

Consolidated Financial Statements
December 31, 2024

**Community Foundation of Northern
Nevada and Subsidiaries**
(With Comparative Totals for 2023)

Community Foundation of Northern Nevada and Subsidiaries

Table of Contents
December 31, 2024

Independent Auditor’s Report..... 1

Consolidated Financial Statements

 Consolidated Statement of Financial Position 4

 Consolidated Statement of Activities 5

 Consolidated Statement of Functional Expenses 6

 Consolidated Statement of Cash Flows 7

 Notes to Consolidated Financial Statements..... 8

Compliance Section

Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other
Matters Based on an Audit of Consolidated Financial Statements Performed in Accordance with *Government
Auditing Standards*..... 29

Independent Auditor’s Report on Compliance for the Major Federal Program; Report on Internal Control Over
Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance
..... 31

Schedule of Expenditures and Federal Awards 34

Notes to Schedule of Expenditures and Federal Awards..... 35

Schedule of Findings and Questioned Costs 36



Independent Auditor's Report

To the Board of Directors
Community Foundation of Northern Nevada and Subsidiaries
Reno, Nevada

Report on the Audit of the Consolidated Financial Statements

Qualified Opinion

We have audited the consolidated financial statements of Community Foundation of Northern Nevada and Subsidiaries (the "Foundation"), which comprise the consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion section of our report, the consolidated financial statements referred to in the first paragraph present fairly, in all material respects, the consolidated financial position of the Foundation as of December 31, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Qualified Opinion

As more fully described in Note 1 to the consolidated financial statements, the Foundation has elected not to consolidate Duraflex International Corp. In our opinion, accounting principles generally accepted in the United States of America require that Duraflex International Corp. be consolidated as it is a wholly owned subsidiary of the Foundation. The effect of this departure is more fully described in Note 1 to the consolidated financial statements.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 Foundation 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 qualified audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these 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 Foundation's ability to continue as a going concern for one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the 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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Foundation'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 Foundation'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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Report on Summarized Comparative Information

We have previously audited the 2023 consolidated financial statements of the Foundation, and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated June 10, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects with the audited consolidated financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 9, 2025 on our consideration of the Foundation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Foundation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Foundation's internal control over financial reporting and compliance.



Minneapolis, Minnesota
September 9, 2025

Community Foundation of Northern Nevada and Subsidiaries

Consolidated Statement of Financial Position

December 31, 2024

(with comparative totals for December 31, 2023)

	2024	2023
Assets		
Cash and cash equivalents	\$ 13,431,286	\$ 17,582,873
Operating investments	101,590,561	83,566,609
Program related investments (PRI)	734,820	916,153
Contributions receivable, net	1,003,677	1,180,121
Notes receivable	7,685,552	7,906,412
Other assets	83,144	50,613
Property and equipment, net	11,878,886	7,806,047
Finance lease right of use assets	6,476	13,288
Operating lease right of use assets	65,300	129,901
Investments held for split-interest agreements	14,212,915	10,319,473
Endowment investments	38,525,078	36,493,129
Total assets	\$ 189,217,695	\$ 165,964,619
Liabilities and Net Assets		
Accounts payable	\$ 576,161	\$ -
Liabilities under split-interest agreements	7,239,454	5,711,101
Accrued liabilities	109,890	115,329
Refundable advance	-	85,577
Finance lease liability	6,667	13,463
Operating lease liability	68,073	133,599
Grants payable	4,277,136	3,381,509
Funds held for others	33,203	35,410
Notes payable, net of unamortized discount	1,606,724	1,574,935
Total liabilities	13,917,308	11,050,923
Net Assets		
Without donor restrictions		
Designated donor advised	52,663,372	48,427,282
Designated reserves	680,236	500,000
Designated endowment	1,563,436	1,424,272
Undesignated	2,550,776	3,865,529
	57,457,820	54,217,083
With donor restrictions		
Purpose restrictions	79,895,050	64,645,597
Time-restricted for future periods	985,875	982,159
Perpetual in nature	33,713,408	33,191,819
Accumulated investment gains	3,248,234	1,877,038
	117,842,567	100,696,613
Total net assets	175,300,387	154,913,696
Total liabilities and net assets	\$ 189,217,695	\$ 165,964,619

Community Foundation of Northern Nevada and Subsidiaries

Consolidated Statement of Activities

Year Ended December 31, 2024

(with comparative totals for the year ended December 31, 2023)

	2024			2023
	Without Donor Restrictions	With Donor Restrictions	Total	
Public Support and Revenue				
Contributions	\$ 7,348,504	\$ 21,917,951	\$ 29,266,455	\$ 30,191,476
Rental income	112,402	-	112,402	112,219
Net investment return (loss)	2,978,037	8,222,286	11,200,323	15,237,234
Change in the value of split-interest agreements	(902,085)	-	(902,085)	571,986
Administrative fee income	134,992	-	134,992	121,297
Miscellaneous income	1,220,723	-	1,220,723	716,988
Total public support and revenue	10,892,573	30,140,237	41,032,810	46,951,200
Net assets released from restrictions and reclassifications	12,994,283	(12,994,283)	-	-
Total public support, revenue, and transfers	23,886,856	17,145,954	41,032,810	46,951,200
Expenses				
Program services and grants	19,393,320	-	19,393,320	13,878,303
General and administrative	907,050	-	907,050	847,742
Fundraising	345,749	-	345,749	347,946
Total expenses	20,646,119	-	20,646,119	15,073,991
Change in Net Assets	3,240,737	17,145,954	20,386,691	31,877,209
Net Assets, Beginning of Year	54,217,083	100,696,613	154,913,696	123,036,487
Net Assets, End of Year	\$ 57,457,820	\$ 117,842,567	\$ 175,300,387	\$ 154,913,696

Community Foundation of Northern Nevada and Subsidiaries

Consolidated Statement of Functional Expenses

Year Ended December 31, 2024

(with comparative totals for the year ended December 31, 2023)

