

Los Angeles LGBT Center and Affiliates

(a nonprofit California corporation)

Consolidated Financial Statements
and Supplemental Information
Years Ended June 30, 2025 and 2024

The report accompanying these financial statements was issued by BDO USA, P.C., a Virginia professional service corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee.



Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Financial Statements and Supplemental Information
Years Ended June 30, 2025 and 2024

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Contents

Description of Organization (Unaudited)	3-4
Independent Auditor’s Report	5-6
Consolidated Financial Statements	
Consolidated Statements of Financial Position as of June 30, 2025 and 2024	8
Consolidated Statements of Activities and Changes in Net Assets for the Years Ended June 30, 2025 and 2024	9-10
Consolidated Statements of Functional Expenses for the Years Ended June 30, 2025 and 2024	11-12
Consolidated Statements of Cash Flows for the Years Ended June 30, 2025 and 2024	13-14
Notes to Consolidated Financial Statements	15-44
Supplemental Information	
Independent Auditor’s Report on Supplemental Information	46
Consolidating Statements of Financial Position as of June 30, 2025 and 2024	47-48
Consolidating Statements of Activities and Changes in Net Assets for the Years Ended June 30, 2025 and 2024	49-50

Los Angeles LGBT Center and Affiliates (a nonprofit California corporation)

Description of Organization (Unaudited)

The Los Angeles LGBT Center (the Center) is a nonprofit California corporation formed for the purpose of serving the lesbian, gay, bisexual, transgender, queer and other communities (LGBTQ+). The Center is building a world where LGBTQ+ people thrive as healthy, equal, and complete members of society.

In 1969, during a time when homosexuality was criminalized and classified as a psychiatric disorder, a brave group of Los Angeles social workers and other volunteers began providing food, shelter, and counseling to homeless LGBTQ+ youth and young adults. These volunteers formed The Gay Community Service Center that became the first openly LGBTQ+ organization to achieve nonprofit, tax-exempt status in 1974.

The Center brings over 50 years of experience to dismantling systemic barriers faced by the LGBTQ+ community. The Center helps fight against bigotry and the struggle to build a better world in which LGBTQ+ people can be healthy, equal, and complete members of society. Our holistic model of care addresses the unique needs of the LGBTQ+ community at all stages of their lives.

Today, the Center has a team of over 800 staff members and has over 1,000 volunteers who are dedicated to serving more than 35,000 LGBTQ+ youth and adults annually, representing the full ethnic and racial diversity of Los Angeles. Programming is offered at our ten sites in: Boyle Heights, South Los Angeles, Koreatown, West Hollywood, and six facilities in Hollywood.

The Center offers culturally competent services in the areas of:

Healthcare - The agency's Federally Qualified Health Center offers primary care, HIV/AIDS specialty care, sexual health education, HIV/STD prevention services, transgender healthcare, mental health counseling, addiction-recovery treatment, and a clinical research program. In fiscal year 2025, the Center completed nearly 114,000 medical and behavioral health visits across all sites with just over 15,000 unique patients accessing health services, excluding thousands of community members also benefiting from the Center's sexual health education efforts.

Social Services and Housing - The Center operates one of California's largest housing-oriented unhoused youth programs, offering individual case management, medical and mental health care, and education and employment programs that reached over 1,800 youth ages 18-24 in fiscal year 2025, with over 55,000 visits to the youth drop-in center. The Center's transgender specialty programs reached more than 11,141 visits in fiscal year 2025 through support groups, life skills workshops, employment counseling, case management, and more. Senior Services provides affordable housing, case management, housing navigation, support groups, daily lunch and a food pantry, employment counseling with access to intergenerational training programs, and an array of activities to combat social isolation to over 2,800 seniors. Also, in fiscal year 2025, the Center's multigenerational culinary training program trained 52 youth and seniors who prepared and served nearly 124,000 meals for youth and senior clients.

Cultural Arts and Education - Programs in this area include award-winning theatrical productions, exhibitions, LGBTQ+ Pride events, arts education classes, support services for trans and gender non-conforming adults, and a charter school for LGBTQ+ youth. In fiscal year 2025, the Center presented 130 events to 11,500 attendees.

Leadership and Advocacy - Programmatic areas include youth mentorship and empowerment programs, leadership development for community members, legal services, policy and advocacy efforts, and participation in programs deepening civic engagement. In fiscal year 2025, the Center

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Description of Organization (Unaudited)

provided legal services to over 1,100 individuals. The Community Mobilization team reached over 2,200 voters in North Carolina and the Glendale (Los Angeles County) Unified School District to reduce anti-transgender bias, while the Center's National LGBTQ Institute on Intimate Partner Violence trained over 3,000 providers in the domestic violence, intimate partner violence and sexual assault fields. The Center Policy team played a key role in achieving significant legislative and budgetary victories in the areas of crime funding, ADAP (AIDS Drug Assistance Program) funding extensions, access to no-cost preventive sexual health services, state funding for VOCA (Victims of Crime Act) programs, and the passage of the California SAFTEY Act which bans forced outing policies in California schools.

In addition to services for our own clients, the Center has also developed cultural competency trainings that bring change to the places where LGBTQ+ people work, live, and seek services. This includes specialized instruction for healthcare and social service providers, aging-care professionals, child welfare workers, school districts, law enforcement, legal professionals, employers, and more.

Information about the Los Angeles LGBT Center and its programs and services is available on the Web at www.lalgbtcenter.org.



Independent Auditor's Report

Board of Directors
Los Angeles LGBT Center and Affiliates
Los Angeles, California

Opinion

We have audited the consolidated financial statements of Los Angeles LGBT Center and Affiliates (the Center), which comprise the consolidated statements of financial position as of June 30, 2025 and 2024, and the related consolidated statements of activities, changes in net assets, 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 financial position of the Center as of June 30, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Consolidated Financial Statements

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

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



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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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, we:

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

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

BDO USA, P.C.

Los Angeles, California
March 31, 2026

Consolidated Financial Statements

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Financial Position

<i>June 30,</i>	2025	2024
Assets		
Current Assets		
Cash and cash equivalents	\$ 6,300,689	\$ 3,587,078
Restricted cash	327,477	289,377
Accounts and other receivables	1,691,342	407,157
Clinic fees receivable, net	11,833,724	17,003,333
Contracts and grants receivable, net	11,890,624	9,610,526
Pledges receivable, net	716,782	1,091,487
Short-term investments	21,811,925	18,081,194
Inventories	1,066,550	1,329,569
Total Current Assets	55,639,113	51,399,721
Noncurrent Assets		
Contributions receivable - held in trust	2,725,337	2,634,594
Beneficial interests in trusts	2,984,210	2,855,111
Receivable from affiliates	6,731,463	6,199,748
Pledges receivable, net	360,925	356,841
Long-term investments	31,389,241	28,969,318
Property and equipment, net	94,883,913	95,494,037
Operating lease right of use asset (ROU)	827,626	1,349,481
Other assets	3,945,570	3,984,980
Total Noncurrent Assets	143,848,285	141,844,110
Total assets	\$ 199,487,398	\$ 193,243,831
Current Liabilities		
Accounts payable	\$ 5,534,877	\$ 5,258,885
Accrued expenses and other liabilities	11,882,633	13,046,674
Unearned revenue	4,028,127	3,993,840
Interest payable	3,193,659	2,880,534
Current portion of annuities payable	91,413	268,663
Current portion of ROU operating lease liability	383,209	642,342
Current portion of long-term debt	116,204	112,774
Total Current Liabilities	25,230,122	26,203,712
Noncurrent Liabilities		
Annuities payable, net of current portion	532,757	1,065,535
ROU operating lease liability, net of current portion	393,864	698,661
Long-term debt, net of current portion	16,168,804	16,352,443
Total Noncurrent Liabilities	17,095,425	18,116,639
Total liabilities	42,325,547	44,320,351
Commitments and Contingencies (Note 14)		
Net Assets		
Without donor restrictions	147,969,793	139,780,002
With donor restrictions	9,192,058	9,143,478
Total Net Assets	157,161,851	148,923,480
Total Liabilities and Net Assets	\$ 199,487,398	\$ 193,243,831

See accompanying summary of significant accounting policies and notes to consolidated financial statements.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Activities and Changes in Net Assets

Year ended June 30, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Other Revenue			
Special events revenue	\$ 7,625,203	\$ 224,981	\$ 7,850,184
Grants	34,983,531	-	34,983,531
Contributions	15,374,859	346,118	15,720,977
Contributions - Capital Campaign	903,842	-	903,842
Contributed goods and services	752,822	-	752,822
Patient service revenues	126,658,398	-	126,658,398
Other operating revenue	4,831,401	-	4,831,401
Total Public Support and Other Revenue	191,130,056	571,099	191,701,155
Net Assets Released from Restrictions			
Satisfaction of program restrictions	1,431,724	(1,431,724)	-
Total Public Support and Other Revenue and Net Assets Released From Restrictions	192,561,780	(860,625)	191,701,155
Operating Expenses			
Program services	179,914,735	-	179,914,735
Supporting services:			
General and administrative	2,023,371	-	2,023,371
Fundraising	7,269,339	-	7,269,339
Total Supporting Services	9,292,710	-	9,292,710
Total Operating Expenses	189,207,445	-	189,207,445
Change in Net Assets, before non-operating income/gains (losses) and other revenue	3,354,335	(860,625)	2,493,710
Non-Operating Income/Gains (Losses) and Other Revenue			
Investment income	3,798,327	210,960	4,009,287
Unrealized gain on trusts held by third parties	-	219,842	219,842
Change in value of split-interest agreements	-	478,403	478,403
Other non-operating revenue	967,129	-	967,129
Forgiveness of note payable	70,000	-	70,000
Total Non-Operating Income/Gains (Losses) and Other Revenue	4,835,456	909,205	5,744,661
Change in Net Assets	8,189,791	48,580	8,238,371
Net Assets, beginning of year	139,780,002	9,143,478	148,923,480
Net Assets, end of year	\$ 147,969,793	\$ 9,192,058	\$ 157,161,851

See accompanying summary of significant accounting policies and notes to consolidated financial statements.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Activities and Changes in Net Assets

Year ended June 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Other Revenue			
Special events revenue	\$ 5,703,223	\$ 448,597	\$ 6,151,820
Grants	32,265,305	-	32,265,305
Contributions	13,885,133	561,294	14,446,427
Contributions - Capital Campaign	1,432,083	-	1,432,083
Contributed goods and services	642,256	-	642,256
Patient service revenues	110,583,072	-	110,583,072
Other operating revenue	2,293,301	-	2,293,301
Total Public Support and Other Revenue	166,804,373	1,009,891	167,814,264
Net Assets Released from Restrictions			
Satisfaction of program restrictions	209,085	(209,085)	-
Total Public Support and Other Revenue and Net Assets Released From Restrictions	167,013,458	800,806	167,814,264
Operating Expenses			
Program services	171,889,785	-	171,889,785
Supporting services:			
General and administrative	4,241,671	-	4,241,671
Fundraising	8,244,767	-	8,244,767
Total Supporting Services	12,486,438	-	12,486,438
Total Operating Expenses	184,376,223	-	184,376,223
Change in Net Assets, before non-operating income/gains (losses) and other revenue	(17,362,765)	800,806	(16,561,959)
Non-Operating Income/Gains (Losses) and Other Revenue			
Investment income	4,267,475	208,433	4,475,908
Unrealized gain on trusts held by third parties	-	122,913	122,913
Change in value of split-interest agreements	-	(219,285)	(219,285)
Other non-operating revenue	829,622	-	829,622
Gain on dissolution of New Market Tax Credits	12,014,021	-	12,014,021
Total Non-Operating Income/Gains (Losses) and Other Revenue	17,111,118	112,061	17,223,179
Change in Net Assets	(251,647)	912,867	661,220
Net Assets, beginning of year	140,031,649	8,230,611	148,262,260
Net Assets, end of year	\$ 139,780,002	\$ 9,143,478	\$ 148,923,480

See accompanying summary of significant accounting policies and notes to consolidated financial statements.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Functional Expenses

