UniHealth Foundation

Consolidated Financial Statements

September 30, 2024
(With Comparative Totals for 2023)

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
UniHealth Foundation

Opinion

We have audited the accompanying consolidated financial statements of UniHealth Foundation (the "Organization"), which comprise the consolidated statement of financial position as of September 30, 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, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of UniHealth Foundation as of September 30, 2024, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Change in Accounting Principle

As described in Note 2 to the consolidated financial statements, the Organization adopted Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 326, *Financial Instruments – Credit Losses* on October 1, 2023, which alters the impairment recognition of financial assets from an "incurred loss" model to an "expected credit loss" model. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the 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 UniHealth Foundation'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 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 generally accepted 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, including omissions, 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 generally accepted 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 UniHealth 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 UniHealth 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.

Report on Summarized Comparative Information

We have previously audited UniHealth Foundation's 2023 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 12, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Armanino LLP

Woodland Hills, California

March 11, 2025

UniHealth Foundation
Consolidated Statement of Financial Position
September 30, 2024
(With Comparative Totals for 2023)

	(Consolidated) 2024	2023
ASSETS		
Current assets		
Cash and cash equivalents	$ 3,872,327	$ 6,693,444
Investments	271,265,112	228,921,767
Prepaid expenses and other current assets	173,858	9,748,387
Program related investments	277,743	750,000
Total current assets	275,589,040	246,113,598
Property and equipment, net	8,436,454	9,500
Other assets		
Deposits	9,665	9,665
Program related investments, long-term	6,722,257	5,750,000
Investments, long-term	85,025,373	80,191,833
Right-of-use lease asset - operating	90,325	264,987
Total other assets	91,847,620	86,216,485
Total assets	$ 375,873,114	$ 332,339,583
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accrued expenses	$ 246,741	$ 229,002
Deferred excise tax payable	1,080,572	-
Grants payable, current portion	6,183,822	9,447,183
Security deposits	25,154	-
Current portion of operating lease liability	100,195	189,009
Total current liabilities	7,636,484	9,865,194
Long-term liabilities		
Grants payable, net of current portion and discount	930,062	1,301,635
Operating lease liability, net of current portion	-	100,195
Other long-term liabilities	793,796	889,764
Total long-term liabilities	1,723,858	2,291,594
Total liabilities	9,360,342	12,156,788
Commitments and contingencies		
Net assets		
Without donor restrictions	365,897,585	317,555,981
With donor restrictions	615,187	2,626,814
Total net assets	366,512,772	320,182,795
Total liabilities and net assets	$ 375,873,114	$ 332,339,583

The accompanying notes are an integral part of these consolidated financial statements.

UniHealth Foundation
Consolidated Statement of Activities
For the Year Ended September 30, 2024
(With Comparative Totals for 2023)

	Without Donor Restrictions	With Donor Restrictions	(Consolidated) 2024 Total	2023 Total
Revenues, gains (losses), and other support				
Net investment return	$ 60,702,369	$ -	$ 60,702,369	$ 37,919,399
Grants and contributions	135,960	60,571	196,531	969,965
Net rental loss	(36,888)	-	(36,888)	-
Other revenue	206,142	-	206,142	-
Net assets released from restriction	2,072,198	(2,072,198)	-	-
Total revenues, gains (losses), and other support	63,079,781	(2,011,627)	61,068,154	38,889,364
Functional expenses				
Program services	13,358,603	-	13,358,603	6,669,489
Management and general	1,379,574	-	1,379,574	1,286,722
Total functional expenses	14,738,177	-	14,738,177	7,956,211
Change in net assets	48,341,604	(2,011,627)	46,329,977	30,933,153
Net assets, beginning of year	317,555,981	2,626,814	320,182,795	289,249,642
Net assets, end of year	$365,897,585	$ 615,187	$ 366,512,772	$320,182,795

The accompanying notes are an integral part of these consolidated financial statements.