	2024				2023
	Program Services and Grants	General and Administrative	Fundraising	Total	
Grant expenses	\$ 17,810,255	\$ -	\$ -	\$ 17,810,255	\$ 12,464,512
Salaries	483,370	483,370	241,685	1,208,425	1,175,200
Employee benefits	71,151	71,151	35,576	177,878	163,882
Payroll taxes	36,729	36,729	18,365	91,823	89,825
Consulting services	-	153,875	-	153,875	78,556
Accounting services	-	61,676	-	61,676	73,292
Advertising	44,530	-	-	44,530	108,188
Office	11,485	11,485	5,742	28,712	35,330
Information technology	26,771	26,771	13,385	66,927	125,500
Occupancy	26,378	26,378	13,189	65,945	65,910
Interest	32,360	-	-	32,360	33,436
Depreciation and amortization	30,525	30,525	15,262	76,312	74,035
Insurance	5,090	5,090	2,545	12,725	10,052
Direct fund expenses for specific funds	692,060	-	-	692,060	384,130
All other expenses	122,616	-	-	122,616	192,143
Total functional expenses	<u>\$ 19,393,320</u>	<u>\$ 907,050</u>	<u>\$ 345,749</u>	<u>\$ 20,646,119</u>	<u>\$ 15,073,991</u>

Community Foundation of Northern Nevada and Subsidiaries

Consolidated Statement of Cash Flows

Year Ended December 31, 2024

(with comparative totals for the year ended December 31, 2023)

	2024	2023
Reconciliation of Change in Net Assets to Net Cash from		
Operating Activities		
Change in net assets	\$ 20,386,691	\$ 31,877,209
Adjustments to reconcile change in net assets to net cash from operating activities		
Depreciation and amortization	76,312	74,035
Loss on disposal of property and equipment	-	41,147
Imputed interest	31,789	31,160
Discount on note receivable	28,567	(27,093)
Net realized and unrealized (gain) loss on investments	(11,202,818)	(11,609,439)
Contributions received under split-interest agreements	(3,419,000)	-
Change in value of split-interest agreements	902,085	(571,986)
Contributions restricted to endowment	(950,270)	(3,552,854)
Changes in operating assets and liabilities		
Other assets	(32,531)	14,013
Contributions receivable	176,444	1,065,244
Notes receivable	192,293	-
Accounts payable	576,161	(65,268)
Accrued liabilities	(5,439)	21,718
Refundable advance	(85,577)	(2,364,423)
Grants payable	895,627	(1,463,724)
Operating lease assets and liabilities	(925)	924
Net Cash from Operating Activities	<u>7,569,409</u>	<u>13,470,663</u>
Investing Activities		
Purchase of property and equipment	(4,142,339)	(3,177,379)
Purchase of investments	(40,705,182)	(63,523,329)
Proceeds from sale of investments	32,031,225	53,860,250
Withdrawal from (addition to) assets held under split-interest agreements	(2,749,406)	1,074,216
Net Cash used for Investing Activities	<u>(15,565,702)</u>	<u>(11,766,242)</u>
Financing Activities		
Payments to beneficiaries of split-interest agreements	(517,768)	(474,770)
Proceeds from establishment of split-interest agreements	3,419,000	-
Collections on contributions restricted to endowment	950,270	3,552,854
Principal payments on finance leases	(6,796)	(6,084)
Net Cash from Financing Activities	<u>3,844,706</u>	<u>3,072,000</u>
Change in Cash and Cash Equivalents	(4,151,587)	4,776,421
Cash and Cash Equivalents, Beginning of Year	<u>17,582,873</u>	<u>12,806,452</u>
Cash and Cash Equivalents, End of Year	<u>\$ 13,431,286</u>	<u>\$ 17,582,873</u>
Supplemental Disclosure of Cash Flow Information		
Cash paid for interest	\$ 319	\$ 2,276
Supplemental Disclosure of Non-Cash Investing Activity		
Accounts payable for property and equipment	\$ 428,382	\$ -

Note 1 - Principle Activity and Significant Accounting Policies

A summary of the Community Foundation of Northern Nevada and Subsidiaries (the "Foundation") activities and significant accounting policies consistently applied in the preparation of the accompanying consolidated financial statements follows:

Organization

The Foundation is organized as a nonprofit corporation under the laws of the State of Nevada to complement and enhance the existing philanthropic efforts of nonprofit organizations.

During 2000, the Foundation received a contribution of a limited liability company, CFX, LLC. This wholly owned subsidiary has partial ownership in a leasehold, which is a building leased out to grocery stores in Tennessee.

During 2003, the Foundation established CFCP, LLC. This wholly owned subsidiary was created for the purpose of receiving donated property.

During 2011, the Foundation established CFRSO, LLC. This wholly owned subsidiary received varying fractional memberships of five separate LLCs. The memberships were created from the voluntary conversion of fractional ownership positions in direct investment loans as notes receivables secured by real estate. Currently they have all been converted to fractional interest in LLC's.

During 2018, the Foundation established the Community Housing Land Trust, LLC (CHLT). This wholly owned subsidiary was created for the purpose of receiving donated land and related buildings to be constructed.

The Raymond C. Rude Supporting Foundation is a supporting organization for the Foundation.

Principles of Consolidation

The consolidated financial statements include the accounts of the Foundation and its wholly owned subsidiaries, CFX, LLC; CFCP, LLC; CFRSO, LLC; CHLT, LLC and the Raymond C. Rude Supporting Foundation (Rude Foundation) because the Foundation has both control and an economic interest in the subsidiaries. All material intercompany accounts and transactions have been eliminated in consolidation.

Duraflex International Corp. is a wholly owned subsidiary of the Foundation but was not included in the consolidation. The stock ownership has been recorded as an investment on the consolidated statement of financial position of approximately \$15,700,000 as of December 31, 2024, and any change to the stock valuation has been recorded on the consolidated statement of activities. If Duraflex were consolidated in the financial statements, total assets would have decreased by approximately \$1,200,000, revenue would have increased by approximately \$14,400,000 and expenses would have increased by approximately \$13,200,000.

Summarized Comparative Information

The accompanying consolidated financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America (GAAP). Accordingly, such information should be read in conjunction with the Foundation's audited consolidated financial statements for the year ended December 31, 2023, from which the summarized information was derived.

Cash and Cash Equivalents

For financial reporting purposes, the Foundation considers all money market and highly liquid debt instruments purchased with a maturity of three months or less to be cash and cash equivalents.

Concentration of Credit Risk

Deposit concentration risk is managed by placing cash with financial institutions believed by the Foundation to be creditworthy. At times, amounts on deposit may exceed insured limits by the Federal Deposit Insurance Corporation (FDIC) or Securities Investor Protection Corporation (SIPC). The cash maintained in the commercial banks are insured by the FDIC up to \$250,000. The cash and cash equivalents maintained in the brokerage accounts are insured by the FDIC up to \$250,000 or the SIPC up to \$500,000 depending on the type of account. The balances exceeded applicable insurance by approximately \$10,157,000 at December 31, 2024.