Year ended June 30, 2025

	Program Services				Supporting Services			
	Health Services	Social Services	Other Program Services	Total Program Services	General and Administrative	Fundraising	Total Supporting Services	Total
Program staff salaries	\$ 35,406,607	\$ 15,041,140	\$ 2,439,976	\$ 52,887,723	\$ -	\$ 2,774,789	\$ 2,774,789	\$ 55,662,512
Administration salaries	1,040,021	2,365,432	330,080	3,735,533	7,222,170	328,801	7,550,971	11,286,504
Employee benefits	5,599,038	3,324,022	418,744	9,341,804	439,050	209,245	648,295	9,990,099
Employer taxes	2,803,299	1,393,322	214,034	4,410,655	509,999	228,830	738,829	5,149,484
Medical supplies	73,827,055	17,784	-	73,844,839	-	-	-	73,844,839
Supplies	180,657	431,930	35,754	648,341	104,543	10,050	114,593	762,934
Facilities, repairs and maintenance	802,645	688,812	28,826	1,520,283	92,683	9,939	102,622	1,622,905
Telephone and utilities	474,983	607,803	53,054	1,135,840	655,859	36,958	692,817	1,828,657
Advertising, printing and postage	405,408	150,222	15,133	570,763	91,222	158,686	249,908	820,671
Insurance	53,306	215,782	19,783	288,871	755,962	7,578	763,540	1,052,411
Travel	27,919	61,424	34,497	123,840	44,462	35,577	80,039	203,879
Professional fees and contracted services	2,541,988	1,668,204	1,018,480	5,228,672	1,579,639	456,870	2,036,509	7,265,181
Event expenses	693,658	530,103	223,483	1,447,244	65,323	1,532,523	1,597,846	3,045,090
Equipment lease and repair	1,416,149	285,853	108,581	1,810,583	1,134,076	112,086	1,246,162	3,056,745
Client services	656,721	2,692,250	10,622	3,359,593	3,961	43	4,004	3,363,597
Lab testing	1,387,455	14,834	-	1,402,289	-	-	-	1,402,289
Taxes and licenses	36,067	356,436	18,746	411,249	34,960	5,152	40,112	451,361
Educational materials	19,947	46,035	28	66,010	-	-	-	66,010
Staff and Board Development	319,480	66,507	72,607	458,594	134,165	141,992	276,157	734,751
Interest expense	-	172,820	-	172,820	-	-	-	172,820
Rou lease expense	458,492	251,233	-	709,725	26	-	26	709,751
Miscellaneous	1,673	57,162	123,767	182,602	1,408,724	1,282	1,410,006	1,592,608
Contributed goods and services	311,763	28,776	47,185	387,724	51,540	313,558	365,098	752,822
Bank, payroll and investment fees	37	26,818	-	26,855	631,797	130,773	762,570	789,425
Depreciation and amortization	537,312	1,916,479	141,572	2,595,363	876,384	108,353	984,737	3,580,100
Total Expenses	129,001,680	32,411,183	5,354,952	166,767,815	15,836,545	6,603,085	22,439,630	189,207,445
Allocated general and administrative	8,739,912	3,805,829	601,179	13,146,920	(13,813,174)	666,254	(13,146,920)	-
Total Expenses Included in the Expense Section on the Statement of Activities	\$ 137,741,592	\$ 36,217,012	\$ 5,956,131	\$ 179,914,735	\$ 2,023,371	\$ 7,269,339	\$ 9,292,710	\$ 189,207,445

See accompanying summary of significant accounting policies and notes to consolidated financial statements.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Functional Expenses

Year ended June 30, 2024

	Program Services				Supporting Services			
	Health Services	Social Services	Other Program Services	Total Program Services	General and Administrative	Fundraising	Total Supporting Services	Total
Program staff salaries	\$ 34,674,060	\$ 12,612,897	\$ 2,593,058	\$ 49,880,015	\$ -	\$ 2,597,463	\$ 2,597,463	\$ 52,477,478
Administration salaries	1,402,258	2,260,133	614,453	4,276,844	6,670,203	330,536	7,000,739	11,277,583
Employee benefits	5,789,992	3,022,859	502,593	9,315,444	827,594	433,368	1,260,962	10,576,406
Employer taxes	2,796,107	1,208,104	244,514	4,248,725	484,334	219,965	704,299	4,953,024
Medical supplies	68,566,855	-	-	68,566,855	-	-	-	68,566,855
Supplies	229,123	515,381	37,896	782,400	114,600	15,612	130,212	912,612
Facilities, repairs and maintenance	897,275	600,363	25,975	1,523,613	77,589	14,479	92,068	1,615,681
Telephone and utilities	436,162	483,261	62,062	981,485	563,522	29,178	592,700	1,574,185
Advertising, printing and postage	520,628	117,929	12,090	650,647	227,821	334,768	562,589	1,213,236
Insurance	50,193	192,716	17,315	260,224	794,373	6,349	800,722	1,060,946
Travel	44,945	55,866	83,649	184,460	43,133	47,670	90,803	275,263
Professional fees and contracted services	2,647,515	992,015	1,021,956	4,661,486	1,742,456	562,923	2,305,379	6,966,865
Event expenses	1,019,438	476,141	362,119	1,857,698	144,456	2,256,595	2,401,051	4,258,749
Equipment lease and repair	1,294,713	442,752	138,378	1,875,843	1,001,989	114,187	1,116,176	2,992,019
Client services	730,862	2,322,946	2,601	3,056,409	30	780	810	3,057,219
Lab testing	2,243,345	-	-	2,243,345	-	-	-	2,243,345
Taxes and licenses	35,491	31,591	6,183	73,265	29,719	2,192	31,911	105,176
Educational materials	47,339	47,125	-	94,464	424	-	424	94,888
Staff and Board Development	294,651	80,869	109,227	484,747	167,533	46,341	213,874	698,621
Interest expense	-	506,424	14,443	520,867	161,531	23,131	184,662	705,529
Rou lease expense	668,417	-	-	668,417	-	-	-	668,417
Miscellaneous	54,777	83,751	-	138,528	2,792,070	2,270	2,794,340	2,932,868
Contributed goods and services	220,763	36,275	44,578	301,616	27,110	313,530	340,640	642,256
Bank, payroll and investment fees	23	22,145	7	22,175	585,061	98,271	683,332	705,507
Depreciation and amortization	683,621	1,992,954	193,787	2,870,362	800,349	130,784	931,133	3,801,495
Total Expenses	125,348,553	28,104,497	6,086,884	159,539,934	17,255,897	7,580,392	24,836,289	184,376,223
Allocated general and administrative	8,471,454	3,219,273	659,124	12,349,851	(13,014,226)	664,375	(12,349,851)	-
Total Expense by Function Included in the Expense Section on the Statement of Activities	133,820,007	31,323,770	6,746,008	171,889,785	4,241,671	8,244,767	12,486,438	184,376,223

See accompanying summary of significant accounting policies and notes to consolidated financial statements.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Cash Flows

<i>Year ended June 30,</i>	2025	2024
Cash Flows from Operating Activities		
Change in net assets	\$ 8,238,371	\$ 661,220
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation and amortization	3,580,100	3,801,495
Gain on dissolution of New Market Tax Credits	-	(12,014,021)
Amortization of right-of-use assets - operating leases	745,615	648,104
Allowance for bad debt	190,347	449,471
Realized investment loss	45,885	245,181
Unrealized investment (gain)	(2,336,874)	(3,053,952)
Change in donor restricted split-interest agreements and trusts	(219,842)	(122,913)
Forgiveness of note payable	(70,000)	-
Changes in operating assets and liabilities:		
Accounts and other receivables	(1,284,185)	(41,364)
Receivable from affiliates	(531,715)	(211,248)
Clinic fees receivable, net	5,004,855	(2,845,869)
Contracts and grants receivable, net	(2,358,300)	(2,580,908)
Pledges receivable, net	(461,702)	(2,105,368)
Inventories	263,019	(264,697)
Other assets	39,410	230,853
Operating lease right of use asset (ROU)	(223,760)	(146,432)
Accounts payable	275,992	666,977
Accrued expenses and other liabilities	(1,164,041)	691,771
Unearned revenue	34,287	(284,049)
Interest payable	313,125	279,928
ROU operating lease liability	(563,930)	(523,263)
Annuities payable	(710,028)	43,881
Net Cash Provided by (Used In) Operating Activities	8,806,629	(16,475,203)
Cash Flows from Investing Activities		
Purchase of property and equipment	(2,967,409)	(1,246,134)
Purchase of investments	(5,768,175)	(19,491,289)
Proceeds from sale of investments	3,823,809	29,625,411
Interest income reinvested	(1,915,299)	(194,367)
Net cash Provided by (Used In) investing activities	(6,827,074)	8,693,621
Cash Flows from Financing Activities		
Cash received from capital campaign contributions	884,932	1,442,529
Repayments of notes payable obligations	(112,776)	(383,437)
Net Cash Provided by (Used in) Financing Activities	772,156	1,059,092
Net Increase (Decrease) in Cash, Cash Equivalents, and Restricted Cash	2,751,711	(6,722,490)
Cash, Cash Equivalents, and Restricted Cash, beginning of year	3,876,455	10,598,945
Cash, Cash Equivalents, and Restricted Cash, end of year	\$ 6,628,166	\$ 3,876,455

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidated Statements of Cash Flows

<i>Year ended June 30,</i>	2025	2024
Supplemental Disclosure of Cash Flow Information		
Cash paid during the year for interest	\$ 172,820	\$ 425,601
Supplemental Disclosure of Non-Cash Activities		
Gain on dissolution of New Market Tax Credits	\$ -	\$ 12,014,021
Forgiveness of note payable	70,000	-

*See accompanying summary of significant accounting policies
and notes to consolidated financial statements.*

Los Angeles LGBT Center and Affiliates (a nonprofit California corporation)

Notes to Consolidated Financial Statements

1. Organization

The Los Angeles LGBT Center (the Center) is a nonprofit California corporation formed for the purpose of serving the lesbian, gay, bisexual, transgender, queer and other communities (LGBTQ+). The Center is building a world where LGBTQ+ people thrive as healthy, equal, and complete members of society.

Affiliated Organizations

McCadden Campus LLC (Campus LLC) is a wholly owned subsidiary of the Center formed as a Delaware limited liability company on February 6, 2014. Campus LLC executed an Agreement of Limited Partnership with an affiliate of Thomas Safran and Associates, an affordable housing developer, to acquire real property and to build a mixed-use development named the Anita May Rosenstein (AMR) Campus. See Note 21.

AMR Campus QALICB, Inc. (AMR QALICB), is an affiliate nonprofit corporation of the Center and was created for the sole purpose of facilitating a New Markets Tax Credit (NMTC) transaction in June 2017. Its purpose and responsibilities are limited to owning and developing the Anita May Rosenstein Campus, leasing the Center Component to the Center for its operations, and making debt service payments on its loans.

AMR QALICB was formed pursuant to the filing of those certain Articles of Incorporation with the California Secretary of State on February 2, 2017. On November 3, 2017, the Internal Revenue Service issued a letter determining that the AMR QALICB was exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). See Note 22.

AMR QALICB maintained separate financial statements apart from the Center and Campus LLC. AMR QALICB's assets and liabilities were not available to satisfy the debts and other obligations of the Center, Campus LLC or any other entity. AMR QALICB was dissolved on June 26, 2024, at which time the property assets were transferred to the Los Angeles LGBT Center and the tax credits were recognized as a gain in non-operating revenue.

GLEH Los Angeles Corporation (GLEH-LA) is a nonprofit California corporation formed on April 12, 2005, for the purpose of identifying and meeting the needs of low- and moderate-income LGBT elders for affordable housing, care, and supportive services and to promote and provide such housing, care and services on a nondiscriminatory basis. On February 1, 2023, GLEH-LA acquired 2.99% of Encore Hall Senior Housing, L.P. (Encore LP). On April 1, 2023, the Center took control of GLEH-LA.

Triangle Square LLC (Triangle LLC) is a California limited liability company and wholly owned subsidiary of the Center formed on September 14, 2022. On February 1, 2023, Triangle LLC acquired 97% of Encore LP.