UniHealth Foundation
Consolidated Statement of Functional Expenses
For the Year Ended September 30, 2024
(With Comparative Totals for 2023)

	Program Services	Management and General	(Consolidated) 2024 Total	2023 Total
Expenses				
Grants	$ 11,790,021	$ -	$ 11,790,021	$ 5,177,240
Salaries and wages	953,648	863,425	1,817,073	1,764,271
Employee benefits	174,584	159,385	333,969	336,553
Rent	117,436	96,179	213,615	199,078
Legal and professional fees	82,002	83,906	165,908	113,602
Office expense	102,291	60,979	163,270	133,984
Insurance	46,919	42,313	89,232	89,994
Payroll taxes	48,291	38,831	87,122	85,275
Rental expenses	-	63,738	63,738	-
Dues and subscriptions	28,470	3,641	32,111	39,970
Travel	14,941	9,553	24,494	10,496
Depreciation	-	21,362	21,362	5,748
Total expenses	13,358,603	1,443,312	14,801,915	7,956,211
Less expenses included with revenue on the statements of activities				
Rental expenses	-	(63,738)	(63,738)	-
	$ 13,358,603	$ 1,379,574	$ 14,738,177	$ 7,956,211

The accompanying notes are an integral part of these consolidated financial statements.

UniHealth Foundation
Consolidated Statement of Cash Flows
For the Year Ended September 30, 2024
(With Comparative Totals for 2023)

	(Consolidated) 2024	2023
Cash flows from operating activities		
Change in net assets	$ 46,329,977	$ 30,933,153
Adjustments to reconcile change in net assets to net cash used in operating activities		
Depreciation	21,362	5,748
Net unrealized and realized gain on investments	(58,981,644)	(36,530,183)
Reduction in the carrying amount of right-of-use asset - operating	174,662	167,154
Prepaid expenses and other current assets	9,574,529	(9,613,749)
Accounts payable and accrued expenses	17,739	(3,470)
Deferred excise tax payable	1,080,572	-
Security deposits	25,154	-
Grants payable	(3,634,934)	(4,482,056)
Operating lease liability	(189,009)	(142,937)
Other long-term liabilities	(95,968)	34,362
Net cash used in operating activities	(5,677,560)	(19,631,978)
Cash flows from investing activities		
Purchases of property and equipment	(8,448,316)	(940)
Purchases of investments	(84,469,024)	(97,774,492)
Proceeds from sales of investments	96,273,783	121,363,939
Program related investment through note receivable	(500,000)	(1,000,000)
Net cash provided by investing activities	2,856,443	22,588,507
Net increase (decrease) in cash and cash equivalents	(2,821,117)	2,956,529
Cash and cash equivalents, beginning of year	6,693,444	3,736,915
Cash and cash equivalents, end of year	$ 3,872,327	$ 6,693,444

Supplemental disclosure of cash flow information

Cash paid during the year for excise taxes	$ 140,000	$ 50,000

Supplemental schedule of noncash investing and financing activities

Right-of-use lease assets obtained in exchange of lease obligations	$ -	$ 432,141

The accompanying notes are an integral part of these consolidated financial statements.

1. NATURE OF OPERATIONS

UniHealth Foundation ("UH" or the "Organization") is a California, nonprofit private foundation, formed in 1998 as a grant making organization. The Organization is committed to being a pace-setter in health philanthropy, identifying and supporting innovative activities, while provoking and sustaining changes that positively impact health outcomes. The Organization's mission is to support and facilitate activities that significantly improve the health and well-being of individuals and communities it serves. In carrying out its mission, the Organization examines trends and challenges in the healthcare system and furthers its charitable mission by making grants in three priority areas: population and community health, healthcare delivery systems, and healthcare workforce.

The Organization distributes charitable expenditures through two funds, the Hospital Fund and the General Fund. Charitable expenditures from the Hospital Fund are made to nonprofit hospitals and other qualified nonprofits for healthcare services and programs provided by, through, or in close cooperation with qualified charitable hospitals in California. At least 60% of Hospital Fund charitable expenditures are allocated to four specified service areas in Los Angeles and northern Orange Counties. Charitable expenditures from the General Purpose Fund are distributed to qualified nonprofit organizations not working in close cooperation with hospitals for health-related purposes consistent with the Organization's mission.

In June 2024, the Organization formed a separate entity, UHF 690 Green, LLC (the "LLC"), for the purpose of holding real estate assets. The LLC is a single member limited liability company and the Organization is its sole member. In July 2024, land and a building were purchased through the LLC for approximately $8,000,000. The Organization plans to renovate the building for use as its headquarters and to lease space to nonprofit entities.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of consolidation

The accompanying consolidated financial statements as of September 30, 2024 include the accounts of the Organization and its wholly owned subsidiary, the LLC. All significant inter-organizational accounts and transactions have been eliminated in consolidation.