Investments

Investment purchases are recorded at cost, or if donated, at fair value on the date of donation. Thereafter, investments are reported at their fair values in the consolidated statement of financial position. Net investment return/(loss) is reported in the consolidated statement of activities and consists of interest and dividend income, realized and unrealized capital gains and losses, less external and direct internal investment expenses.

Program Related Investments

The Foundation expands its impact by investing in nonprofits by issuing below-market rate loans. The loans are measured at fair value at inception to determine if the contribution element exists. Contribution expense and interest income are recorded annually for the difference for the market rate interest and stated interest in the loan agreement. The allowance for credit losses is based upon management's review of the collectability of the loans in light of historical experience, adverse situations that may affect the borrower's ability to repay, and the prevailing economic conditions. When considered fully impaired, program related loans are written off. Additionally, management has determined that the current and reasonably and supportable forecasted economic conditions are consistent with the economic conditions included in the historical information. As a result, the historical loss rates have not been adjusted for differences in current conditions or forecasted changes. As of December 31, 2024, there were no loans impaired or written off, and the allowance was \$0.

Contributions Receivable

Unconditional promises to give that are expected to be collected within one year are recorded as contributions receivable at their face value, which approximates the estimated realizable value in the year made.

Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the consolidated statement of activities. Allowance for uncollectable promises to give is determined based on historical experience, an assessment of economic conditions, and a review of subsequent collections. The contribution receivables are considered fully collectible by management; therefore, no allowance is included in the consolidated financial statements.

Notes Receivable and Allowance for Credit Losses

The Foundation records notes receivables at their outstanding unpaid principal balance adjusted for the allowance for credit losses. The Foundation evaluates the collection of the balance based upon historical experience, current environment, and forecasted economic conditions. Additionally, management has determined that the current and reasonable and supportable forecasted economic conditions are consistent with the economic conditions included in the historical information. As a result, the historical loss rates have not been adjusted for differences in current conditions or forecasted changes. Accordingly, the allowance for credit losses at December 31, 2024 was \$0.

Property and Equipment

The Foundation capitalizes all expenditures of property and equipment in excess of \$1,000.

Purchased property and equipment are recorded at cost. Contributed property and equipment are recorded at fair value at the date of donation. Depreciation is provided using the straight-line method over the estimated useful lives of the assets of three to thirty-nine years. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the consolidated statement of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

The carrying values of property and equipment are reviewed for impairment whenever events or circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. There were no indicators of asset impairment during the year ended December 31, 2024.

Assets Held and Liabilities under Split-Interest Agreements

Charitable Trusts

The Foundation acts as trustee for various irrevocable trusts. These trusts are governed by the respective trust agreements, which generally provide for either an income stream or a future distribution of cash or other assets, in whole or in part, for a specified period or upon the occurrence of a specific event, respectively.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

The irrevocable trust assets are recorded at fair value, and a related liability for future payments to be made to the specified beneficiaries is recorded at fair value using present value techniques and risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the liability. The excess of contributed assets over the trust liability is recorded as a contribution with donor restrictions until such amount is received via trust distribution or is expended in satisfaction of the donor-restricted purpose stipulated by the trust agreement, or both, if any. At that time, net assets with donor-imposed time or purpose restrictions are released to net assets without restrictions, and net assets with donor restrictions that are perpetual in nature are transferred to the endowment. In subsequent years, the liability for future trust payments to the donor is reduced by payments made to the donor and is adjusted to reflect amortization of the discount and changes in actuarial assumptions at the end of the year.

Charitable Gift Annuities

Under charitable gift annuity contracts, the Foundation receives immediate and unrestricted title to contributed assets and agrees to make fixed recurring payments over the stipulated period. Contributed assets are recorded at fair value on the date of receipt. The related liability for future payments to be made to the specified beneficiaries is recorded at fair value using present value techniques and risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the liability. The excess of contributed assets over the annuity liability is recorded as a contribution without donor restrictions. In subsequent years, the liability for future annuity payments is reduced by payments made to the specified beneficiaries and is adjusted to reflect amortization of the discount and changes in actuarial assumptions at the end of the year.

Contributions received for split-interest agreements were \$3,419,000 for the year ended December 31, 2024.

Grants Payable

Grants and scholarships are made from available principal and income in accordance with the designations of donors. Grants are recorded at the date of approval by the Board or when a donor-advised grant award is communicated to the grantee.

Funds Held for Others

Funds held for others represent agency funds in which the donor is a qualified nonprofit organization and names themselves as the sole beneficiary of the fund, thus the contribution does not meet the criteria for recognition as a net asset transaction and is carried as a liability to the contributing organization. Investment income, net of investment expenses and a management fee, are allocated directly to the associated funds.

Net Assets

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

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor restrictions. The governing Board has designated, from net assets without donor restrictions, net assets for donor advised funds, for operating reserve that serve to fund for potential cash flow shortages, and an endowment. The Board may change the designation of these net assets in the future.

Net Assets With Donor Restrictions – Net assets subject to donor restrictions. Some donor restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Foundation reports contributions restricted by donors as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets.

When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statement of activities as net assets released from restrictions. The Foundation reports conditional contributions restricted by donors as increases in net assets without donor restrictions if the restrictions and conditions expire simultaneously in the reporting period. Donor restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Donor-advised funds are gifts to the Foundation which are held and administered by the Foundation pursuant to written agreements with the donors. These agreements include the consideration of grants advised or recommended by the donor. While ultimate responsibility for disposition of these funds rests with the Foundation, every effort is made to seek the ongoing advice of the donor in order to effectuate the donor's intentions most closely. Donor-advised funds are subject to a variance power which provides the Foundation a way to administer funds that are no longer able to continue being used as originally intended.

The Foundation plans to follow the intentions of the donor requests, except when the purpose for which the funds were created has become obsolete, without donor restrictions or incapable of fulfillment. Most of the Foundation's donor-advised funds are classified as without donor restrictions because they do not have specific restrictions on purpose or time. Current year contributions of donor-advised funds are reflected in the consolidated statement of activities in the accompanying consolidated financial statements.

Functional Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the consolidated statement of activities. The consolidated statement of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the program and supporting services benefited. The consolidated 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 salaries, employee benefits, payroll taxes, office, information technology, occupancy, depreciation, and insurance which are allocated on the basis of estimates of time and effort.