2. Summary of Significant Accounting Policies

Basis of Accounting

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 (GAAP).

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Consolidation

The consolidated financial statements include the accounts of the Center, Campus LLC and AMR QALICB, GLEH-LA, and Triangle Square LLC. All significant intercompany accounts and transactions have been eliminated in consolidation.

Basis of Presentation

Net assets and changes therein are classified and reported as follows:

Net assets, revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Center and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets that are not subject to donor-imposed stipulations that limit the use of the donated assets and may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of the Center's management and the Board of Directors and are comprised of undesignated amounts.

Net Assets With Donor Restrictions - Net assets subject to donor-imposed stipulations that restrict the use of the donated assets. The restrictions are satisfied either by actions of the Center and/or the passage of time. As the restrictions are satisfied, net assets with donor restrictions are reclassified to net assets without donor restrictions. Net assets with donor restrictions that include a stipulation that the amounts contributed be permanently invested in perpetuity provide investment income for general support of Center's programs and operations.

Cash and Cash Equivalents

Cash and cash equivalents consist primarily of cash on deposit with banks and investments with original maturities of three months or less. The Center places its temporary cash investments with high credit quality financial institutions, and U.S. Government Treasury Securities. At times cash and cash equivalents may be in excess of the Federal Deposit Insurance Corporation (FDIC) and Securities Investor Protection Corporation (SIPC) insurance limits. The Center has not experienced any losses related to these balances. All noninterest-bearing and interest-bearing cash balances held in the same ownership category are aggregated and were insured up to at least \$250,000 per depositor at each financial institution at June 30, 2025 and 2024.

Triangle Square LLC, whose financial performance is also consolidated with the Center's, has restricted cash related to replacement and operating reserves, escrow deposits, and tenant deposits. Total restricted cash of \$327,477 and \$289,377 as of June 30, 2025 and 2024, respectively, are classified as restricted cash on the accompanying consolidated statements of financial position.

Current Expected Credit Losses

The Center evaluates financial assets measured at amortized cost for expected credit losses in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 326, *Financial Instruments—Credit Losses*, and records an allowance representing management's estimate of lifetime expected credit losses based on historical collection experience, current conditions, and reasonable and supportable forecasts.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Clinic Fees Receivable, Net

Clinic fees receivable represent balances due to the Center for services provided to clients prior to and including June 30, 2025 and 2024. Payer types include clients, Medi-Cal, Medicare, AIDS Drug Assistance Program, commercial insurance and other public payers. Management provides for probable uncollectible amounts through an allowance based on current status of client accounts under the expected credit loss model. Receivables are written off if collection efforts prove unsuccessful or when management becomes aware of other circumstances that indicate uncollectibility.

Contracts and Grants Receivable, Net

Contracts and grants receivable represent program expenditures incurred by the Center, which have not yet been reimbursed under the terms of the grant agreements. These receivables are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through provisions for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Receivables are written off if collection efforts prove unsuccessful, or when management becomes aware of other circumstances that indicate uncollectibility.

Pledges Receivable, Net

Pledges receivable represent individual and foundation pledges that have been made to the Center's Capital Campaign for the Anita May Rosenstein Campus (see Note 21), for general operations, and for AIDS/LifeCycle. Management provides for probable uncollectible amounts through an allowance based on the current status of individual or foundation pledges.

Inventories

Inventories are stated at the lower of cost or net realizable value. Inventory costs are determined on the first-in, first-out (FIFO) method. Inventories consist of pharmacy drugs.

Split-Interest Agreements

The Center has been designated as the beneficiary for irrevocable split-interest agreements, including charitable remainder trusts and charitable gift annuities. The annuity agreements generally require the Center to make quarterly fixed payments to other beneficiaries for a specified period of time.

The Center is required by the State of California Department of Insurance to maintain minimum reserves related to these annuities. For annuities issued between January 1, 1992 and December 31, 2004, the minimum reserve basis is the a-1983 Table at an interest rate of 6.0%. Effective January 1, 2005, the minimum reserve basis for annuities issued on or after this date is the Annuity 2000 Mortality Table at an interest rate of 4.5%. Annuities payable at June 30, 2025 and 2024 were calculated based on the Annuity 2000 Mortality Table. At June 30, 2025 and 2024, annuities payable were \$624,170 and \$1,334,198, respectively.

The contributed assets of \$1,451,290 and \$3,581,290 at June 30, 2025 and 2024, respectively, are recorded at fair value and a corresponding liability has been recorded to reflect the present value

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

of required lifetime payments. The portion of the contributed assets, which represents future annuity payments, is classified in cash and cash equivalents and investments.

The Center is also the beneficiary of assets held in charitable remainder trusts administered by other trustees. These trusts are recorded at the present value of the remainder interest held by the trustee.

The Center uses an interest rate commensurate with the risks involved to discount the charitable remainder trusts. The discount rates for the years ended June 30, 2025 and 2024 are 5.0% and 5.6%, respectively.

Investments

In accordance with FASB ASC 958-320, *Investments-Debt and Equity Securities*, and FASB Accounting Standard Update (ASU) 2016-01, *Financial Instruments - Overall (Subtopic 825-10) - Recognition and Measurement of Financial Assets and Financial Liabilities*, the Center accounts for its investments in equity securities with readily determinable fair values and all investments in debt securities at fair value on the consolidated statements of financial position. The Center records realized and unrealized gains and losses on investments in the consolidated statements of activities and changes in net assets as increases or decreases in net assets without donor restrictions unless their use is restricted by explicit donor stipulations and is then recorded as net assets with donor restrictions.

Fair Value Measurements

The Center follows ASC 820, *Fair Value Measurements*, which defines fair value, establishes a framework for measuring fair value under GAAP and enhances disclosures about fair value measurements. Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants.

ASC 820 establishes a hierarchy of valuation inputs based on the extent to which the inputs are observable in the marketplace. Observable inputs reflect market data obtained from sources independent of the reporting entity and unobservable inputs reflect the entity's own assumptions about how market participants would value an asset or liability based on the best information available.

Valuation techniques used to measure fair value must maximize the use of observable inputs and minimize the use of unobservable inputs. The fair value hierarchy is based on three levels of inputs, of which the first two are considered observable and the last unobservable, that may be used to measure fair value.

The following describes the hierarchy of inputs used to measure fair value and the primary valuation methodologies used by the Center for financial instruments measured at fair value on a recurring basis.

The three levels of inputs are as follows:

Level 1 - Quoted prices in active markets for identical assets or liabilities that the Center has the ability to access as of the measurement date.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Level 2 - Inputs that are observable, either directly or indirectly, such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the same term of the assets or liabilities.

Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement.

Fair Value of Financial Instruments

The carrying amounts of financial instruments including cash and cash equivalents, restricted cash, accounts receivable, clinic receivables, contract and grant receivables, inventories, other receivables, accounts payable, accrued expenses and other liabilities approximate fair value because of their short maturity.

Pledges are carried at fair value. The fair value of pledges that are expected to be paid in less than one year are measured at net realizable value and all other pledges are recorded at the present value of estimated future cash flows. Pledges to be received after one year are discounted at an appropriate discount rate commensurate with the risks involved, 6.3% and 7.1%, which is 12-month LIBOR rate plus 2%, as of both June 30, 2025 and 2024, respectively. Amortization of discounts is recorded as contribution revenue annually in accordance with donor-imposed restrictions, if any, on the pledges.

Investments are carried at fair value described in Note 8.

Rates currently available to the Center for debt with similar terms and remaining maturities are used to estimate the fair value of the existing long-term debt and line of credit. The carrying amount of the long-term debt approximate the estimated fair value.

Property and Equipment

Property and equipment are recorded at cost if purchased, or if donated, at fair value at the date of donation. Property and equipment acquired with government grant funds are considered to be owned by the Center 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.

The estimated useful lives by classification are as follows:

<u>Asset Category</u>	<u>Years</u>
Buildings and improvements	3-40
Furniture, fixtures and equipment	3-12
Computers and software	3-5

Property and equipment acquired in excess of \$5,000 are capitalized.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Depreciation is computed using the straight-line method over the estimated useful lives of the related assets. Leasehold improvements are amortized over the term of the lease or estimated useful life, whichever is shorter. Depreciation and amortization expense includes the depreciation of assets acquired under capital leases.

Repairs and maintenance are charged to expense when incurred.

Impairment of Long-Lived Assets

The Center reviews long-lived assets for impairment whenever events or changes in circumstances indicate the carrying value of the long-lived assets 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 such asset is considered to be impaired, the impairment to be recognized is measured as the amount by which the carrying amount of the asset exceeds the fair value of the asset. During 2025 and 2024, there were no events or changes in circumstances indicating that the carrying amount of the long-lived assets may not be recoverable and no impairments were recorded.

Unearned Revenue

Unearned revenue represents a conditional grant or other funds received for services to be performed by the Center, which have not yet been provided under the terms of the agreements. The Center recognizes these amounts as public support and other revenue when such services have been performed or the condition has been met and/or funds expended. Unearned revenue at June 30, 2025 consisted of \$1,452,697 related to grants, \$154,750 related to events and \$2,420,680 related to conditional private foundation grants. Unearned revenue at June 30, 2024 consisted of \$779,812 related to grants, \$523,116 related to events and \$2,690,912 related to conditional private foundation grants.

Contributions

Unconditional promises to give are recognized as contributions when received at the net present value of the amounts expected to be collected. Contributions are considered available for unrestricted use unless specifically restricted by the donor. Unconditional promises to give expected to be received after one year are discounted at an appropriate discount rate commensurate with the risks involved, 6.3% and 7.1%, which is 12-month Secured Overnight Financing Rate (SOFR) plus 2.00%, as of June 30, 2025 and 2024, respectively. Amortization of discounts is recorded as additional contributions annually in accordance with donor-imposed restrictions, if any. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as with donor restricted support that increases those net asset classes.

Conditional promises to give, which depend on the occurrence of a specified future and uncertain event to bind the promisor, shall be recognized when the conditions on which they depend are substantially met. Statements of intent are recognized as revenue when the amounts are collected.

With donor restricted contributions, where the restrictions are satisfied in the same year as the contribution is received, are reported as increases in net assets without donor restrictions.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Special Events

Special events revenue is comprised of an exchange element based upon the direct benefits donors receive and a contribution element for the difference. We recognize special events revenue equal to the fair value of direct benefits to donors when the special event takes place. We recognize the contribution element of special event revenue immediately, unless there is a right of return if the special event does not take place. Special events revenue includes silent auction proceeds, ticket sales, event pledges, raffle income, merchandise revenue and sponsorships.

Contributed Goods and Services

The value of significant contributed goods is reflected as contributed goods and services in the *Consolidated Statements of Activities and Changes in Net Assets* at the fair value of such goods at the date of donation. There were contributed goods of \$313,558 and \$311,945 for the years ended June 30, 2025 and 2024, respectively. Contributed services are recognized by the Center 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 fair value of such services, which consisted primarily of legal and mental health and medical services, totaled \$439,264 and \$330,311 for the years ended June 30, 2025 and 2024, respectively, and is included in contributed goods and services in the accompanying consolidated financial statements.

A significant number of volunteers contribute services to the Center that do not meet the criteria described above. Accordingly, the value of this contributed time is not reflected in the accompanying consolidated financial statements. The value of volunteer services qualifying as contributed services is \$267,676 and \$260,640 for the years ended June 30, 2025 and 2024, respectively.

Patient Service Revenues

Patient service revenues are reported at the estimated net realizable amounts from clients, third-party payers and others for services rendered.

Revenue from patient services represents revenue earned under contract with public and private insurance carriers in which the Center bills and collects for medical, mental health, pharmacy, and other support services, and from fee agreements with clients based on the Center's sliding fee scale rendered directly to clients. These services are distinct as the client can benefit from the individual services on their own and they do not need to be bundled with any other goods or services. The performance obligation is satisfied at the point in time when the services are provided, and no contract assets or liabilities are recognized since the client accepts and receives the benefit of the services at the time they are performed.