Basis of accounting and financial statement presentation

The accompanying consolidated financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"). All assets and liabilities of the Organization are recorded at historical cost, less accumulated depreciation and reserves for estimated losses, with the exception of investments that are recorded at fair value.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of accounting and financial statement presentation (continued)

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

- *Net assets without donor restrictions* - Those net assets and activities which represent the portion of expendable funds available to support operations that are not subject to donor-imposed stipulations.
- *Net assets with donor restrictions* - The portion of net assets for which expenditure is limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled and removed by actions of the Organization.

Cash and cash equivalents

The Organization considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. The carrying value reported in the consolidated statement of financial position approximates fair value.

Investments

The Organization accounts for investments in accordance with Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") Topic 958-320, *Not-for-Profit Entities: Investments - Debt and Equity Securities* ("ASC 958-320"). ASC 958-320 requires that investments in debt and equity securities with readily determinable fair values be reported at fair value in the statement of financial position. Investments in partnerships, for which there is no readily available market, are valued by the Organization using methods that management believes provide a reasonable estimate of fair value including utilizing Net Asset Value ("NAV") as a practical expedient. These methods include initial due diligence and ongoing monitoring by management of investment funds. Investments classified as long-term consist of private equity investments that include subscription agreements which contain restrictive lock-up periods. Full redemption of these investments could take longer than one year.

Sales and purchases of securities are recorded on the trade date, which can result in receivables and payables on trades that have not yet settled at the financial statement date. Interest income is recorded as earned on an accrual basis, and dividend income is recorded based upon the ex-dividend date. Realized gains and losses are calculated based upon the underlying cost of the securities traded. Unrealized gains and losses are included in the consolidated statement of activities and represent the difference between the cost and current market quotations of investments held at the end of the fiscal year.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investments (continued)

Investments are made according to the investment policies, guidelines, and objectives adopted by the Organization's Board of Directors ("Board"). These guidelines provide for investments in equities, fixed income, and other securities with performance measured against appropriate indices. Market values of such investments are routinely reviewed by the Board.

Fair value measurements

The Organization follows ASC Topic 820-10, *Fair Value Measurements and Disclosures* ("ASC 820-10") which provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of inputs that may be used to measure fair value under ASC 820-10 are described below:

- *Level 1* - Quoted prices in active markets for identical assets or liabilities.
- *Level 2* - Observable inputs based on quoted prices in non-active markets or in active markets for similar assets and liabilities. Inputs other than quoted prices that are observable or inputs that are not directly, but are corroborated by observable market data.
- *Level 3* - Unobservable inputs that are supported by little or no market activity and that are significant to the measurements of the assets or liabilities.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used maximize the use of observable inputs and minimize the use of unobservable inputs.

The fair values of fixed income and equity securities are based on quoted market prices. Alternative investments consist of investments in limited partnerships, which invest primarily in private equity securities and hedge funds. The estimated fair values of these alternative investments are based on valuations provided by the general partner. The Organization reviews and evaluates the NAV provided by the general partner and assesses the methods and assumptions used in determining the fair value of their investments. Other alternative investments are valued at NAV through a variety of ways including broker quotations and pricing models. An outside consulting firm has been engaged to monitor and evaluate various fair value calculations for alternative investments. Alternative investments made up approximately 37% of total investments as of September 30, 2024.

Because alternative investments are not readily marketable, their estimated value is subject to uncertainty and therefore may differ from the value that would have been used had a ready market for such investments existed. Such difference could be material.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Program related investments

The Organization makes program related investments ("PRI") to other organizations to achieve charitable purposes in alignment with the Organization's strategies. The Organization has six PRIs as of September 30, 2024, which consist of unsecured loans bearing a below-market interest rate (2%). The loans are measured at fair value at inception to determine if a contribution element exists. Loans are recorded on a net basis to reflect a discount on loan receivable (if a contribution element exists) or a reasonable loss reserve. Any loss reserve estimates are reviewed on an annual basis and adjusted if collectability risk has significantly changed based on the Organization's understanding of the borrower's financial health and/or payment history. As of September 30, 2024, no discount or loss reserve was recorded on PRIs as management determined each to be either immaterial to the accompanying consolidated financial statements or not applicable.

