interest rate on the 2012 Revenue Bonds from 65.01% of LIBOR plus 1.05% to 79% of SOFR plus 1.05%. Interest on the 2012 Revenue Bonds is payable monthly.

Concurrent with the issuance of the 2012 Revenue Bonds, the Association also entered into an interest rate swap agreement with a bank. The term of the swap agreement coincides with that of the 2012 Revenue Bonds and in April 2023, the Association amended the swap agreement, amending the interest rate from 1.78% less 65.01% of LIBOR to 2.27% less 79% of SOFR. The execution of the interest rate swap agreement thereby fixes the interest rate on the 2012 Revenue Bonds at 2.83% up until March 2023 and 3.32% from April 2023 through the remaining term of the bonds. The interest rate swap agreement had a recorded benefit of \$227,000 and \$555,000 as of December 31, 2025 and 2024, respectively, as reported in the consolidated statements of financial position.

Costs of issuance totaled approximately \$415,000 for the 2012 Revenue Bonds, of which \$20,000 and \$21,000 was amortized and included in interest expense for the years ended December 31, 2025 and 2024, respectively, using a method that approximates the effective interest rate method over the life of the bonds.

The proceeds of the 2012 Revenue Bonds were used to (i) defease and refund its 2001 Revenue Bonds and (ii) fund a portion of the Association’s costs of the acquisition, construction, refurbishment, installation, and equipping of certain of its facilities.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 13 - BONDS PAYABLE – Continued

Under the provisions of the 2012 Revenue Bonds loan agreement, the Association is required to meet certain covenants during the term of the bonds, including maintaining a debt service coverage ratio of selected revenues less expenses to the following year’s debt service, as defined, of 1.1-to-1; and maintain a liquid unrestricted and temporarily restricted cash and investments balances ratio to outstanding debt principal of greater than 0.35-to-1. The agreement also places limits on the incurrence of additional borrowings such that the Association meet certain criteria prior to incurring additional debt. The Association was in compliance with the provisions of the 2012 Revenue Bonds loan agreement for the years ended December 31, 2025 and 2024.

Future principal payments on the bonds payable at December 31, 2025 are as follows:

Fiscal year		
2026	\$	1,795,000
2027		1,850,000
2028		1,900,000
2029		1,955,000
2030		2,010,000
Thereafter		<u>4,190,000</u>
		13,700,000
Bond issuance costs		<u>(132,000)</u>
	\$	<u>13,568,000</u>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 14 - NEW MARKETS TAX CREDIT TRANSACTION

In April 2025, the YMCA participated in a New Markets Tax Credit ("NMTC") transaction whereby a special purpose entity, Kolar YMCA Holdco ("KOL"), was created to obtain NMTC funding for a community project, receive a donation from the YMCA of the real property upon which the community project will be built, construct the community project, and lease the community project to the YMCA for operation. KOL received an allocation of NMTC funds pursuant to Section 45D of Internal Revenue Code and is a California nonprofit public benefit corporation which has applied for tax-exempt status which is pending IRS approval. As part of the transaction, the YMCA issued a note receivable of \$17,718,000 (the "Fund Loan"), bearing interest of 1% per annum, to an investment fund (the "Investment Fund") owned by an NMTC investor (the "Investor"). The Investment Fund used NMTC equity from the Investor along with the proceeds of the Fund Loan to capitalize three Community Development Entities ("CDEs"), and the CDEs used such capitalization to provided loans totaling \$25,229,000 (the "QLICI Loans") to KOL at interest-bearing 1.3029% per annum. Pursuant to the Investment Fund Put/Call Agreement between the Investor and YMCA, following the seven-year NMTC compliance period, the Investor is expected to exercise its right to put its ownership interest in the Investment Fund to YMCA and YMCA is expected to purchase such ownership interest and become the new 100% owner of the Investment Fund. The CDEs will assign the QLICI Loans to the YMCA-owned Investment Fund in exchange for the redemption of the YMCA-owned Investment Fund's 99.99% membership interest in each CDE. YMCA will then cancel the A portions of the QLICI Loans in full satisfaction of the Fund Loan and will forgive the B portions of the QLICI Loans.