Revenue from patient services is recorded net of any allowance for contractual adjustments or lack of client payment using the output method, which represents the net revenue expected to be collected from third-party payers, including private and public insurance carriers (such as Medicare and Medicaid/Medi-Cal), and clients. These expected payments are based on fees and negotiated payment rates in the case of private third-party payers, the specific benefits provided for under an individual client's health plan, the sliding scale fee for cash paying clients, the Prospective Payment System (PPS) rate for FQHC's in the Medicare program, a negotiated FQHC PPS rate for the Medi-Cal program, and historical cash collections.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

The transaction price from patient services arrangements is variable because fees are based on client encounters and reimbursement of provider costs, all of which can vary from period to period. The Center estimates the transaction price using the most likely method and amounts are only included in the net transaction price to the extent that it is probable that a significant reversal of cumulative revenue will not occur once any uncertainty is resolved. As a practical expedient, the Center uses a portfolio approach based on the types of services provided and payer type to determine the transaction price for the services provided under program service fee arrangements.

The Center periodically assesses the net transaction price by analyzing actual results, including cash collections, against estimates. Significant changes in payer mix, contractual arrangements with payers, general economic conditions, and health care coverage provided by public and private insurance carriers may have a significant impact on estimates and affect the results of activities and cash flows.

Grants

The Center recognizes grant revenue from all contracts to the extent eligible costs are incurred or services are performed up to an amount not to exceed the total contract authorized. Amounts incurred, but not yet reimbursed are reported as Contracts and Grants Receivable (see Note 6). The revenue generated from these contracts meets the criteria to be classified as conditional contributions under GAAP revenue recognition as they contain barriers related to the incurrence of qualifying expenditures and a right of return or release.

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 changes in net assets and detailed in the consolidated statements of functional expenses. The consolidated statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain expenses have been allocated among the programs based on management's estimates.

The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include occupancy, and depreciation and amortization, which are allocated on a square footage basis, as well as salaries and wages, benefits, payroll taxes, professional services, office expenses, information technology, interest, insurance, and other, which are allocated on the basis of estimates of time and effort.

The Center allocates general and administrative indirect costs to benefiting programs using its approved Negotiated Indirect Cost Rate Agreement (NICRA). The indirect cost rate is applied to total eligible personnel costs incurred by each program and cost center, including salaries, employee benefits, and employer payroll taxes, consistent with the approved rate base. This methodology reflects the manner in which indirect costs are incurred and is applied consistently across programs.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Income Taxes

The Center is a tax-exempt organization under Section 501(c)(3) of the IRC and Section 23701(d) of the California Revenue and Taxation Code. Accordingly, no provision for income taxes is included in the accompanying consolidated financial statements.

The Center has evaluated its tax positions and the certainty as to whether those positions will be sustained in the event of any audit by taxing authorities at the federal and state levels. The primary tax positions evaluated relate to the Center's continued qualification as a tax-exempt organization and whether there are unrelated business income activities that would be taxable. Management has determined that all income tax positions will more likely than not be sustained upon potential audit or examination; therefore, no disclosures of uncertain income tax positions are required. For the years ended June 30, 2025 and 2024, there were no interest or penalties recorded or included in the consolidated statements of activities and changes in net assets related to taxes.

The tax year ended June 30, 2022 and subsequent years remain open to examination by the taxing jurisdictions to which the Center is subject, and they have not been extended beyond the applicable statute of limitations. No examinations are currently in process.

Non-Operating Income Allocated to Operations

Contributions, except for split-interest agreements and perpetual trusts held by third parties, are reported as operating increases in the appropriate category of net assets. The Board of Directors has designated that split-interest agreements and perpetual trusts held by third parties are not generally available for use in operations; therefore, changes in value are recognized as non-operating activities in the appropriate category of net assets. Investment return, net, including realized and unrealized gains and losses, in excess of amounts utilized in operations, is accounted for as an increase or decrease in non-operating activities. It is classified as net assets without donor restrictions unless its use is restricted by explicit donor stipulations or by law. Other non-operating income includes interest income and expense from various loans held by the Center.

Allocation of Joint Costs

Under GAAP, entities are required to report the costs of all materials and activities that include a fundraising appeal as fundraising costs, unless certain specific conditions are met, in which case the joint costs may be allocated between fundraising, program, and general and administrative expenses. The Center evaluates all programs that include fundraising to determine which programs would meet the requirements for allocation of costs.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses, including allocations to various program costs, during the reporting period. Actual results may differ from those estimates.

Certain judgments and estimates are considered in determining useful lives and pledge, clinic, and grant allowances, including prior collection history, types of contributions, nature of contributions, the discount rate reflecting the risk inherent in future cash flows, the interpretation of current

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

economic indicators and ability of donors to fulfill their future obligation. Actual results may differ from these judgments and estimates and could have a material adverse effect on the Center's financial condition or operating results.

Endowment

The Center established on June 27, 2023 a permanent endowment known as the Gil Garfield Fund for the Creative and Performing Arts to exclusively support programming for the creative and performing arts program at the Center. As of June 30, 2025 and 2024, total contributions received are approximately \$2 million and are recorded as net assets with donor restrictions. See Note 16.

Return Objectives and Risk Parameters

The investment objectives for the management of the Center's investment portfolio are to produce current income to support the programs of the Center, and to achieve growth of both principal value and income over time sufficient to preserve or increase the purchasing power of the assets, thus protecting the assets against inflation.

Business Combinations

The Center applies the acquisition method of accounting for business combinations in accordance with FASB ASC 958-805, *Not-for-Profit Entities - Business Combinations*, and use estimates and judgments to allocate the purchase price paid for acquisitions to the fair value of the assets and liabilities acquired. Such estimates may be based on significant unobservable inputs and assumptions such as, but not limited to, revenue projections, gross margin projections, customer attrition rates, discount rates and terminal growth rate assumptions. The Center uses established valuation techniques and may engage reputable valuation specialists to assist with the valuations. The Center's estimates of fair value are based upon assumptions believed to be reasonable, but which are inherently uncertain and unpredictable and, as a result, actual results may differ from estimates. Fair values are subject to refinement for up to one year after the closing date of an acquisition, as information relative to closing date fair values becomes available. Upon the conclusion of the measurement period, any subsequent adjustments are recorded to earnings.

Leases

The Center accounts for leases in accordance with FASB ASC 842, *Leases*, and determines whether an arrangement contains a lease at inception by evaluating whether the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. For operating leases with terms greater than 12 months, the Center recognizes a right-of-use (ROU) asset and a corresponding lease liability at the lease commencement date, with the lease liability measured at the present value of future lease payments using the risk-free rate when the implicit rate is not readily determinable, and the ROU asset is generally measured as the lease liability adjusted for items such as prepaid or accrued lease payments. Lease expense for operating leases is recognized on a straight-line basis over the lease term, and variable lease payments are recognized as incurred. The Center includes renewal options in the lease term when they are reasonably certain to be exercised, has elected the practical expedient to not separate lease and non-lease components for applicable leases, and applies the short-term lease exemption for leases with an initial term of 12 months or less by recognizing lease payments in expense over the lease term without recording an ROU asset or lease liability.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Reclassifications

Certain prior year amounts in the consolidated financial statements and accompanying notes have been reclassified to conform to the current year presentation. The reclassifications had no material effect on previously reported consolidated total assets, total liabilities, total net assets, change in net assets, total functional expenses or total cash flows.

3. Clinic Fees Receivable

Clinic fees receivable, which are due within one year, are as follows:

<i>June 30,</i>	2025	2024
Medi-Cal	\$ 6,818,317	\$ 11,907,474
Commercial insurance	3,936,443	3,164,629
AIDS Drug Assistance Program (ADAP)	856,138	1,539,090
Contract Pharmacy	487,714	-
Enrollment fees	87,388	381,476
Client fees	84,716	200,466
Medicare	13,134	69,508
Other	13,585	39,647
Less: allowance for uncollectible clinic fees receivable	(463,711)	(298,957)
	\$ 11,833,724	\$ 17,003,333

4. Pledges Receivable

Pledges receivable, are as follows:

<i>June 30,</i>	2025	2024
Pledges receivable	\$ 1,136,028	\$ 1,559,258
Less: unamortized discount	(43,328)	(67,729)
Less: allowance for uncollectible pledges	(14,993)	(43,201)
Net Pledges Receivable	\$ 1,077,707	\$ 1,448,328

Gross pledges receivable, are due as follows:

<i>June 30,</i>	2025	2024
Less than one year	\$ 731,439	\$ 1,134,688
One to five years	404,589	420,000
More than five years	-	4,570
Pledges Receivable	\$ 1,136,028	\$ 1,559,258

In May 2014, the Center launched a Capital Campaign (Capital Campaign) to build the Anita May Rosenstein Campus, including Center services, LGBT senior and youth housing, offices, and adjacent retail space. The goal increased from \$25 million to \$40 million in 2016, then to over \$50 million due to rising construction and infrastructure costs. The campaign closed June 30, 2019, raising about

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

\$65 million, including \$9.5 million from a New Markets Tax Credit, the largest LGBT community capital campaign to date.

For the year ended June 30, 2025, the Center collected \$984,931 in Capital Campaign cash and recognized \$903,842 of revenue (including an \$18,911 unamortized discount). As of June 30, 2025, signed, nonbinding Statements of Intent totaled \$3,354,095 and were not recorded as receivables or revenue.

For the year ended June 30, 2024, the Center collected \$1,492,529 in cash and recognized \$1,432,083 of revenue (including a \$39,554 unamortized discount). As of June 30, 2024, signed, nonbinding Statements of Intent totaled \$3,884,027 and were not recorded as receivables or revenue until received as they are not legally binding promises to give.

5. Contributions Receivable - Held in Trust and Beneficial Interest in Trusts

Contributions receivable held in trust at June 30, 2025 and 2024 were \$2,725,337 and \$2,634,594, respectively. The contributions received during the year are measured at fair value of the underlying assets in the accompanying consolidated financial statements at the time of gift. There were no new contributions held in trust received during the years ended June 30, 2025 and 2024. Subsequent changes in the value of the underlying assets are recorded in the accompanying consolidated statements of activities and changes in net assets as a component of non-operating income/gains (losses) and other revenue. Under the trust, income is distributed to the Center each year and is treated as net assets with donor restrictions for youth-oriented programs. Total income distribution for the years ended June 30, 2025 and 2024 was \$131,787 and \$125,583, respectively. Principal of the trust is distributed to the Center either based on a predetermined schedule or at the discretion of the trustees. There were no trust principal payments received by the Center during the years ended June 30, 2025 and 2024.

The Center is a beneficiary of irrevocable charitable remainder trusts held and administered by third-party trustees; the significant ones are noted below.

On November 9, 2010, the Center was named an irrevocable 89% beneficiary of a charitable remainder trust consisting of a four-unit apartment building in Los Angeles, California. On June 30, 2025 and 2024, independent appraisals were obtained to determine the fair market value. These amounts are classified as net assets with donor restrictions. At June 30, 2025 and 2024, the charitable remainder trust was adjusted to its estimated fair value of \$1,307,430 and \$1,353,085, respectively, and the change in fair value was classified as unrealized gain/(loss) on trusts held by third parties of \$(45,654) and \$(167,263), respectively, on the consolidated statements of activities and changes in net assets.

On December 17, 1993, the Center was named as 100% beneficiary of a charitable remainder trust holding a California limited liability company (LLC). The LLC owned a one-third interest in a shopping center and restaurant site in Montclair, California. On November 14, 2003, the benefactor amended the charitable remainder trust to name the Center as irrevocable beneficiary in exchange for the establishment of a permanent endowment fund in his honor upon death. The benefactor passed away and the LLC's portion in the shopping center and restaurant site were sold and the Center received proceeds of \$1,692,138 for their interest. The Center did not recognize a gain on the sale, as the cash proceeds approximated fair value. On June 27, 2023 a permanent endowment was formed and named as the Gil Garfield Fund for the Creative and Performing Arts to exclusively

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

support programming for the creative and performing arts at the Center. Funds received are classified as net assets with donor restrictions and total approximately \$2 million. See Note 16.