Income Taxes

The Foundation and the Rude Foundation are organized as Nevada nonprofit corporations and have been recognized by the IRS as exempt from federal income taxes under IRC Section 501(a) as organizations described in IRC Section 501(c)(3), qualify for the charitable contribution deduction, and have been determined not to be private foundations. CFX, LLC; CFCP, LLC; CFRSO, LLC, and CHLT, LLC are all considered single member LLC's and are disregarded entities for tax purposes. They are included in the information return of the Foundation. The Foundation and the Rude Foundation are annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, the entities are subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. The Foundation determined that each entity is not subject to unrelated business income tax and has not filed an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS.

Management believes that each entity has appropriate support for any tax positions taken affecting its annual filing requirements, and as such, does not have any uncertain tax positions that are material to the consolidated financial statements. The Foundation and the Rude Foundation would recognize future accrued interest and penalties related to unrecognized tax benefits and liabilities in income tax expense if such interest and penalties are incurred.

Contributions and Revenue Recognition

Contributions are recognized when the donor makes a promise to give to the Foundation that is, in substance, unconditional. Conditional contributions, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. Consequently, at December 31, 2024, contributions approximating \$1,100,000 have not been recognized in the accompanying consolidated statement of activities because the conditions on which they depend have not yet been met. Contributions received are recorded as without donor restrictions or with donor restrictions, depending on the existence and/or nature of any donor restrictions.

Contributed property and equipment are recorded at fair value at the date of donation. If donors stipulate how long the assets must be used, the contributions are recorded as with donor restrictions. In the absence of such stipulations, contributions of property and equipment are recorded as without donor restrictions.

Contributed securities are recorded at averaged fair value at the date of donation.

Revenue from rental income and administrative fee income is considered earned as services are provided in accordance with the terms of the agreement.

In-kind Contributions

In-kind contributions include donated professional services, donated equipment, and other in-kind contributions which are recorded at the respective fair values of the goods or services received. The Foundation does not sell donated gifts-in-kind. In addition to in-kind contributions, volunteers contribute significant amounts of time to program services, administration, and fundraising and development activities; however, the consolidated financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Contributed goods are recorded at fair value at the date of donation. No significant contributions of such goods or services were received during the year ended December 31, 2024.

Estimates

In preparing the consolidated financial statements in conformity with generally accepted accounting principles, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and those differences could be material.

Advertising Costs

Advertising costs are expensed as incurred and approximated \$44,530 during the year ended December 31, 2024.

Subsequent Events

Subsequent events have been evaluated through September 9, 2025, which represents the date the consolidated financial statements were available to be issued. Subsequent events after that date have not been evaluated.

Note 2 - Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the consolidated statement of financial position date, comprise the following as of December 31, 2024:

Cash and equivalents	\$ 215,536
Current investments	39,392
Contributions receivable	<u>2,796</u>
	<u>\$ 257,724</u>

Endowment funds consist of donor-restricted endowments and funds designated by the Board as endowments. Income from donor-restricted endowments is restricted for specific purposes, except for the amounts available for general use. Donor-restricted endowment funds are not available for general expenditure.

As part of a liquidity management plan, cash in excess of daily requirements is invested in short-term investments, CDs, and money market funds. Occasionally, the Board designates a portion of any operating surplus to its operating reserve, which was \$680,236 as of December 31, 2024.

Note 3 - Investments

Certain assets and liabilities are reported at fair value in the consolidated financial statements. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal, or most advantageous, market at the measurement date under current market conditions regardless of whether that price is directly observable or estimated using another valuation technique. Inputs used to determine fair value refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability based on the best information available. A three-tier hierarchy categorizes the inputs as follows:

- Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that can be accessed at the measurement date.
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.
- Level 3 – Unobservable inputs for the asset or liability. In these situations, inputs are developed using the best information available in the circumstances.

In some cases, the inputs used to measure the fair value of an asset or a liability might be categorized within different levels of the fair value hierarchy. In those cases, the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. Assessing the significance of an input to entire measurement requires judgment, considering factors specific to the asset or liability. The categorization of an asset within the hierarchy is based upon the pricing transparency of the asset and does not necessarily correspond to our assessment of the quality, risk, or liquidity profile of the asset or liability.

A significant portion of investment assets are classified within Level 1 because they comprise open-end mutual funds, equity securities, corporate bonds, and exchange traded funds with readily determinable fair values based on daily redemption values. The Foundation invests in fixed income securities traded in the financial markets. Those securities and U.S. Government obligations are valued by the custodians of the investments using pricing models based on credit quality, time to maturity, stated interest rates, and market-rate assumptions and are classified within Level 2.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Non-publicly traded stock is based on the capitalized cash flow method performed by a licensed appraiser. Notes receivable, Violin and 49ers license (other investments) are recorded at fair value, based upon appraisals of the underlying assets. LLC Ownerships, which hold real estate investments, are recorded at fair value determined by periodic appraisals which are obtained as deemed necessary based upon economic conditions and management discretion. LLC ownership values are based upon the assessed value of the property held less a blended discount rate of 30% for lack of marketability and minority interest. If actual information based on subsequent sale or comparable sale information is available, that value is deemed to be the fair value of the investment.

In general, investment securities are exposed to various risks such as interest rate, credit, and overall market volatility. Due to the level of risk associated with certain long-term investments, it is reasonably possible that changes in the values of these investments will occur in the near term and that such changes could materially affect the amounts reported in the consolidated statement of financial position.

The Foundation uses net asset value (NAV) per share, or its equivalent, such as member units or an ownership interest in partners' capital, as a practical expedient to estimate the fair values of certain hedge funds, private equity funds, funds of funds, and limited partnerships, which do not have readily determinable fair values. Investments that are measured at fair value using NAV per share as a practical expedient are not classified in the fair value hierarchy.