NOTE 15 - OBLIGATION UNDER SERVICE REPAYMENT AGREEMENTS

In 2010, the Association entered into an agreement with the Community Redevelopment Agency of the City of Los Angeles ("CRA") whereby the Association was granted \$6,000,000 to assist with the construction of the Anderson Munger YMCA facility. The grant advance balance was \$6,000,000 as of December 31, 2025 and 2024. The grant is to be incrementally forgiven by CRA upon the performance of community benefit programs for 20 years from the opening date of the new facility. In May 2014, the new facility opened to the public. The Association recognized \$300,000 in debt service repayment forgiveness which is included in other revenue in the consolidated statements of activities for each of the years ended December 31, 2025 and 2024. At December 31, 2025 and 2024, the Association's obligation in the event that it fails to perform under the service agreement is \$2,500,000 and \$2,800,000, respectively.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 15 - OBLIGATION UNDER SERVICE REPAYMENT AGREEMENTS – Continued

In 2019, the Association entered into an agreement with the City of Los Angeles (“City”) whereby the Association was awarded up to \$682,000 to assist with the renovation of the Weingart East Los Angeles YMCA facility. In September 2022, an amendment was executed which increased the award amount to \$1,180,000 with funding sources from Community Development Block Grant (“CDBG”) and State of California Grant Projects (“State”). The grant is to be incrementally forgiven upon the performance of community benefit programs for 7 years for the CDBG funding portion of \$681,000 and 20 years for the State funding portion of \$499,000 from the opening date of the new facility. In July 2023, the renovated facility reopened to the public. The Association recognized \$25,000 and \$25,000 in debt service repayment forgiveness which is included in the consolidated statements of activities for the years ended December 31, 2025 and 2024, respectively. At December 31, 2025 and 2024, the Association’s obligation in the event that it fails to perform under the service agreement is \$1,118,000 and \$1,142,000, respectively.

NOTE 16 - COMMITMENTS AND CONTINGENCIES

Leases

The Association has entered into various operating leases for office facilities, parking facilities, and automotive and other equipment. Additionally, the Association has entered into various other lease arrangements that are recorded as finance leases and, accordingly, are reflected in property and equipment and obligations under finance leases in the accompanying consolidated statements of financial position.

As of December 31, 2025, the estimated future present value of minimum lease payments under these finance and operating leases are as follows:

Finance leases	\$ 3,250,000
Operating leases	-
Total	<u>\$ 3,250,000</u>

As of December 31, 2024, the estimated future present value of minimum lease and rental payments under finance and operating leases are as follows:

Finance leases	\$ 490,000
Operating leases	-
Total	<u>\$ 490,000</u>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 16 - COMMITMENTS AND CONTINGENCIES – Continued

A summary of the estimated future minimum lease payments as of December 31, 2025 is as follows:

<u>Fiscal year</u>	<u>Finance Leases</u>	<u>Operating Leases</u>	<u>Total</u>
2026	\$ 1,125,000	\$ -	\$ 1,125,000
2027	1,058,000	-	1,058,000
2028	976,000	-	976,000
2029	501,000	-	501,000
2030	12,000	-	12,000
Thereafter	107,000	-	107,000
Total minimum payments	3,779,000	-	3,779,000
Less amount representing interest	(529,000)	-	(529,000)
Present value of minimum lease payments	<u>\$ 3,250,000</u>	<u>\$ -</u>	<u>\$ 3,250,000</u>

As of December 31, 2025 and 2024, the weighted average remaining lease term and weighted average discount rate were as follows as:

	<u>2025</u>	<u>2024</u>
Weighted average remaining lease term		
Finance leases	4 years	3 years
Operating leases	-	-
Weighted average discount rate		
Finance leases	9.25%	10.50%
Operating leases	-	-

Rental expense, including amounts paid on month-to-month leases, totaled approximately \$2,005,000 and \$1,623,000 for the years ended December 31, 2025 and 2024, respectively.

Litigation

The Association is subject to certain claims that arise out of the normal course of operations of the Association. In the opinion of management, the Association has sufficient liability insurance to cover any such claims, and these matters will not have a material effect on the financial position of the Association if disposed of unfavorably.

NOTE 17 - RETIREMENT PLANS

Defined Contribution Pension Plan

The Association participates in a defined contribution, individual account, and money purchase retirement plan that is administered by the Young Men’s Christian Association Retirement Fund (the “Retirement Fund”), a separate corporation. The Retirement Fund is operated as a church pension plan and is a nonprofit, tax-exempt, New York State corporation founded in 1922. Participation is available to all duly organized and reorganized YMCAs in the United States of America. As a defined contribution plan, the Retirement Fund has no unfunded benefit obligation.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 17 - RETIREMENT PLANS – Continued

Defined Contribution Pension Plan - Continued

This plan is for the benefit of all eligible employees of the Association who qualify under the participation requirements. In accordance with the agreement with the Retirement Fund, employee and employer contributions are based on a percentage of the participating employee’s salary; the employer’s contributions are remitted to the Retirement Fund on a monthly basis. The Association’s contributions to the plan for the years ended December 31, 2025 and 2024 totaled \$2,775,000 and \$2,481,000, respectively.