Beneficial interests in trusts at June 30, 2025 and 2024 were \$2,984,210 and \$2,855,111, respectively.

6. Contracts and Grants Receivable

Receivables expected to be collected within one year under the following contracts and grant awards are:

<i>June 30,</i>	2025	2024
211LA	\$ 7,200	\$ 30,267
Abbott Diagnostics Scarborough	7,000	-
AbbVie Inc.	3,700	29,449
APLA Health & Wellness	36,114	43,445
American Bar Association	-	20,000
Brown University School of Public Health	5,324	4,616
California Department of Health Care Services	-	38,462
California Department of Public Health	997,036	495,035
California Office of Emergency Services	344,357	189,450
Children's Hospital Los Angeles	1,463	-
City of Los Angeles	342,528	306,303
City of West Hollywood	4,131	2,698
Community Partners	8,469	-
Los Angeles County	3,784,727	4,700,072
Los Angeles Homeless Services Authority	1,818,492	1,652,146
National Council on Aging (NCOA)	7,899	-
Program Administrator - Coalition for Humane Immigrant Rights (CHIRLA)	48,119	-
Public Health Foundation Enterprise, Inc. - DBA Heluna Health	61,897	127,179
Represent LA Program Administrator, Coalition for Humane Immigrant Rights	311,708	234,182
San Diego State Research University Foundation	175,478	65,933
Santa Clara County	50,700	16,900
Special Services for Groups, Inc	24,858	12,629
The Board of Trustees of the Leland Stanford Junior University	-	60,855
The Center at Sierra Health Foundation	33,004	-
University of California, Los Angeles	1,689,466	846,292
University of Southern California	20,919	11,456
U.S. Department of Health & Human Services	1,749,632	452,873
U.S. Department of Justice	750,557	620,769
U.S. Department of State	51,139	6,606
Whitman-Walker Institute	-	10,000
Allowance for contracts and grants receivable	(445,293)	(367,091)
Net Contract and Grant Receivables	\$ 11,890,624	\$ 9,610,526

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

7. Investments

Investments consist of the following:

<i>June 30,</i>	2025	2024
Mutual funds	\$ 24,866,884	\$ 21,169,545
Equity securities	12,477,901	12,218,791
Fixed income securities	4,980,854	4,900,251
Non-traditional securities	10,875,527	8,761,925
	\$ 53,201,166	\$ 47,050,512

Net investment return consists of the following:

<i>June 30,</i>	2025	2024
Dividend income	\$ 1,680,364	\$ 1,724,339
Interest income	158,908	157,834
Total Dividend and Interest	1,839,272	1,882,173
Gross realized losses from sale of securities	(156,222)	(727,916)
Gross realized gains from sale of securities	202,107	482,735
Gross unrealized losses on fixed income securities	-	(126,309)
Gross unrealized gains on fixed income securities	153,457	-
Gross unrealized gains on equity securities	1,395,207	1,203,729
Gross unrealized gains on non-traditional securities	462,620	959,222
Gross unrealized losses on mutual funds	(54,216)	-
Gross unrealized gains on mutual funds	379,807	1,017,310
Investments charges	(212,745)	(215,036)
Total Realized and Unrealized Gains, Net	2,170,015	2,593,735
Net Investment Return	\$ 4,009,287	\$ 4,475,908

Fixed income securities consist primarily of agency securities, domestic and international mutual funds and investment-grade corporate securities.

All investments are classified between short-term and long-term investments on the consolidated statements of financial position, based on their maturity date and the Center's intentions.

The remainder of this page intentionally left blank.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

8. Fair Value Measurements

The following tables summarize the Center's fair value measurements by level for the assets and liabilities measured at fair value on a recurring basis:

June 30, 2025

	Level 1	Level 2	Level 3	Total
Investment Assets, in the fair value hierarchy				
Mutual funds	\$ 24,866,884	\$ -	\$ -	\$ 24,866,884
Equity securities	12,477,901	-	-	12,477,901
Fixed income securities	4,980,854	-	-	4,980,854
Non-traditional securities	-	-	10,875,527	10,875,527
Contributions receivable, held in trust	2,725,337	-	-	2,725,337
Beneficial interests in trusts	-	-	2,984,210	2,984,210
Total Investments, at fair value	\$ 45,050,976	\$ -	\$ 13,859,737	\$ 58,910,713
Annuities Payable	\$ -	\$ -	\$ 624,170	\$ 624,170

June 30, 2024

	Level 1	Level 2	Level 3	Total
Investment Assets, in the fair value hierarchy				
Mutual funds	\$ 21,169,545	\$ -	\$ -	\$ 21,169,545
Equity securities	12,218,791	-	-	12,218,791
Fixed income securities	4,900,251	-	-	4,900,251
Non-traditional securities	-	-	8,761,925	8,761,925
Contributions receivable, held in trust	2,634,594	-	-	2,634,594
Beneficial interests in trusts	-	-	2,855,111	2,855,111
Total Investments, at fair value	\$ 40,923,181	\$ -	\$ 11,617,036	\$ 52,540,217
Annuities Payable	\$ -	\$ -	\$ 1,334,198	\$ 1,334,198

The Center's investments that are measured at fair value on a recurring basis are generally classified within Level 1 of the fair value hierarchy. The fair value of these investments are based on quoted market prices in active markets.

Level 1 Measurement Valuation Techniques - The fair value of mutual funds, equity securities, fixed income securities, and investments underlying the contributions receivable - held in trust are based on the market approach, which utilizes market transaction data for the same or similar instruments. Fair values of financial assets are obtained from an independent pricing service and are based on unadjusted quoted prices for identical assets in active markets.

Level 2 Measurement Valuation Techniques - Inputs are based upon quoted prices for similar instruments in active markets, quoted prices for identical or similar investments in markets that are not active, or models based on valuation techniques for which all significant assumptions are observable in the market or can be corroborated by observable market data for substantially the full term of the investment.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Level 3 Measurement Valuation Techniques - For fair value measurements categorized within Level 3, the valuations are based as follows: non-traditional securities securing the annuities payable are recorded at estimated fair value as liabilities in the consolidated statements of financial position at estimated fair value using present value calculations based on actuarial tables and discount rates established by the IRS. Beneficial interest in trusts are measured based on the discounted present value of the remainder interest for each charitable remainder trust based on the actuarial tables established by the IRS and are adjusted annually through the consolidated statements of activities and changes in net assets to reflect estimated fair value.

The following table summarizes the Center's activity for assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3):

<i>Year ended June 30,</i>	2025	2024
Beginning Balance	\$ 11,617,036	\$ 10,960,414
Purchase of non-traditional securities	1,361,531	11,000
Proceeds from beneficial interests in trusts	-	-
Total net gains (losses) included in change in net assets (realized/unrealized)	881,170	645,622
Ending Balance	\$ 13,859,737	\$ 11,617,036

The following table summarizes the Center's activity for liabilities measured at fair value on a recurring basis using significant unobservable inputs (Level 3):

<i>Year ended June 30,</i>	2025	2024
Beginning Balance	\$ 1,334,198	\$ 1,290,317
Change in value of split-interest agreements	(478,402)	219,285
Receipts	-	86,064
Payments	(231,626)	(261,468)
Ending Balance	\$ 624,170	\$ 1,334,198

There were no changes in the valuation methodologies.

9. Property and Equipment

Property and equipment consist of the following:

<i>June 30,</i>	2025	2024
Land	\$ 25,862,136	\$ 25,862,136
Building and improvement	88,608,736	88,057,987
Leasehold improvements	1,014,533	3,170,118
Furniture, fixtures and equipment	2,882,572	5,580,683
Computers and software	2,822,838	5,118,699
Construction in progress	267,793	413,519
Total Property and Equipment	121,458,608	128,203,142
Less: accumulated depreciation and amortization	(26,574,695)	(32,709,105)
Total Property and Equipment, net of depreciation and amortization	\$ 94,883,913	\$ 95,494,037

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Depreciation and amortization expense was \$3,580,100 and \$3,801,495 for the years ended June 30, 2025 and 2024, respectively. During the year ended June 30, 2025, the Center disposed of certain property and equipment no longer in service with a net book value of \$162,293, and the cost of \$9,874,234 and accumulated depreciation of \$9,711,941 were removed from the accounts at the time of disposal resulting in a loss on disposal of \$80,322, which is included in other nonoperating income/gains (losses) of the *Consolidated Statements of Activities and Changes in Net Assets*. No material property and equipment disposals occurred during the year ended June 30, 2024.

10. Note Payable to City of Los Angeles

The City of Los Angeles (City) provided \$4,930,159 of Community Development Block Grant (CDBG) funds for the Senior Component of the Project (see Note 21) for the acquisition of the air space parcel on which to build the senior affordable housing. To accomplish this objective, the City executed a 55-year Acquisition and Permanent Loan (City Loan) with the Center on January 16, 2018. Concurrent to this City Loan, the Center entered into a loan agreement with the Partnership (see Note 21), under the same terms and conditions as the City Loan. The Partnership then used these funds to buy the air space parcel from AMR QALICB when the senior affordable housing transaction closed on September 19, 2018. As a result, the Center at June 30, 2025 and 2024 has a receivable from the Partnership for \$4,930,159 and \$4,930,159, respectively, related to the loan and a payable to the City for the same amount included in Receivable from Affiliates as noncurrent assets in the consolidated statements of financial position.

The remainder of this page intentionally left blank.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

11. Debt

Notes payable obligations are summarized as follows:

<i>June 30,</i>	2025	2024
Note payable to City of Los Angeles, collateralized by McCadden Plaza Senior Housing Project Land (Project). The note shall bear simple interest at the rate of 4% percent per annum on the principal amount outstanding. The principal of the loan and all accrued interest thereon shall be repaid from residual receipts of the Project, if any, on an annual basis and due and payable in full on January 2073. See Note 10.	\$ 4,930,159	\$ 4,930,159
Note payable to Housing Community Investment Department (HCID), collateralized by a Deed of Trust and due March 2030. The note is non-interest bearing. The principal of the loan shall be repaid from residual receipts of the operations on an annual basis. 10% of the original loan amount can be forgiven annually upon review, verification and receipt of satisfactory documents by HCID.	280,954	350,954
Note payable to California Housing Finance Agency (CalHFA) in the amount of \$2,560,000 and accrues interest at 3% per year; the loan is secured by a first deed of trust on the property, at 3% interest payment and principal payments, payable monthly until June 2033. See Note 15.	1,035,417	1,148,192
Note payable Community Redevelopment Agency of the City of Los Angeles (CRA) in the amount of \$5,300,000. Effective May 1, 2013, ownership rights of this loan were transferred to the Los Angeles Housing Department (LAHD). All original terms and conditions of this financing will remain in effect. The loan shall not bear interest, and the loan is secured by a second leasehold deed of trust on the property. Commencing April 1, 2008, and continuing through each April 1st thereafter until the loan is repaid, an annual payment in an amount equal to 29.25% of Net Cash Flow, as defined in the loan agreement, shall be paid. Any outstanding principal shall be due on July 1, 2050. See Note 15.	5,073,121	5,073,121
Note payable First Federal Bank of California in the amount of \$515,000. The loan shall not bear interest, and the loan is secured by a fourth leasehold deed of trust on the property, any outstanding principal shall be due and payable on June 1, 2052. See Note 15.	515,000	515,000
Note payable Department of Housing and Community Development Multifamily Housing Program (MHP), a public agency of the state of California, under a loan commitment of \$4,493,000. The loan is secured by a fifth leasehold deed of trust on the property. The loan shall accrue interest at 3% per year. Interest payments in the amount of 0.42% per annum on the unpaid principal balance shall be payable on December 31st, continuing annually thereafter up to and including the 29 th anniversary of these interest payments. An annual payment in an amount equal to 34.5% of the Net Cash Flow, as defined in the loan agreement, shall be paid to the Lender until the loan is repaid in full. Any outstanding principal and accrued but unpaid interest shall be due and payable on July 11, 2063. See Note 15.	4,493,000	4,493,000

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

<i>June 30,</i>	2025	2024
Total Debt	\$ 16,327,651	\$ 16,510,426
Less: unamortized cost of issuance	(42,643)	(45,209)
Long-Term Debt, net of unamortized cost of issuance	16,285,008	16,465,217
Less: current portion of long-term debt	(116,204)	(112,774)
Long-Term Debt, net of current portion	\$ 16,168,804	\$ 16,352,443

Minimum principal payments on notes payable are summarized as follows:

<i>Year ending June 30,</i>	
2025	\$ 116,204
2026	119,739
2027	123,381
2028	127,134
2029	131,000
Thereafter	15,710,193
Total Debt	\$ 16,327,651

Debt issuance costs are amortized over the term of the associated debt and reported as interest expense. The unamortized debt issuance costs of term loans are reported as a reduction to long-term debt. Total amortization of debt issuance costs included in interest expense was \$2,566 and \$47,851 for the years ended June 30, 2025 and 2024, respectively.