Investments are categorized by level as follows at December 31, 2024:

	Level 1	Level 2	Level 3	Total
Operating investments				
Mutual funds	\$ 33,233,950	\$ -	\$ -	\$ 33,233,950
Exchange traded funds	41,066,709	-	-	41,066,709
Equity securities	2,224,287	-	-	2,224,287
Fixed income	-	5,390,402	-	5,390,402
Real estate	-	1,680,980	-	1,680,980
Other	-	63,000	331,100	394,100
Non-publicly traded stock	-	-	15,713,000	15,713,000
LLC ownerships	-	-	236,029	236,029
At NAV				
Credit Hedge Fund	-	-	-	174,852
Illiquid Private Funds	-	-	-	1,476,252
	<u>\$ 76,524,946</u>	<u>\$ 7,134,382</u>	<u>\$ 16,280,129</u>	<u>\$ 101,590,561</u>

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

	Level 1	Level 2	Level 3	Total
Investments held for split-interest agreements				
Cash and money market funds	\$ 3,551,622	\$ -	\$ -	\$ 3,551,622
Mutual funds	5,046,438	-	-	5,046,438
Exchange traded funds	4,284,601	-	-	4,284,601
Equity securities	911,254	-	-	911,254
LLC ownerships	-	-	419,000	419,000
	<u>\$ 13,793,915</u>	<u>\$ -</u>	<u>\$ 419,000</u>	<u>\$ 14,212,915</u>
Endowment investments				
Mutual funds	\$ 15,630,044	\$ -	\$ -	\$ 15,630,044
Exchange traded funds	19,313,818	-	-	19,313,818
Equity securities	1,046,091	-	-	1,046,091
Fixed income	-	2,535,125	-	2,535,125

The following is a reconciliation of the beginning and ending balance of assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the year ended December 31, 2024:

	Non-publicly Traded Stock	LLC Ownerships	Other	Total
Beginning balance	\$ 15,713,000	\$ 276,898	\$ 331,100	\$ 16,320,998
Contributions	-	419,000	-	419,000
Sale of investments	-	(40,869)	-	(40,869)
Ending balance	<u>\$ 15,713,000</u>	<u>\$ 655,029</u>	<u>\$ 331,100</u>	<u>\$ 16,699,129</u>

Investments in certain entities that are measured at fair value using NAV per share as a practical expedient are as follows at December 31, 2024:

	Number of Investments	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Credit Hedge Fund	1	\$ 174,852	\$ -	Monthly/Semi-Annual	20-120 days
Illiquid Private Funds	1	<u>1,476,252</u>	<u>-</u>	Illiquid	N/A
		<u>\$ 1,651,104</u>	<u>\$ -</u>		

Credit Hedge Funds – A fund that invests solely or primarily in debt instruments. Credit funds require a great deal of quantitative analysis as they look at the details of debt instruments and the likelihood of default for the underlying business. Their strategies can focus on distressed investing, credit long /short, and emerging market debt investing.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Illiquid Private Funds – Funds that can invest long and short, primarily in common stocks. Fund managers may invest in value, growth, or event-driven equity opportunities and typically are not restricted by market capitalization, industry sector, or geography. Leverage may be utilized, which can magnify changes in the values of the underlying securities.

Fair Value of Financial Instruments Not Required to Be Reported at Fair Value

The carrying amounts of cash and cash equivalents, contributions receivable, other assets, accounts payable, accrued liabilities, grants payable and funds held for others approximate fair value due to the short-term nature of the items and are considered to fall within Level 1 of the fair value hierarchy. The carrying amount of liabilities under split-interest agreements is based on the discounted net present value of the expected future cash payments and approximates fair value. The fair values of notes payable are based on a combination of the stated or implied interest rates and the unsecured borrowing rate available at the measurement dates and approximate their carrying amounts. These estimates are considered to fall within Level 2 of the fair value hierarchy.

Note 4 - Contributions Receivable

Unconditional contributions receivable are estimated to be collected as follows at December 31, 2024:

Within one year	\$ 49,115
In one to five years	181,852
Over five years	<u>1,759,450</u>
	1,990,417
Less discount to net present value at rate at 4.26%	<u>(986,740)</u>
	<u><u>\$ 1,003,677</u></u>

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Note 5 - Notes Receivable

As of December 31, 2024, the Foundation had outstanding notes receivable totaling \$7,685,552. Interest rates on the loans range from .12% to 9% and are due at varying dates through 2040.

Notes receivable have the following principal maturity at:

<u>Years Ending December 31,</u>	<u>Amount</u>
2025	\$ 5,750,000
2026	-
2027	-
2028	-
2029	-
Thereafter	<u>2,478,660</u>
	8,228,660
Less unamortized discount	<u>(543,108)</u>
	<u><u>\$ 7,685,552</u></u>

Note 6 - Property and Equipment

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

Software	\$ 72,261
Office equipment	56,326
Leasehold improvements	125,291
Rental property	1,829,296
Land	6,151,954
Accumulated depreciation	<u>(1,367,128)</u>
	6,868,000
Construction in progress	<u>5,010,886</u>
	<u><u>\$ 11,878,886</u></u>

Depreciation expense totaled \$69,500 for the year ended December 31, 2024.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Note 7 - Grants Payable

Grants payable represent promises to give to qualifying organizations. The following amounts are scheduled to be paid at December 31, 2024:

Due in one year	\$ 3,965,136
Due in two to five years	<u>312,000</u>
	<u>\$ 4,277,136</u>

Note 8 - Leases

The Foundation leases certain office facilities and equipment for various terms under long-term, non-cancelable operating lease and finance lease agreements. The leases expire at various dates through 2026. The Foundation included in the determination of the right-of-use assets and lease liabilities any renewal options when the options are reasonably certain to be exercised.

The weighted-average discount rate is based on the discount rate implicit in the lease. If the implicit rate is not readily determinable from the lease, the Foundation estimates an applicable incremental borrowing rate. The incremental borrowing rate is estimated using the Foundation's applicable borrowing rates and the contractual lease term.

The Foundation 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.

Total right-of-use assets and lease liabilities at December 31, 2024 were as follows:

Lease Liabilities - Classification in the Consolidated Statement of Financial Position

Current	
Operating lease liabilities - Current operating lease liabilities	\$ 68,073
Finance lease liabilities - Other current liabilities	<u>4,000</u>
Noncurrent	
Finance lease liabilities - Other noncurrent liabilities	<u>2,667</u>
Total lease liabilities	<u>\$ 74,740</u>

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

The components of rent expense for the Foundation's leases recorded in the consolidated statements of operations were as follows for the year ended December 31, 2024:

Operating lease cost	\$	65,625
Finance lease cost		
Interest expense		319
Amortization of right-of-use assets		6,812

The following table summarizes the supplemental cash flow information for the year ended December 31, 2024:

Cash paid for amounts included in the measurement of lease liabilities		
Operating cash flows from operating leases	\$	66,550
Operating cash flows from financing leases		319
Financing cash flows from financing leases		6,796

The following summarizes the weighted-average remaining lease term and weight-average discount rate at December 31, 2024:

Weighted-average remaining lease term:		
Operating leases		1.00
Finance leases		1.03
Weighted-average discount rate:		
Operating leases		1.04%
Finance leases		3.32%

The future minimum lease payments under noncancelable operating leases with terms greater than one year are listed below as of December 31, 2024:

<u>Years Ending December 31,</u>	<u>Finance</u>	<u>Operating</u>
2025	\$ 5,776	\$ 68,398
2026	1,032	-
	<u>6,808</u>	<u>68,398</u>
Total lease payments		
Less interest	<u>(141)</u>	<u>(325)</u>
Present value of lease liabilities	<u>\$ 6,667</u>	<u>\$ 68,073</u>

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Note 9 - Notes Payable

Notes payable consist of the following at December 31, 2024:

	<u>Principal</u>	<u>Unamortized Discount</u>
Noninterest bearing note payable to Nevada Housing Division in connection with acquisition and improvement of property, due in monthly fixed payments of \$16,500, beginning January 2031 and due in full August 2040 (discount is based upon imputed interest rate of 2%)	<u>\$ 2,000,000</u>	<u>\$ 393,276</u>

Future maturities of notes payable are as follows:

<u>Years Ending December 31,</u>	
2025	\$ -
2026	-
2027	-
2028	-
2029	-
Thereafter	<u>2,000,000</u>
	<u>\$ 2,000,000</u>

The notes payable is related to the agreement with the Volunteers of America agreement and commitment (Note 16).

Note 10 - Transactions in Funds Held for Others

Financial activities related to agency funds are recorded as adjustments to the funds held for agencies' liabilities and, therefore, are not included in the consolidated statement of activities. The agency fund transactions are summarized below for the year ended December 31, 2024:

Funds held for agencies, beginning of year	<u>\$ 35,410</u>
Additions	
Investment returns	<u>3,455</u>
Deductions	
Grants	(5,000)
Investment expenses	(161)
Expenses to funds	<u>(501)</u>
	<u>(5,662)</u>
Change in balance	<u>(2,207)</u>
	<u>\$ 33,203</u>

Note 11 - Endowment Funds

The Foundation's endowment (the Endowment) consists of approximately 75 individual funds established by donors to provide annual funding for specific activities and general operations. The Endowment also includes certain net assets without donor restrictions that have been designated for endowment by the Board of Directors.

The Board of Directors has interpreted the Nevada 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. At December 31, 2024, there were no such donor stipulations. As a result of this interpretation, the Foundation retains in perpetuity (a) the original value of initial and subsequent gift amounts (including promises to give net of discount and allowance for doubtful accounts) donated to the Endowment and (b) any accumulations to the Endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added. Donor-restricted amounts not retained in perpetuity are subject to appropriation for expenditure in a manner consistent with the standard of prudence prescribed by UPMIFA. The following factors are considered in making a determination to appropriate or accumulate donor-restricted 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 Foundation's endowment consists of funds established to finance grants and benefit various charities. Its endowment includes donor-restricted funds that are reflected as endowments and scholarships in the temporarily restricted net assets and permanent endowments that are reflected as permanently restricted net assets. As required by the generally accepted accounting principles, net assets associated with endowment funds, including fund's designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions. Funds have been designated by the Board of Directors and committees of the Foundation for long-term purposes and are included in unrestricted, designated amounts.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

As of December 31, 2024, endowment net asset composition by type of fund is as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Board-designated endowment funds	\$ 1,563,436	\$ -	\$ 1,563,436
Donor-restricted endowment funds			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	-	33,713,408	33,713,408
Accumulated investment gains	-	3,248,234	3,248,234
	<u>\$ 1,563,436</u>	<u>\$ 36,961,642</u>	<u>\$ 38,525,078</u>

From time to time, certain donor-restricted endowment funds may have fair values less than the amount required to be maintained by donors or by law (underwater endowments). The Foundation has interpreted UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law. At December 31, 2024, funds with original gift values of \$1,463,533, fair values of \$1,311,009, and deficiencies of \$152,524, were reported in net assets with donor restrictions.

Investment and Spending Policies

The Board of Trustees adopted an internal spending plan allowing up to 5% to be available of the value of each fund as of the close of the last day of December. When initially established, each individual fund adopts a spending policy. In the absence of a specific policy, the Foundation's internal spending policy would be utilized in any instance in which variance provision of the individual funds utilized. The spending policies adopted by the funds are established to ensure the availability of grant making dollars to the community in perpetuity. The funds available for grant making are determined each year based on the previous year's ending balance.

Return Objectives and Risk Parameters: The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowments assets. Endowment assets include those assets of donor restricted funds that the Fund must hold for a donor specified period and includes the earnings of those funds. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce a maximum return while assuming a moderate to low level of investment risk that will be measured based upon an annualized rate of return over a five-year continuous time period. The Foundation expects its endowment funds, over time, to provide a positive rate of return annually. Actual returns in any given year may vary.

Strategies Employed to Achieve Objectives: To satisfy its long-term rate of return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through capital appreciation (realized and unrealized) and current yield (interest and dividend). The Foundation targets a diversified asset allocation that places an emphasis on balanced accounts by various asset classes including equity, real estate, fixed income instruments and cash equivalents.

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Investment Objectives as Related to the Spending Policy

The Foundation's endowments have spending policies adopted as part of the initial agreements which appropriates a set percentage of its endowment funds value as of the end of the day on December 31 of the preceding year for the planned distribution year. In establishing these agreements, the Foundation considered the expected long-term rate of return on its endowment. Accordingly, over the long-term, the Foundation expects the current spending policy to allow its endowment to grow at an average of 5% net of inflation and all other investment expenses annually. This is consistent with the Foundation objective to maintain the purchasing power of the endowment assets held for a specific term as well as provide additional real growth through new gifts and investment return.

Change in endowment net assets for the year ended December 31, 2024 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 1,424,272	\$ 35,068,857	\$ 36,493,129
Contributions	-	980,270	980,270
Investment return	139,164	3,287,382	3,426,546
Expenses			
Grants	-	(2,373,738)	(2,373,738)
Administrative expenses	-	(1,129)	(1,129)
Endowment net assets, end of year	<u>\$ 1,563,436</u>	<u>\$ 36,961,642</u>	<u>\$ 38,525,078</u>

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Note 12 - Net Assets with Donor Restrictions

Net assets with donor restrictions are restricted for the following purposes or periods at December 31, 2024 are as follows:

Subject to Expenditure for Specified Purpose	
Area of interest	\$ 28,450,202
Designated purposes	38,978,937
Donor advised	7,887,161
Scholarship	4,578,750
	<u>79,895,050</u>
Subject to the Passage of Time	
Promises to give that are not restricted by donors, but which are unavailable for expenditure until due	<u>985,875</u>
Endowments	
Subject to appropriation and expenditures when a specified event occurs	
Restricted by donors for	
Area of interest	502,077
Designated purposes	1,345,082
Donor advised	456,587
Scholarship	944,488
	<u>3,248,234</u>
Perpetual in nature, earnings from which are subject to endowment spending policy appropriation	
Area of interest	6,516,210
Designated purposes	14,857,701
Donor advised	2,005,500
Scholarship	10,333,997
	<u>33,713,408</u>
Total endowments	<u>36,961,642</u>
Total net assets with donor restrictions	<u>\$ 117,842,567</u>

Community Foundation of Northern Nevada and Subsidiaries

Notes to Consolidated Financial Statements

December 31, 2024

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by the donors as follows for the year ended December 31, 2024:

Satisfaction of Purpose Restrictions

Area of interest	\$ 4,156,995
Designated purposes	4,655,631
Donor advised	834,255
Scholarship	968,220
	<u>10,615,101</u>

Restricted Purpose Spending-Rate Distributions and Appropriations

Area of interest	648,718
Designated purposes	1,089,577
Donor advised	165,849
Scholarship	475,038
	<u>2,379,182</u>
	<u>\$ 12,994,283</u>

Note 13 - Related Parties

For the year ending December 31, 2024, the Board of Directors and employees contributed \$2,752,998, 9% of total contributions received, to the Foundation. In addition, members of the Board of Directors and employees-maintained funds in the amount of \$33,012,538, which represents 19% of the total fund balance.

Note 14 - Rental Property

The respective ownership interest in each of the properties noted below has been consolidated into the books of the Foundation and has been included in property and equipment in the consolidated statement of financial position.

During 2000, the Foundation received a contribution of a limited liability company, CFX, LLC. This contributed limited liability company has interest in a single leasehold. The leasehold consists of buildings located on land leased from a third party. The buildings are then subleased to grocery stores. The rental buildings are located on land that are on ground leases expiring on January 1, 2022. The leases provide for renewal of five consecutively extended terms of five years each with 2 remaining through December 31, 2031. Renewal was completed for the period January 1, 2022, through December 31, 2026. Minimum rental commitments under ground lease are \$97,726 for the year ended December 31, 2024.

Miscellaneous rental income related to CFCP mineral rights of \$14,076 was received for the year ended December 31, 2024. For the year ended December 31, 2024, the minimum commitment is \$7,837.

In total, rental income for the year ended December 31, 2024 was \$112,402, while minimum lease commitments on existing property is \$105,563 for the year ended December 31, 2024.

Note 15 - Retirement Plan

Employees may elect to participate in a 401k plan offered by the Foundation. The Foundation provides 100% match of the first 8% of employee's eligible wages. The Foundation contributed \$70,117 to the retirement plan for the years ended December 31, 2024.

Note 16 - Volunteers of America Agreement and Commitment

The Foundation, through the Community Housing Land Trust (a wholly owned LLC) constructed affordable low-income housing.

- The land was contributed to the Foundation by the City of Reno, and the Foundation retains the ownership of the land. The Foundation currently reports in the consolidated financial statements the land and improvements at \$3,800,000.
- The buildings were funded through three different loans, (1) loan to the owner who certain buildings were purchased from, (2) a loan to the State of Nevada, and (3) an internal loan which is eliminated for financial reporting purposes in the consolidated financial statements.
- In December 2019, the buildings were transferred to Volunteers of America (VOA) along with the first loan. Both the buildings and the first loan were removed from the Foundations consolidated financial statements at that time.
- There is a ground lease agreement between the Foundation and VOA. The Foundation is entitled to a monthly \$3,000 land lease payment from VOA beginning in December 2019 when the transfer was made. The ground lease is 75 years, through November 2093.
- The Foundation retains the other two debts. The second debt is held by the Nevada Housing Division, see Note 8 for additional information. The third debt was used to complete the project and is an interest-bearing loan from the Foundation's Short-Term Fund, which is eliminated on the consolidated financial statements.
- During 2020 an amended lease agreement was negotiated with the VOA to repay the balances due on the second and third loans. The ground lease fee has been abated through the earlier of January 2040 or when the VOA loans are paid off, whichever occurs first. That balance that VOA is obligated to pay the Foundation for the second and third debt is \$2,479,000, which is included in notes receivable (See Note 5).

Compliance Section
December 31, 2024

Community Foundation of Northern Nevada and Subsidiaries



**Independent Auditor's Report on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Consolidated Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Board of Directors
Community Foundation of Northern Nevada
Reno, Nevada

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the consolidated financial statements of Community Foundation of Northern Nevada and Subsidiaries (the Foundation), which comprise the Foundation's consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities, and cash flows for the year then ended, and the related notes to the consolidated financial statements and have issued our report thereon dated September 9, 2025.

In our report, our opinion on the consolidated financial statements was a qualified opinion, as discussed in the Basis for Qualified Opinion in the Independence Auditor's Report. The Foundation has elected not to consolidate Duraflex International Corp. In our opinion, accounting principles generally accepted in the United States of America require that Duraflex International Corp. be consolidated as it is a wholly owned subsidiary of the Foundation. The effect of this departure is more fully described in Note 1 to the consolidated financial statements.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered the Foundation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Foundation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Foundation's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Foundation's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements.

However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Foundation's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Foundation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Minneapolis, Minnesota
September 9, 2025



**Independent Auditor's Report on Compliance for the Major Federal Program;
Report on Internal Control Over Compliance; and Report on the
Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

The Board of Directors
Community Foundation of Northern Nevada and Subsidiaries
Reno, Nevada

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the Community Foundation of Northern Nevada and Subsidiaries (the Foundation) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Foundation's major federal program for the year ended December 31, 2024. The Foundation's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Foundation complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2024.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Foundation and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Foundation's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Foundation's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Foundation's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Foundation's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Foundation's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Foundation's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Foundation's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2024-001 and 2024-002. Our opinion on the major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Foundation's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Foundation's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2024-001 and 2024-002 to be significant deficiencies.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Foundation's response to the internal control over compliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Foundation's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



Minneapolis, Minnesota
September 9, 2025

Community Foundation of Northern Nevada and Subsidiaries

Schedule of Expenditures and Federal Awards

December 31, 2024

Federal Grantor/ Pass-Through Grantor / Program or Cluster Title	Federal Financial Assistance Listing	Pass-Through Entity Identifying Number	Expenditures
U.S. Department of Housing and Urban Development			
CDBG - Entitlement Grants Cluster:			
Passed Through The City of Reno			
Community Development Block Grants/Entitlement Grant	14.218	B-22-MC-32-0002	\$ 86,800
Total CDBG - Entitlement Grants Cluster			86,800
Total U.S. Department of Housing and Urban Development			86,800
U.S. Department of the Treasury			
Passed Through The City of Reno			
COVID-19: Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP0309	85,570
Passed Through The Nevada Housing Division			
COVID-19: Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP2634	3,715,930
Total U.S. Department of the Treasury			3,801,500
Total Federal Funding			\$ 3,888,300

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the Foundation under programs of the federal government for the year ended December 31, 2024. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the Foundation, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Foundation.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. When applicable, such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

No federal financial assistance has been provided to a subrecipient.