Property and equipment

Property and equipment are recorded at cost or, if donated, at the estimated fair market value at the date of donation. Depreciation is recorded using the straight-line method over the estimated useful lives of the assets, ranging between 3 to 30 years. Leasehold improvements are amortized using the straight-line method over the shorter of 10 years or the remaining lease term.

Leases

The Organization accounts for leases under Accounting Standards Codification ("ASC") 842, Leases ("ASC 842"). Arrangements meeting the definition of a lease under ASC 842 are classified as either operating or financing leases and recorded on the balance sheets as both a right-of-use ("ROU") asset and lease liability. The lease liability is measured at the present value of lease payments over the lease term, discounted using the rate implicit in the lease or, if not readily determinable, the risk-free rate as a practical expedient. The ROU asset is adjusted for any initial direct costs, prepayments, and incentives received. For operating leases, the Organization recognizes expense on a straight-line basis over the lease term, comprising both the amortization of the ROU asset and interest on the lease liability. Variable lease payments are expensed as incurred. Leases with a term of 12 months or less may be excluded from the statement of financial position, and the lease payments are recognized as expense on a straight-line basis over the lease term. Lease modifications or terminations that do not result in the creation of a new lease are accounted for by remeasuring the lease liability and adjusting the ROU asset accordingly.

Grant income

The Organization recognizes grant income in accordance with ASC Topic 958-605, *Revenue Recognition*. This standard states that when both a barrier to be overcome and a right of return exist, a donor-imposed condition exists and contribution revenue should not be recognized until the condition has been met. A probability assessment about whether the recipient is likely to meet the stipulation is not a factor when determining whether an agreement contains a barrier.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Excise and income taxes

As a private foundation, the Organization is subject to federal tax at a flat 1.39% rate on realized appreciated gains and investment income earned. During the year ended September 30, 2024, excise tax expense totaled $1,300,000, of which $1,080,000 is deferred excise tax on accumulated unrealized gains and $220,000 is excise tax expense on realized gains, and is included within net investment return in the accompanying consolidated statement of activities.

U.S. GAAP requires organizations to evaluate tax positions taken and recognize a tax liability (or asset) if the Organization has taken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service. The Organization has analyzed the tax positions taken, and has concluded that as of September 30, 2024, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the accompanying consolidated financial statements.

Grant expense

Grants expense is charged against operations when authorized by the Organization's Board and represent an unconditional promise to give. The actual payment of the grant may not necessarily occur in the year of authorization. Grants payable that are expected to be paid in future years are recorded at the present value of expected future payments. As of September 30, 2024, long term grants payable were discounted at 5%.

Functional expenses

The Organization allocates its expenses on a functional basis among its program and support services. Expenses that can be identified with a specific program service or support service are allocated directly according to their natural expense classification. Expenses that are common to several functions are allocated accordingly based on the time and resources devoted to each category.

Use of estimates

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Concentration of credit risk

The Organization invests in various types of marketable securities. Marketable securities are subject to various risks, such as interest rate risk, credit risk and overall market volatility. Due to the level of risk associated with certain marketable securities, it is reasonably possible that the changes in the value of marketable securities will occur in the near term and that such change could materially affect the amounts reported in the accompanying consolidated financial statements. The Organization has established guidelines relative to diversification and maturities that target certain safety and liquidation risk levels. These guidelines are periodically reviewed and modified when necessary. Marketable securities are managed by professional investment managers within the established guidelines.

The Organization maintains its cash and equivalents in bank deposit accounts and brokerage accounts which generally exceed the Federal Deposit Insurance Corporation and Securities Investor Protection Corporation limits. Substantially all of the Organization's cash and equivalents are uninsured. The Organization has not experienced any losses in such accounts and does not believe that it is exposed to any significant risk on cash and equivalents. Cash and equivalents represent approximately 1% of the Organization's total investment portfolio.

Summarized financial information

The accompanying consolidated financial statements include certain prior-year summarized comparative information. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Organization's accompanying financial statements for the year ended September 30, 2023, from which the summarized information was derived.