Interest expense related to long-term debt, including debt issuance costs, was \$175,386 and \$753,380 for the years ended June 30, 2025 and 2024, respectively.

12. Accrued Expenses and Other Liabilities

Accrued expenses and other liabilities are as follows:

<i>June 30,</i>	2025	2024
Accrued payroll and other employee expenses	\$ 6,940,494	\$ 6,488,117
Other liabilities	3,784,541	2,673,740
Medi-Cal refund reserve	920,775	2,812,270
Medi-Cal insurance payable	-	519,289
Accrued expenses	163,835	426,296
Due to grantors	72,988	126,962
Total Accrued Expenses and Other Liabilities	\$ 11,882,633	\$ 13,046,674

Medi-Cal Refund Reserve

As a Federally Qualified Health Center (FQHC), the Center files an annual reconciliation report with the State of California Medi-Cal program. The Center determined that a reserve should be established for payback requests once the reconciliation reports have been audited by the State. As of June 30, 2025 and 2024, the total reserve amount is \$920,775 and \$2,812,270, respectively. These

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

reserve amounts are for open annual reconciliation report for fiscal years 2021, 2022, 2023, 2024 and 2025.

Medi-Cal Insurance Payable

The Center identified some medical claims had been incorrectly billed to Medi-Cal from August 2021 to June 2024 and should be paid back. A reserve was established for fiscal years 2022, 2023 and 2024. As of June 30, 2025, and 2024, the total liability was \$0 and \$519,289, respectively.

13. Leases - Operating Lease Right of Use

The Center lease certain office facilities at various terms under long-term non-cancelable operating lease agreements. The leases expire at various dates through 2028 and provide for renewal options ranging from one year to five years. We include in the determination of the right-of-use assets and lease liabilities any renewal options when the options are reasonably certain to be exercised. Our operating lease provides for increases in future minimum annual rental payments.

The Center has elected the option to use the risk-free rate determined using a period comparable to the lease terms as the discount rate for leases where the implicit rate is not readily determinable. We have applied the risk-free rate option to the operating leases classes of assets.

The Center has elected the short-term lease exemption for all leases with a term of 12 months or less for both existing and ongoing operating leases to not recognize the asset and liability for these leases. Lease payments for short-term leases are recognized on straight-line basis.

The Center has elected the practical expedient to not separate lease and non-lease components for a real estate lease.

The Center executed a lease agreement effective on December 10, 2014, to lease an approximately 2,500 square-foot space in West Hollywood, California. The original term was five years and commenced on September 1, 2015. The Center extended the lease agreement on April 8, 2020, that extended the term for an additional five years commencing on September 1, 2020. The monthly base rent is \$21,922 and \$21,079 as of June 30, 2025, and 2024, respectively, including parking. The fixed rental adjustment of the base rent is set to increase 4% annually through the end of the lease term. The lease expired and was not renewed as of September 1, 2025.

The Center executed a lease agreement for approximately 2,000 square-foot space in the Boyle Heights area of Los Angeles, California. The Center extended this lease agreement several times including the most recent amendment on April 1, 2022, which extended the lease for an additional 24 months with options to extend. The Center exercised its option to extend the lease term through March 31, 2026. The monthly base rent is \$10,024 and \$9,670 as of June 30, 2025, and 2024, respectively.

The Center executed a lease agreement effective on August 15, 2018, to lease an approximately 5,520 square-foot space in South Los Angeles, California. The term is ten years and four months and commenced on July 1, 2018. The monthly base rent is \$18,191 and \$17,807 as of June 30, 2025, and 2024, respectively., including parking, and commenced on November 1, 2018. The fixed rental adjustment of the base rent is set to change annually on December 15th, as defined in the lease agreement. The total amount of rental payments due over the lease term is charged to rent expense

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

on the straight-line method over the term of the lease. The Center had a one-time option to terminate the lease by December 14, 2023; the Center did not exercise this option.

Total right-of-use assets and lease liabilities are as follows:

<i>June 30,</i>	2025	2024
Lease Assets - Classification in Statement of Financial Position		
Operating right-of-use assets	\$ 827,626	\$ 1,349,481
Lease Liability - Classification in Statement of Financial Position		
Operating lease liability	\$ 777,073	\$ 1,341,003
Less: current portion operating lease liability	(383,209)	(642,342)
Long-Term Operating Lease Liability	\$ 393,864	\$ 698,661

Total lease costs are as follows:

<i>Year ended June 30,</i>	2025	2024
Lease Assets - Classification in Statement of Financial Position		
Operating lease cost	\$ 745,615	\$ 648,104

The following table summarizes the supplemental cash flow information:

<i>Year ended June 30,</i>	2025	2024
Cash Paid for Amounts Included in the Measurement of Lease Liabilities		
Operating cash flows from operating leases	\$ 787,690	\$ 669,695

The following summarizes the weighted-average remaining lease term and weight-average discount rate:

<i>June 30,</i>	2025	2024
Weighted-average term for operating leases	1.21 years	1.67 years
Discount rate for operating leases	3.21%	3.75%

The future minimum lease payments under noncancelable operating leases with terms greater than one year are listed below as of June 30, 2025:

<i>Year ending June 30,</i>	2025	2024
2026	\$	399,424
2027		165,785
2028		170,759
2029		72,023
2030		-
Thereafter		-
Total Lease Payments		807,991
Less: imputed interest		(30,918)
Present Value of Lease Liability	\$	777,073

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Rent expense is as follows:

<i>Year ending June 30,</i>	2025		2024	
Rent expense	\$	709,572	\$	668,417
Sublease rental income		(61,399)		(58,964)
Rent Expense, Net	\$	648,173	\$	609,453

14. Commitments and Contingencies

Litigation

The Center is a party to various claims and legal proceedings arising in the ordinary course of operations. The Center records an accrual when a loss is probable and reasonably estimable and discloses matters when a loss is reasonably possible. While management believes the resolution of these matters will not have a material adverse effect on the Center’s consolidated financial position, outcomes could be different than expected and may be material to results of activities in a particular period.

Government Regulations

The Center is subject to extensive regulation by numerous government authorities, including federal, state and local jurisdictions. Although the Center believes that it is currently in compliance with applicable laws, regulations and rules, some laws are broadly written and subject to interpretation by courts or administrative authorities. The Center also participates in several federally funded grant programs. These programs are subject to program compliance audits by the grantors or their representatives. The amount of expenditures, if any, which may be disallowed by the granting agencies cannot be determined at this time, although the Center expects such amounts, if any, would not be material to its consolidated financial position.

15. Encore Hall Senior Housing LP

Encore Hall Senior Housing, L.P. (Encore LP), a California limited partnership, owned and operated a 104-unit apartment complex for low- and moderate-income seniors located in Hollywood, California. Construction of the property was completed in June 2007.

The project was subject to regulation by the California Housing Finance Agency related to rent charges, operating methods, and other matters, and qualified for low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code. Encore LP was expected to continue operations through December 31, 2065, unless dissolved earlier in accordance with the partnership agreement.

On February 1, 2023, GLEH Los Angeles Corporation (GLEH-LA), the managing general partner, acquired all partnership interests previously held by MBA Urban Development Co. for total consideration of \$289,744, which included payment for transferred partnership interests and property management fees.

On the same date, Triangle Square LLC (Triangle LLC), a wholly owned subsidiary of the Center, acquired a 97% limited partner interest in Encore LP from AH Housing Fund 1262 for nominal consideration of \$1. The transaction was accounted for as a business combination under ASC 958-805, as both ownership and control of Encore LP changed.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Also on February 1, 2023, GLEH-LA acquired the remaining 2.99% partnership interest in Encore LP, resulting in joint ownership by Triangle LLC and GLEH-LA. On April 1, 2023, the Center obtained control of GLEH-LA.

16. Endowment

The Center's endowment, Gil Garfield Fund for the Creative and Performing Arts (the Endowment), reflects the donor-imposed restriction that the original gifts are maintained and only the income be used for the donors' specified purposes. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board of Directors of the Center 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 date of the donor-restricted endowment funds unless there are explicit donor stipulations to the contrary.

As a result of this interpretation, the Center classifies its perpetual endowments as (a) the original value of the gifts donated to the endowment, (b) the original value of subsequent gifts to the perpetual endowment, and (c) accumulations to the perpetual endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

Donor-restricted amounts not retained in perpetuity are subject to appropriation for expenditure by the Center in a manner consistent with the standard of prudence prescribed by UPMIFA. The Center's Board authorizes annual distributions of the Endowment income and dividends to be used exclusively to support the Center's performing arts programming.

In accordance with UPMIFA, the following factors are to be considered in making a determination to appropriate or accumulate endowment funds:

- The duration and preservation of the fund
- The purposes of the organization 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 organization
- The investment policies of the organization

The Center has adopted investment and spending policies for its endowments that attempt to provide a predictable stream of funding for operations while seeking to maintain the purchasing power of the endowment assets. Over time, long-term rates of return should be equal to an amount sufficient to maintain the purchasing power of the endowment assets, to provide the necessary capital to fund the spending policy, and to cover the costs of managing the endowment investments.

To satisfy this long-term rate-of-return objective, the Center relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized)

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

and current yield (interest and dividends). The Center targets a diversified asset allocation with a mix of equity-based and fixed income investments to achieve its long-term return objectives within prudent risk constraints.

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 Center to retain as funds of perpetual duration. On June 27, 2023, the Center created a permanent endowment known as the Gil Garfield Fund for the Creative and Performing Arts and measured the endowment corpus as \$2,066,700, representing the original gift from the donor. During the years ended June 30, 2025 and 2024, no additional corpus was contributed to the endowment. On June 30, 2025 and 2024, the Center has no endowment funds with fair values below the original gift amount. Endowment net assets is \$2,486,093 and \$2,275,133 as of June 30, 2025 and 2024, respectively.

Changes in the endowment net assets with donor restrictions included in total investments are as follows:

Year ended June 30, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
Total Investments, beginning of year	\$ 44,775,379	\$ 2,275,133	\$ 47,050,512
Investment Return			
Dividend and interest income	1,798,154	41,118	1,839,272
Realized and unrealized gains, net	2,202,115	180,645	2,382,760
Investment charges	(201,942)	(10,803)	(212,745)
Total Investment Return	3,798,327	210,960	4,009,287
Investment purchases and sales, net	1,944,366	-	1,944,366
Dividend and interest income reinvested, net of dividend and interest income and investment charges	197,001	-	197,001
Total Investments, end of year	\$ 50,715,073	\$ 2,486,093	\$ 53,201,166

The remainder of this page intentionally left blank.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Year ended June 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Total Investments, beginning of year	\$ 52,114,796	\$ 2,066,700	\$ 54,181,496
Investment Return			
Dividend and interest income	1,846,332	35,841	1,882,173
Realized and unrealized gains, net	2,626,512	182,259	2,808,771
Investment charges	(205,369)	(9,667)	(215,036)
Total Investment Return	4,267,475	208,433	4,475,908
Investment purchases and sales, net	(10,178,642)	-	(10,178,642)
Dividend and interest income reinvested, net of dividend and interest income and investment charges	(1,428,250)	-	(1,428,250)
Total Investments, end of year	\$ 44,775,379	\$ 2,275,133	\$ 47,050,512

17. Retirement Plans

Defined Contribution Plan

The Center has a defined contribution plan covering substantially all employees. Employees are eligible to participate upon hire, provided they have attained the age of 18. Employer contributions are at the discretion of management. There were no employer contributions for the years ended June 30, 2025 and 2024.