Note 3 - De Minimis Cost Rate

The Foundation has not elected to use the 10% de minimus cost rate.

Community Foundation of Northern Nevada and Subsidiaries
Schedule of Findings and Questioned Costs
December 31, 2024

Section I – Summary of Auditor’s Results

FINANCIAL STATEMENTS

Type of auditor's report issued	Qualified
Internal control over financial reporting:	
Material weaknesses identified	No
Significant deficiencies identified not considered to be material weaknesses	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major program:	
Material weaknesses identified	No
Significant deficiency identified not considered to be material weaknesses	Yes
Type of auditor's report issued on compliance for the major program:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Uniform Guidance 2 CFR 200.516 (a):	Yes

Identification of major program:

<u>Name of Federal Program</u>	<u>Federal Financial Assistance Listing Number</u>
COVID-19: Coronavirus State and Local Fiscal Recovery Funds	21.027
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Auditee qualified as low-risk auditee?	No

Section II – Financial Statement Findings

None noted.

Section III – Federal Award Findings and Questioned Costs

**2024-001 U.S. Department of the Treasury
Passed through the Nevada Housing Division, City of Reno
COVID-19: Coronavirus State and Local Fiscal Recovery Funds, Assistance Listing #21.027**

**Procurement, Suspension and Debarment
Significant Deficiency in Internal Control Over Compliance**

Grant Award Number: SLFRP0309, SLFRP2634.

Criteria: Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) requires contracts contain the applicable provisions described in Appendix II to Part 200 for contracts under federal awards.

Non-Federal entities are prohibited from contracting with parties that are suspended or debarred under covered transactions.

Condition: Certain applicable provisions described in Appendix II to Part 200 were not included in contracts as required. Procedures were not followed to verify if an entity was suspended or debarred before entering into a covered transaction.

Cause: The Foundation did not have adequate internal controls to ensure contracts under federal awards contained all of the applicable provisions or to ensure procedures were followed to verify an entity was not suspended or debarred prior to entering into a covered transaction.

Effect: Contractors may not be aware of required terms and conditions. A covered transaction may be entered into with an entity that is suspended or debarred.

Questioned Costs: None noted.

Context/sampling: A nonstatistical sample of 15 procurement transactions out of a population of 98 was selected for testing, including two contracts totaling \$3,500,000 subject to Appendix II to Part 200. Two vendor contracts selected did not contain the applicable provisions required by Appendix II to Part 200 and were missing procedures to verify the vendor was not suspended or debarred.

Report Finding from Prior Year: Yes , 2023-003

Community Foundation of Northern Nevada and Subsidiaries

Schedule of Findings and Questioned Costs

December 31, 2024

Recommendation: We recommend the Foundation enhance internal controls to ensure all contracts under federal awards contain the applicable contract provisions and to ensure procedures are followed to verify an entity was not suspended or debarred prior to entering into a covered transaction.

Views of Responsible Officials: The Foundation agrees with this finding; see corrective action plan.

**2024-002 U.S. Department of the Treasury
Passed Through the Nevada Housing Division, City of Reno
COVID-19: Coronavirus State and Local Fiscal Recovery Funds, Assistance Listing #21.027**

**Reporting
Significant Deficiency in Internal Control Over Compliance**

Grant Award Number: SLFRP0309, SLFRP2634.

Criteria: Title 2 U.S. Code of Federal Regulations (CFR) Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) section 200.303 provides that non-federal entities must establish and maintain effective internal control that provides reasonable assurance that the non-federal entity is managing the federal award in compliance with federal statutes, regulations, and the terms and conditions of the federal award.

Condition: There was no evidence of review and approval (segregation of duties) between the preparer and reviewer of the quarterly financial reports and inaccurate information was reported to the federal awarding agency.

Cause: The Foundation did not have internal controls to ensure proper review and approval (segregation of duties) between the preparer and reviewer of the quarterly financial reports.

Effect: Inaccurate information could be reported to the federal awarding agency.

Questioned Costs: None noted.

Context/sampling: Two quarterly financial reports out of a population of four was selected for testing.

Report Finding from Prior Year: Yes, 2023-004

Recommendation: We recommend the Foundation enhance the internal controls to ensure quarterly financial reports are reviewed and approved and accurate information is included in the reports.

Views of Responsible Officials: The Foundation agrees with this finding; see corrective action plan.

Management's Response to Auditor's Findings:
Corrective Action Plan
December 31, 2024

Prepared by Management of
Community Foundation of Northern Nevada and Subsidiaries

Corrective Action Plan

Federal Award Findings

Finding 2024-001

Federal Agency Name: Department of Treasury

Assistance Listing Number: 21.027

Program Name: Coronavirus State and Local Fiscal Recovery Funds

Finding Summary: The Foundation did not have adequate internal controls to ensure contracts under federal awards contained all of the applicable provisions or to ensure procedures were followed to verify an entity was not suspended or debarred prior to entering into a covered transaction.

Corrective Action Plan: The Foundation has procedures in place to verify an entity was not suspended or debarred; however, documentation was not retained of procedures performed. The Foundation will retain evidence of steps taken to verify an entity is not suspended or debarred prior to entering into future covered transactions.

Responsible Individuals: Ross Kemper, Controller, and Matt Lazar CFO

Anticipated Completion Date: July 2025

Finding 2024-002

Federal Agency Name: Department of Treasury

Assistance Listing Number: 21.027

Program Name: Coronavirus State and Local Fiscal Recovery Funds

Finding Summary: The Foundation did not have internal controls to ensure proper review and approval (segregation of duties) between the preparer and reviewer of the quarterly financial reports.

Corrective Action Plan: Previous reports were compiled by the Foundation's vendors and submitted by the prior CFO. Future reports will be prepared by the Accountant and reviewed by the CFO prior to submission.

Responsible Individuals: Alisha Kinnison, Accountant and Matt Lazar, CFO

Anticipated Completion Date: July 2025