Reclassifications

Certain reclassifications have been made to the prior year financial statement presentation to conform to the current year presentation. Such reclassifications had no effect on total assets, liabilities, net assets, changes in net assets, or cash flows from the amounts previously presented.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Change in accounting principle

In June 2016, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 326, "*Financial Instruments - Credit Losses*," which significantly changed how entities measure credit losses for most financial assets and certain other instruments that are not measured at fair value through net income. This standard replaced the incurred loss methodology with an expected loss methodology that is referred to as the current expected credit loss ("CECL") methodology. CECL requires an estimate of expected credit losses for the remaining estimated life of the financial asset using historical experience, current conditions, and reasonable and supportable forecasts and generally applies to most financial assets and certain other instruments that are not measured at fair value through change in net assets. Financial assets measured at amortized cost will be presented net of the amount expected to be collected by using an allowance for credit losses.

The Organization adopted the standard effective October 1, 2023. The impact of the adoption was not considered material to the consolidated financial statements other than enhanced disclosures required by the standard.

Subsequent events

The Organization has evaluated events subsequent to September 30, 2024, to assess the need for potential recognition or disclosure in the accompanying consolidated financial statements. Such events were evaluated through March 11, 2025, the date the accompanying consolidated financial statements were available to be issued. Based upon this evaluation, no subsequent events occurred that require recognition or additional disclosure in the accompanying consolidated financial statements.

3. INVESTMENTS

The following table sets forth by level, within the fair value hierarchy, the Organization's assets at fair value as of September 30, 2024:

	Level 1	Level 2	Level 3	Fair Value
U.S. fixed income funds	$ 26,117,807	$ -	$ -	$ 26,117,807
Global equity funds	52,860,905	-	-	52,860,905
U.S. equity funds	145,881,967	-	-	145,881,967
Other	793,796	-	-	793,796
	$ 225,654,475	$ -	$ -	225,654,475
Investments measured at net asset value				130,636,010
				$ 356,290,485

The Organization uses NAV to determine the fair value of all the underlying investments which (a) do not have a readily determinable fair value and (b) prepare their financial statements consistent with the measurement principles of an investment company or have the attributes of an investment company. Investments measured at net asset value are not publicly traded.

3. INVESTMENTS (continued)

The following table lists investments measured at NAV by major category as of September 30, 2024:

Product	Strategy	NAV in Funds	# of Funds	Amount of Remaining Life	Unfunded Commitments	Timing to Draw Down Commitments	Redemption Terms	Redemption Restrictions	Redemption Price at Year End
Private Equity	Small, mid and large-cap companies, financial restructuring, international equities, real estate and technology	$ 85,025,373	30	1 to 12 years	$ 27,583,871	3 to 6 years	Funds are in private equity structure with no ability to be redeemed	N/A	N/A
Hedge Funds	Distressed asset and fixed income, capital arbitrage	168,355	1	N/A	-	N/A	Quarterly redemption with 65 days notice	None	None
Commingled Funds	International value equity	45,442,282	1	N/A	-	N/A	Weekly redemption with 10 days notice	None	None
Total		$ 130,636,010	32		$ 27,583,871				

4. PROGRAM RELATED INVESTMENTS

PRIs are strategic investments, beyond grants, made by the Organization for the specific objective of furthering the Organization's charitable purpose. The production of income is not the primary driver of a PRI.

Program related investments are detailed as follows:

Note receivable for $750,000 to support the growth of a nonprofit organization to support the construction of a new family health and wellness center in Long Beach, California. The principal balance is due in full in September 2026. Interest accrues at 2% per annum and is paid quarterly.	$ 750,000
Note receivable for $750,000 to support the growth of a nonprofit organization to support the expansion of operations and services at an existing health and wellness facility. The principal balance is being repaid in monthly installments with the full balance due in December 2026. Interest accrues at 2% per annum and is paid monthly.	750,000
Note receivable for $750,000 to support the growth of a nonprofit organization with a program designed to develop housing for low-income individuals in the Los Angeles area. The principal balance is due in full in December 2026. Interest accrues at 2% per annum and is paid quarterly.	750,000
Note receivable for $750,000 to support the growth of a nonprofit organization with a program designed to develop housing for low-income individuals in the Los Angeles area. The principal balance is due in full in December 2028. Interest accrues at 2% per annum and is paid quarterly.	750,000
Note receivable for $2,500,000 to support the growth of a nonprofit organization to support the service of families and children who are receiving treatment at hospitals in the Los Angeles area. The principal balance is due in full in March 2031. Interest accrues at 2% per annum and is paid quarterly.	2,500,000
Note receivable for $1,500,000 to support the growth of a nonprofit organization with a program designed to develop housing for low-income individuals in the Los Angeles area. The principal balance is due in full in May 2032. Interest accrues at 2% per annum and is paid quarterly.	1,500,000
	7,000,000
Current portion	(277,743)
	$ 6,722,257