Deferred Compensation Plan

The Center has a nonqualified deferred compensation plan (under IRC Section 457(b)) for key executives to defer a portion of their compensation. The deferred amounts and earnings thereon are payable to participants, or designated beneficiaries, upon retirement or death. The Center does not make contributions to this plan. At June 30, 2025 and 2024, the Center holds assets totaling \$1,318,799 and \$1,341,755, respectively, which are recorded in other assets and a corresponding liability in accrued expenses and other liabilities in the accompanying consolidated statements of financial position. The assets are subject to the claims of general creditors. The investments of the trust are held in separate accounts for investment purposes, but are designated by the Board for use to satisfy this deferred compensation liability. Investment gains and losses from the deferred compensation investments are recorded directly to the asset account and the corresponding liability account.

18. Net Assets

Net Assets Without Donor Restrictions

<i>June 30,</i>	2025	2024
Without donor restrictions net assets	\$ 147,969,793	\$ 139,780,002

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

Net Assets With Donor Restrictions

Net assets with donor restrictions are subject to the following restrictions:

<i>June 30,</i>	2025	2024
Purpose Restrictions		
Development of Anita May Rosenstein Campus	\$ 506,945	\$ 438,034
Health and HIV prevention services	224,981	493,115
Youth, seniors and legal services	195,167	79,000
Charitable remainder trusts	2,722,839	2,631,350
Funds to establish an endowment	150,000	150,000
Endowment	2,486,093	2,275,133
Total Purpose Restrictions	6,286,025	6,066,632
Time Restrictions		
Charitable remainder trusts	2,755,082	2,639,070
For periods after June 30, 2025 and 2024 - general operations	150,951	437,776
Total Time Restrictions	2,906,033	3,076,846
Net Assets with Donor Restrictions	\$ 9,192,058	\$ 9,143,478

Net assets of \$1,431,724 and \$209,085 were released from donor and time restrictions in 2025 and 2024, respectively, by incurring expenses related to specific programs that satisfied the restricted purposes.

At June 30, 2025 and 2024, net assets with donor restrictions of \$5,477,921 and \$5,270,420, respectively, are contributions restricted by donors whereby the interest and dividends are used to support operations of the Center. These net assets with donor restrictions are in charitable remainder trusts and are primarily managed by third-party trustees. The Center does not have control over investment decisions.

The remainder of this page intentionally left blank.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

19. Liquidity and Availability of Resources

The Center's financial assets available within one year of the consolidated statements of financial position date for general expenditure are as follows:

<i>Year ended June 30,</i>	2025	2024
Cash and cash equivalents	\$ 6,300,689	\$ 3,587,078
Short-term investments	21,811,925	18,081,194
Accounts and other receivables	1,691,342	407,157
Clinic fees receivable, net	11,833,724	17,003,333
Contracts and grants receivable, net	11,966,397	9,610,526
Pledges receivable current, net	716,782	1,091,487
Total Financial Assets Available Within One Year*	54,320,859	49,780,775
Less:		
Amounts unavailable for general expenditures within one year, due to:		
Restricted by donors with purpose restrictions	(1,078,044)	(1,448,328)
Total Amounts Unavailable for General Expenditures Within One Year	(1,078,044)	(1,448,328)
Total Financial Assets Available to Management for General Expenditures Within One Year	\$ 53,242,815	\$ 48,332,447

* Total current assets, less restricted cash and inventories

See Note 7 for additional information related to investments.

Liquidity Management

The Center maintains a policy of structuring its financial assets to be available as its general expenses, liabilities and other obligations come due. In addition, the Center invests cash in excess of weekly requirements in short-term investments.

The Center has sufficient cash and cash equivalents to meet operating needs and protect for unanticipated events.

20. Allocation of Joint Costs

The Center conducted activities that include requests for contributions, as well as program, management and general components. Those activities included a special event. The costs of conducting those activities included \$3,817,338 and \$3,871,999 of joint costs for the years ended June 30, 2025 and 2024, respectively, which are not specifically attributable to components of the activities (joint costs).

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

These joint costs were allocated as follows:

<i>Year ended June 30,</i>	2025	2024
Fundraising	\$ 3,217,935	\$ 3,150,632
Health/Education/Prevention Program	599,403	721,367
Total	\$ 3,817,338	\$ 3,871,999

21. Anita May Rosenstein Campus

McCadden Campus, LLC (Campus LLC) and McCadden Plaza Affordable Housing, LLC (TSA LLC), an unrelated third party, were the general partners of McCadden Plaza, LP (the Partnership), which was formed in February 2014 to acquire and develop real property located at 1116 North McCadden Place and 6725 Santa Monica Boulevard in Los Angeles. The Partnership developed a mixed-use affordable housing project known as the Anita May Rosenstein Campus, consisting of senior affordable housing, youth housing, Center programming space, administrative offices, and parking.

Campus LLC, which was wholly owned by the Center, served as the managing general partner of the Partnership; however, the Partnership was jointly controlled with TSA LLC pursuant to the Limited Partnership Agreement and related amendments.

In November 2017, the partners executed an amended and restated agreement of limited partnership of McCadden Plaza TAY Housing LP (TAY LP) to acquire and develop property located at 1119 North McCadden Place for up to 26 units of affordable housing for transition-age youth. The Center donated the West Property to TAY LP to support the development.

The Center owned and managed the development of its programmatic, administrative, and parking components through its affiliate, AMR QALICB, and was responsible for securing financing related to those components. To facilitate development prior to the closing of permanent financing for the senior and youth components, the Center advanced significant costs related to land acquisition, parking, and soft costs, which were to be repaid upon the closing of the respective financing arrangements.

The Center entered into a New Markets Tax Credit transaction in June 2017 to finance its component of the campus, as further described in Note 22. As part of the transaction, ownership interests in certain portions of the property were transferred among affiliated entities to facilitate the financing structure.

The construction of the Center Component and underground parking was substantially completed in April 2019. The youth housing component received a temporary certificate of occupancy in March 2021, and the senior housing component received a temporary certificate of occupancy in July 2021. The permanent certificate of occupancy for the Center Component was received on July 21, 2023.

TSA LLC was responsible for arranging the debt and equity financing for the senior and youth housing components, including securing public funding and tax credit investments and syndicating limited partnership interests to qualified low-income housing investors. As part of these transactions, Campus LLC's ownership interest in the Partnership and TAY LP was reduced to 0.0051%, with investor limited partners holding substantially all remaining interests.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

To support these housing financings, the Center donated land and converted certain receivables related to development costs into investments in affiliates. In addition, the City of Los Angeles provided \$4,930,159 of Community Development Block Grant funds through a 55-year acquisition and permanent loan related to the senior housing component. The Center entered into a corresponding loan agreement with the Partnership under substantially the same terms.

As of June 30, 2025 and 2024, on a consolidated basis, the Center reported receivables of \$6,731,463 and \$6,199,747, respectively, due from the Partnership and TAY LP, primarily related to the City loan and advances for development costs. These amounts were presented as receivables due from affiliates in the consolidated statements of financial position.

On June 26, 2024, the building, net of accumulated depreciation, was transferred to the Center upon dissolution of AMR QALICB, as further described in Note 22.

As of June 30, 2024, all intercompany receivables and payables between the Center and AMR QALICB had been forgiven in connection with the AMR QALICB dissolution and were eliminated in consolidation.

22. New Market Tax Credits

On June 23, 2017, the Center entered into a New Markets Tax Credit (NMTC) transaction to help finance the construction of the Center Component of the Anita May Rosenstein Campus. In connection with the transaction, the Center formed AMR QALICB, a California nonprofit corporation, to serve as a qualified active low-income community business. AMR QALICB was recognized as exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

As part of the NMTC structure, the Center provided a leverage loan of \$28,910,000 to an affiliated investment fund, which used the proceeds to make qualified equity investments in multiple community development entities. These entities, in turn, provided qualified low-income community investment (QLICI) loans to AMR QALICB. The QLICI loans were recorded in the Center's consolidated statements of financial position and were secured by property associated with the Center Component of the campus. The Center also entered into a master lease arrangement with AMR QALICB, which was eliminated upon consolidation.

In accordance with the NMTC compliance requirements, the qualified equity investments were required to remain invested through the seven-year compliance period, which ended on June 23, 2024. The transaction included a put and call agreement between the Center and the NMTC investor providing for the purchase of the investor's interest at the conclusion of the compliance period.

On June 26, 2024, the NMTC investor exercised its put option, resulting in the dissolution of the NMTC transaction. Upon dissolution, the Center obtained control of all outstanding QLICI loans payable and the leverage loan receivable. As a result, the leverage loan receivable of \$28,910,100 and the QLICI loans payable of \$40,924,121, net of debt issuance costs, were forgiven. Including transaction costs, the Center recorded a net gain of \$12,014,021 during fiscal year 2024 in connection with the dissolution of the NMTC transaction.

No activity related to the NMTC transaction occurred during fiscal year 2025.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Notes to Consolidated Financial Statements

23. Gay & Lesbian Elder Housing Corporation

On January 6, 2014, the Center executed a services agreement with the Gay & Lesbian Elder Housing Corporation (GLEH) and GLEH Los Angeles Corporation (GLEH-LA), both California nonprofit public benefit corporations, to provide social services and administrative and back-office support. In November 2014, GLEH merged into GLEH-LA, and the Center entered into a Master Services Agreement (MSA) with GLEH-LA, which provided for the ongoing provision of services at fees intended to approximate fair market value. Amounts not paid due to insufficient cash flow were accrued without interest and carried forward until funds were available.

On August 27, 2014, the Center entered into a Donation and Undertaking Agreement with GLEH pursuant to which GLEH donated non-cash assets to the Center, consisting primarily of a promissory note in the original principal amount of \$1,500,000 (the GLEH Note). The GLEH Note related to financing provided for the development of a 104-unit affordable senior housing project and was secured by a leasehold deed of trust. The GLEH Note matured on August 5, 2051 and was subject to regulatory restrictions governing the underlying project.

Due to the long-term maturity of the GLEH Note, its lack of marketability, and the regulated nature of the underlying housing project, management determined that sufficient objective evidence did not exist to estimate the fair value of the GLEH Note. Accordingly, no value was assigned to the GLEH Note as of June 30, 2025 and 2024. On April 1, 2023, the Center obtained control of GLEH-LA. Upon obtaining control, the Center forgave the outstanding amounts due from GLEH-LA. See Note 15.

24. Effect of Economic Conditions on Contributions

The Center depends heavily on contributions from the public for its revenue. The ability of some Center contributors to continue giving amounts comparable with prior years may be dependent upon current and future overall economic conditions and the continued deductibility for income tax purposes of contributions to the Center. While the Center's Board of Directors believes the Center has the resources to continue its programs, its ability to do so and the extent to which certain programs continue, may be dependent on the aforementioned factors.

25. Subsequent Events

The Center evaluated subsequent events through March 31, 2026, which is the date the consolidated financial statements were available to be issued. There were no events that require adjustments or disclosures in the Center's consolidated financial statements for the year ended June 30, 2025.

Supplemental Information



Tel: 310-557-0300
Fax: 310-557-1777
www.bdo.com

515 Flower Street
47th Floor
Los Angeles CA 90071

Independent Auditor's Report on Supplemental Information

Board of Directors
Los Angeles LGBT Center and Affiliates
Los Angeles, California

We have audited the consolidated financial statements of Los Angeles LGBT Center and Affiliates (the Center) as of and for the years ended June 30, 2025 and 2024, and have issued our report thereon dated March 31, 2026 which contained an unmodified opinion on those consolidated financial statements. Our audits were performed for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplementary consolidating information is presented for the purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audits of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

BDO USA, P.C.

March 31, 2026

BDO USA, P.C., a Virginia professional corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO Member Firms.