Postretirement Benefits Other than Pensions

The Association provides health care benefits to certain of its retired employees and eligible dependents subject to minimum age and service requirements. Substantially all benefits terminate at the age of Medicare eligibility. The following is a summary of the obligations and funded status of the plan and the amounts recognized in accrued expenses and other liabilities in the consolidated statements of financial position for the years ended December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Change in accumulated postretirement benefit obligation		
Accumulated postretirement benefit obligation, beginning of year	\$ 1,533,000	\$ 1,577,000
Service cost	5,000	7,000
Interest cost	76,000	68,000
Actuarial loss	(279,000)	(48,000)
Plan participant contributions	-	-
Benefits paid	(85,000)	(71,000)
Accumulated postretirement benefit obligation, end of year	<u>\$ 1,250,000</u>	<u>\$ 1,533,000</u>
Change in plan assets		
Benefits paid	\$ (85,000)	\$ (71,000)
Employer contributions	85,000	71,000
Plan participant contributions	-	-
Fair value of plan assets, end of year	<u>\$ -</u>	<u>\$ -</u>
	<u>2025</u>	<u>2024</u>
Amounts recognized in statement of financial position		
Assets	\$ -	\$ -
Liabilities	1,250,000	1,533,000
Net liability recorded	<u>\$ 1,250,000</u>	<u>\$ 1,533,000</u>
Amounts recognized in other changes to unrestricted net assets		
Prior service cost	\$ -	\$ -
Net actuarial gain	(545,000)	(349,000)
Other changes in unrestricted net assets	<u>\$ (545,000)</u>	<u>\$ (349,000)</u>

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 17 - RETIREMENT PLANS – Continued

Postretirement Benefits Other than Pensions – Continued

Components of net periodic benefit cost and other changes in plan assets and benefit obligations recognized in other changes to net assets without donor restrictions for the years ended December 31, 2025 and 2024 include the following:

	<u>2025</u>	<u>2024</u>
Net periodic benefit cost		
Service cost	\$ 5,000	\$ 7,000
Interest cost	76,000	68,000
Amortization of prior service cost	-	-
Recognized net actuarial (gain)	<u>(83,000)</u>	<u>(82,000)</u>
Net periodic benefit cost recorded	<u>\$ (2,000)</u>	<u>\$ (7,000)</u>
Other changes in plan assets and benefit obligations recognized in other changes to unrestricted net assets		
Settlement/curtailment income	\$ -	\$ -
Actuarial loss for the period	(279,000)	(48,000)
Amortization of prior service cost	-	-
Recognized net actuarial gain	<u>83,000</u>	<u>82,000</u>
Total recognized in other changes to unrestricted net assets	<u>\$ (196,000)</u>	<u>\$ 34,000</u>
Total recognized in net periodic benefit cost and other changes to unrestricted net assets	<u>\$ (198,000)</u>	<u>\$ 27,000</u>

The weighted average assumptions used to determine benefit obligations at December 31, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Discount rate used to determine the benefit obligation	4.50%	5.20%

The weighted average assumptions used to determine the net periodic benefit cost for the years ended December 31, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Discount rate used to determine the net periodic benefit cost	5.20%	4.50%

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 17 - RETIREMENT PLANS – Continued

Postretirement Benefits Other than Pensions – Continued

The assumed health care cost trend rates as of December 31, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Health care cost trend rate assumed for the next year (pre-Medicare)	8.32%	8.59%
Rate to which the cost trend rate is assumed to decline (the ultimate trend rate)	4.5%	4.5%
Year that the rate reaches the ultimate trend rate	2035	2034

The estimated amounts that will be amortized to net periodic benefit cost in the next fiscal year are as follows:

Prior service cost	\$ -
Net actuarial gain	\$(201,000)
Estimated amortized net periodic benefit income	\$(201,000)

The plan has no assets. The Association expects to contribute \$140,000 to its postretirement benefit plan in the year ending December 31, 2025.

The following benefit payments which reflect expected future service, as appropriate, are expected to be paid:

Year ending December 31,		
2026	\$ 140,000	\$ 146,000
2027	191,000	174,000
2028	224,000	222,000
2029	208,000	258,000
2030	198,000	234,000
2031-2034	402,000	664,000

The Association amortizes prior service costs and unrecognized net (gain) loss using the straight-line method.