4. PROGRAM RELATED INVESTMENTS (continued)

Future maturities of program related investments are as follows:

Year ending September 30,		
2025	$	277,743
2026		1,126,859
2027		845,398
2028		-
2029		750,000
Thereafter		4,000,000
	$	7,000,000

5. GRANTS PAYABLE

Unconditional grants authorized but unpaid as of September 30, 2024 are reported as liabilities. The following is a summary of grants authorized and payable as of September 30, 2024.

Grants payable consisted of the following:

To be paid in less than one year	$	6,183,822
To be paid in one to two years		855,284
To be paid in over two years		127,345
		7,166,451
Less present value discount (5%)		(52,567)
Less: current portion		(6,183,822)
	$	930,062

The Organization is required to distribute annually, to qualifying charitable organizations, an amount equal to 5% of the average fair market value of the Organization's assets (the "minimum distribution"). If the Organization does not distribute the required minimum distribution, a one-year grace period is granted to distribute the undistributed income. If undistributed income is not distributed by the close of the following tax year, a minimum 30% penalty under Internal Revenue Code ("IRC") S4942(a) will apply. The Organization met the IRC grant distribution requirement as of September 30, 2024.

6. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions consisted of the following:

Purpose-restricted - Support at temporary housing and recuperative care centers	$	615,187

7. COMMITMENTS AND CONTINGENCIES

Capital commitments

The Organization invests in several limited partnerships, which require capital commitments. As of September 30, 2024, the remaining balance of the capital commitments on these investments was $27,583,871 (see Note 3).

8. LEASES

The Organization has one operating lease for an office space under a non-cancelable operating lease entered into in February 2004 for facility space for a period of 10 years and 3 months. The lease was renewed in September 2014 for a 127 month extension. The lease contains annual escalations and expires March 31, 2025.

The right-of-use lease asset is detailed as follows:

Right-of-use lease asset - operating	$ 90,325

Amortization of right-of-use lease asset - operating was $174,662.

The operating lease liability is detailed as follows:

Current portion of operating lease liability	$ 100,195
	$ 100,195

Lease costs for the year consisted of the following:

Monthly scheduled rent	$ 182,369

The weighted-average remaining lease term and discount rate are as follows:

Weighted-average remaining lease term - operating lease	0.50 years
Weighted-average discount rate - operating lease	4.12%

Future maturities of the operating lease liability are as follows:

Year ending September 30,	
2025	$ 101,056
	101,056
Less: present value discount	(861)
	$ 100,195

9. EMPLOYEE BENEFIT PLANS

The Organization has adopted a defined contribution 403(b) Retirement Plan ("403(b) Plan"). All employees of the Organization are eligible to participate. The Organization does not make matching contributions to the 403(b) Plan.

The Organization also sponsors a Simplified Employee Pension Plan ("SEP Plan") whereby the Organization makes required contributions of the lesser of 15% of compensation or $69,000 per year to the SEP Plan on behalf of the employees, which are then 100% participant directed. All employees of the Organization are eligible to participate in the SEP Plan. The Organization's contributions to the SEP Plan were $196,652 for the year ended September 30, 2024.

10. LIQUIDITY AND FUNDS AVAILABLE

The Organization regularly monitors liquidity required to meet its operating needs and commitments, while also striving to maximize the investment of its available funds. The Organization's primary sources of liquidity are cash and cash equivalents and investments.

For the purposes of analyzing resources available to meet general expenditures over a 12-month period, the Organization considers all expenditures related to its ongoing programs and supporting activities while considering projected revenues. Based on this analysis, the Organization sets aside resources to cover a portion of its annual budgeted expenditures on an ongoing basis. The Organization monitors the cash need monthly and adjusts the need to draw from funds available based on general operating expenses and commitments.

The Organization's financial assets available as of the accompanying consolidated statement of financial position date for general expenditures within one year are as follows:

Cash and cash equivalents	$ 3,872,327
Investments, current portion	271,265,112
Less net assets with donor restrictions	(1,175,466)
	$ 273,961,973