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidating Statements of Financial Position

June 30, 2025

	Los Angeles LGBT Center	AMR Campus QALICB, Inc.	GLEH Los Angeles	Triangle Square LLC	Elimination Entries	Consolidated Financials
Current Assets						
Cash and cash equivalents	\$ 6,043,859	\$ -	\$ 57,473	\$ 199,357	\$ -	\$ 6,300,689
Restricted cash	-	-	-	327,477	-	327,477
Accounts and other receivables	1,583,584	-	70,343	37,415	-	1,691,342
Clinic fees receivable, net	11,833,724	-	-	-	-	11,833,724
Contracts and grants receivable, net	11,890,624	-	-	-	-	11,890,624
Pledges receivable, net	716,782	-	-	-	-	716,782
Short-term investments	21,811,925	-	-	-	-	21,811,925
Inventories	1,066,550	-	-	-	-	1,066,550
Total Current Assets	54,947,048	-	127,816	564,249	-	55,639,113
Noncurrent Assets						
Contributions receivable - held in trust	2,725,337	-	-	-	-	2,725,337
Beneficial interests in trusts	2,984,210	-	-	-	-	2,984,210
Receivable from affiliate	7,312,423	-	-	-	(580,960)	6,731,463
Pledges receivable, net	360,925	-	-	-	-	360,925
Long-term investments	31,389,241	-	-	-	-	31,389,241
Property and equipment, net	82,509,403	-	-	12,374,510	-	94,883,913
Operating lease right of use asset (ROU)	827,626	-	-	-	-	827,626
Other assets	3,873,676	-	-	71,894	-	3,945,570
Total Noncurrent Assets	131,982,841	-	-	12,446,404	(580,960)	143,848,285
Total Assets	\$ 186,929,889	\$ -	\$ 127,816	\$ 13,010,653	\$ (580,960)	\$ 199,487,398
Current Liabilities						
Accounts payable	\$ 5,436,425	\$ -	\$ -	\$ 98,452	\$ -	\$ 5,534,877
Accrued expenses and other liabilities	11,775,883	-	-	106,750	-	11,882,633
Payable to affiliates	-	-	-	580,960	(580,960)	-
Unearned revenue	4,028,127	-	-	-	-	4,028,127
Interest payable	1,452,753	-	-	1,740,906	-	3,193,659
Current portion of annuities payable	91,413	-	-	-	-	91,413
Current portion of ROU operating lease liability	383,209	-	-	-	-	383,209
Current portion of long-term debt	-	-	-	116,204	-	116,204
Total Current Liabilities	23,167,810	-	-	2,643,272	(580,960)	25,230,122
Noncurrent Liabilities						
Annuities payable, net of current portion	532,757	-	-	-	-	532,757
Long-term ROU operating lease liability, net of current portion	393,864	-	-	-	-	393,864
Long-term debt, net of current portion	5,184,408	-	-	10,984,396	-	16,168,804
Total Noncurrent Liabilities	6,111,029	-	-	10,984,396	-	17,095,425
Total Liabilities	29,278,839	-	-	13,627,668	(580,960)	42,325,547
Commitments and Contingencies (Note 14)						
Net Assets						
Without donor restrictions	148,458,992	-	127,816	(617,015)	-	147,969,793
With donor restrictions	9,192,058	-	-	-	-	9,192,058
Total Net Assets	157,651,050	-	127,816	(617,015)	-	157,161,851
Total Liabilities and Net Assets	\$ 186,929,889	\$ -	\$ 127,816	\$ 13,010,653	\$ (580,960)	\$ 199,487,398

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidating Statements of Financial Position

June 30, 2024

	Los Angeles LGBT Center	AMR Campus QALICB, Inc.	GLEH Los Angeles	Triangle Square LLC	Elimination Entries	Consolidated Financials
Current Assets						
Cash and cash equivalents	\$ 3,290,147	\$ -	\$ 54,387	\$ 242,544	\$ -	\$ 3,587,078
Restricted cash	-	-	-	289,377	-	289,377
Accounts and other receivables	326,741	-	46,373	34,043	-	407,157
Clinic fees receivable, net	17,003,333	-	-	-	-	17,003,333
Contracts and grants receivable, net	9,610,526	-	-	-	-	9,610,526
Pledges receivable, net	1,091,487	-	-	-	-	1,091,487
Short-term investments	18,081,194	-	-	-	-	18,081,194
Inventories	1,329,569	-	-	-	-	1,329,569
Total Current Assets	50,732,997	-	100,760	565,964	-	51,399,721
Noncurrent Assets						
Contributions receivable - held in trust	2,634,594	-	-	-	-	2,634,594
Beneficial interests in trusts	2,855,111	-	-	-	-	2,855,111
Receivable from affiliate	6,409,636	-	-	-	(209,888)	6,199,748
Pledges receivable, net	356,841	-	-	-	-	356,841
Long-term investments	28,969,318	-	-	-	-	28,969,318
Property and equipment, net	82,950,370	-	-	12,543,667	-	95,494,037
Operating lease right of use asset (ROU)	1,349,481	-	-	-	-	1,349,481
Other assets	3,980,746	-	-	4,234	-	3,984,980
Total Noncurrent Assets	129,506,097	-	-	12,547,901	(209,888)	141,844,110
Total Assets	\$ 180,239,094	\$ -	\$ 100,760	\$ 13,113,865	\$ (209,888)	\$ 193,243,831
Current Liabilities						
Accounts payable	\$ 5,110,693	\$ -	\$ -	\$ 148,192	\$ -	\$ 5,258,885
Accrued expenses and other liabilities	12,948,154	-	-	98,520	-	13,046,674
Payable to affiliates	-	-	-	209,888	(209,888)	-
Unearned revenue	3,993,840	-	-	-	-	3,993,840
Interest payable	1,255,547	-	-	1,624,987	-	2,880,534
Current portion of annuities payable	268,663	-	-	-	-	268,663
Current portion of ROU operating lease liability	642,342	-	-	-	-	642,342
Current portion of long-term debt	-	-	-	112,774	-	112,774
Total Current Liabilities	24,219,239	-	-	2,194,361	(209,888)	26,203,712
Noncurrent Liabilities						
Annuities payable, net of current portion	1,065,535	-	-	-	-	1,065,535
Long-term ROU operating lease liability, net of current portion	698,661	-	-	-	-	698,661
Long-term debt, net of current portion	5,253,857	-	-	11,098,586	-	16,352,443
Total Noncurrent Liabilities	7,018,053	-	-	11,098,586	-	18,116,639
Total Liabilities	31,237,292	-	-	13,292,947	(209,888)	44,320,351
Commitments and Contingencies (Note 14)						
Net Assets						
Without donor restrictions	139,858,324	-	100,760	(179,082)	-	139,780,002
With donor restrictions	9,143,478	-	-	-	-	9,143,478
Total Net Assets	149,001,802	-	100,760	(179,082)	-	148,923,480
Total Liabilities and Net Assets	\$ 180,239,094	\$ -	\$ 100,760	\$ 13,113,865	\$ (209,888)	\$ 193,243,831

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidating Statements of Activities and Changes in Net Assets

June 30, 2025

	Los Angeles LGBT Center	AMR Campus QALICB, Inc.	GLEH Los Angeles	Triangle Square LLC	Elimination Entries	Consolidated Financials
Public Support and Other Revenue						
Special events revenue	\$ 7,850,184	\$ -	\$ -	\$ -	\$ -	\$ 7,850,184
Grants	34,983,531	-	-	-	-	34,983,531
Contributions	15,720,977	-	-	-	-	15,720,977
Contributions - Capital Campaign	903,842	-	-	-	-	903,842
Contributed goods and services	752,822	-	-	-	-	752,822
Patient service revenues	126,658,398	-	-	-	-	126,658,398
Other operating revenue	4,136,457	-	28,470	1,639,502	(973,028)	4,831,401
Total Public Support and Other Revenue	191,006,211	-	28,470	1,639,502	(973,028)	191,701,155
Operating Expenses						
Program services	178,755,427	-	1,414	2,077,435	(919,541)	179,914,735
Supporting services:						
General and administrative	2,038,408	-	-	-	(15,037)	2,023,371
Fundraising	7,307,789	-	-	-	(38,450)	7,269,339
Total Supporting Services	9,346,197	-	-	-	(53,487)	9,292,710
Total Operating Expenses	188,101,624	-	1,414	2,077,435	(973,028)	189,207,445
Change in Net Assets, before non-operating income/gains (losses) and other revenue	2,904,587	-	27,056	(437,933)	-	2,493,710
Non-Operating Income/Gains (Losses) and Other Revenue						
Net investment return	4,009,287	-	-	-	-	4,009,287
Unrealized gains on trusts held by third parties	219,842	-	-	-	-	219,842
Change in value of split-interest agreements	478,403	-	-	-	-	478,403
Other nonoperating revenue	967,129	-	-	-	-	967,129
Forgiveness of note payable	70,000	-	-	-	-	70,000
Total Non-Operating Income/Gains (Losses) and Other Revenue	5,744,661	-	-	-	-	5,744,661
Change in Net Assets	8,649,248	-	27,056	(437,933)	-	8,238,371
Net Assets, beginning of year	149,001,802	-	100,760	(179,082)	-	148,923,480
Net Assets, end of year	\$ 157,651,050	\$ -	\$ 127,816	\$ (617,015)	\$ -	\$ 157,161,851

Los Angeles LGBT Center and Affiliates
(a nonprofit California corporation)

Consolidating Statements of Activities and Changes in Net Assets

June 30, 2024

	Los Angeles LGBT Center	AMR Campus QALICB, Inc.	GLEH Los Angeles	Triangle Square LLC	Elimination Entries	Consolidated Financials
Public Support and Other Revenue						
Special events revenue	\$ 6,151,820	\$ -	\$ -	\$ -	\$ -	\$ 6,151,820
Grants	32,265,305	-	-	-	-	32,265,305
Contributions	14,446,427	-	-	-	-	14,446,427
Contributions - Capital Campaign	1,432,083	-	-	-	-	1,432,083
Contributed goods and services	642,256	-	-	-	-	642,256
Patient service revenues	110,575,222	-	7,850	-	-	110,583,072
Other operating revenue	2,055,121	1,220,070	2,700	1,172,910	(2,157,500)	2,293,301
Total Public Support and Other Revenue	167,568,234	1,220,070	10,550	1,172,910	(2,157,500)	167,814,264
Operating Expenses						
Program services	169,716,489	1,568,584	7,427	1,467,992	(870,707)	171,889,785
Supporting services:						
General and administrative	6,264,573	814,095	-	-	(2,836,997)	4,241,671
Fundraising	8,182,404	98,404	-	-	(36,041)	8,244,767
Total Supporting Services	14,446,977	912,499	-	-	(2,873,038)	12,486,438
Total Operating Expenses	184,163,466	2,481,083	7,427	1,467,992	(3,743,745)	184,376,223
Change in Net Assets, before non-operating income/gains (losses) and other revenue	(16,595,232)	(1,261,013)	3,123	(295,082)	1,586,245	(16,561,959)
Non-Operating Income/Gains (Losses) and Other Revenue						
Net investment return	4,475,908	-	-	-	-	4,475,908
Unrealized gains on trusts held by third parties	122,913	-	-	-	-	122,913
Change in value of split-interest agreements	(219,285)	-	-	-	-	(219,285)
Other nonoperating revenue	829,622	-	-	-	-	829,622
Gain (loss) on dissolution of New Markets Tax Credits	46,147,038	(30,090,423)	-	-	(4,042,594)	12,014,021
Total Non-Operating Income/Gains (Losses) and Other Revenue	51,356,196	(30,090,423)	-	-	(4,042,594)	17,223,179
Change in Net Assets	34,760,964	(31,351,436)	3,123	(295,082)	(2,456,349)	661,220
Net Assets, beginning of year	114,240,838	31,351,436	97,637	116,000	2,456,349	148,262,260
Net Assets, end of year	\$ 149,001,802	\$ -	\$ 100,760	\$ (179,082)	\$ -	\$ 148,923,480