The Association does not receive a Medicare Part D subsidy from the government in lieu of its postretirement drug benefits program.

Young Men’s Christian Association of Metropolitan Los Angeles and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 18 - NET ASSETS

Net Assets without Donor Restrictions

Net assets without donor restrictions consists of the following as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Board-designated endowment	\$ 25,979,000	\$ 19,088,000
Other board-designated	5,605,000	5,605,000
Undesignated	<u>101,078,000</u>	<u>94,098,000</u>
	<u>\$ 132,662,000</u>	<u>\$ 118,791,000</u>

As of December 31, 2025 and 2024, other board-designated nets assets were to be used for capital renovations.

Net Assets with Donor Restrictions

Net assets with donor restrictions consists of the following as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Time or Purpose:		
Passage of time available to support operations	\$ 48,500,000	\$ 36,958,000
Construction or acquisition of property and equipment	<u>36,768,000</u>	<u>27,087,000</u>
	85,268,000	64,045,000
Perpetual:		
Endowment investments	45,667,000	44,370,000
Endowment contribution receivable	-	84,000
Non-endowment assets	300,000	505,000
Estate note receivable	<u>1,470,000</u>	<u>2,415,000</u>
	47,437,000	47,374,000
	<u>\$ 132,705,000</u>	<u>\$ 111,419,000</u>

Net assets with donor restrictions that are perpetual are held by the Association for investment in perpetuity. Donors have specified that income from these investments is expendable to support any activities of the Association.

Net assets were released from donor restrictions during the years ended December 31, 2025 and 2024 as follows:

	<u>2025</u>	<u>2024</u>
Passage of time available to support operations	\$ 11,669,000	\$ 5,942,000
Completion of construction or acquisition of property and equipment	<u>483,000</u>	<u>232,000</u>
	<u>\$ 12,152,000</u>	<u>\$ 6,174,000</u>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 19 - RELATED PARTIES

Various board members are employed by companies the Association contracts within the normal course of business. The Association has a conflict of interest policy whereby all significant and material contracts with board members are reviewed by the board of directors for approval.

On January 2, 2024, the YMCA entered into a services agreement with an unaffiliated YMCA to provide business and operational advisory services. The YMCA had the right to terminate this agreement without cause, upon thirty days' prior written notice to the other parties.

On January 2, 2024, the Metro LLC entered into a secured promissory note receivable for an aggregate principal amount of up to \$3,100,000, subject to certain terms and conditions, with the above mentioned unaffiliated YMCA (the "Note"). The maturity date of the Note was December 31, 2024, and the interest rate of the Note was six percent per annum.

On January 2, 2024, the Metro LLC entered in to an option agreement to acquire the assets of the above mentioned unaffiliated YMCA (the "Subject Assets"). The option agreement provided an exclusive option to effect the transfer of ownership of the Subject Assets from the above mentioned unaffiliated YMCA to the Metro LLC at any time on or before December 31, 2028, in exchange for the forgiveness and discharge of the then outstanding principal and accrued and unpaid interest of the Note.

In September 2024, the Metro LLC gave notice to the above mentioned unaffiliated YMCA that Metro LLC was exercising its option to acquire the Subject Assets.

In November 2024, the Metro LLC and the above mentioned unaffiliated YMCA entered into an Asset Transfer Agreement for the acquisition of the Subject Assets and simultaneously amended the Note to increase the principal amount up to \$4,800,000 and extend the maturity date to the date of the transfer of the Subject Assets. The aggregate unpaid principal amount on the Note was \$4,800,000 as of December 31, 2024.

In an arm's-length transaction, on January 2, 2025, the services agreement terminated and the Metro LLC accepted the Subject Assets in exchange for the forgiveness and discharge of the then outstanding principal and accrued and unpaid interest of the Note (see Note 2).

In November 2025, the WSGV LLC entered into an asset transfer agreement with an unaffiliated YMCA to acquire substantially all the assets of the unaffiliated YMCA. The transfer was completed in January 2026.

NOTE 20 - SUBSEQUENT EVENTS

The Association has performed an evaluation of subsequent events through May 14, 2026, which is the date the consolidated financial statements were available to be issued.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

For the years ended December 31, 2025 and 2024

NOTE 20 - SUBSEQUENT EVENTS – Continued

In January 2026, WSGV LLC closed the above mentioned asset transfer agreement with the above mentioned unaffiliated YMCA (see Note 19).