

Houston's Amazing Place, Inc.

Financial Statements
and Independent Auditors' Report
for the years ended December 31, 2025 and 2024

Houston's Amazing Place, Inc.

Table of Contents

	Page
Independent Auditors' Report	1
Financial Statements:	
Statements of Financial Position as of December 31, 2025 and 2024	3
Statement of Activities for the year ended December 31, 2025	4
Statement of Activities for the year ended December 31, 2024	5
Statements of Functional Expenses for the years ended December 31, 2025 and 2024	6
Statements of Cash Flows for the years ended December 31, 2025 and 2024	7
Notes to Financial Statements for the years ended December 31, 2025 and 2024	8

Independent Auditors' Report

To the Board of Directors of
Houston's Amazing Place, Inc.:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Houston's Amazing Place, Inc., which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities, of functional expenses, and of cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Houston's Amazing Place, Inc. as of December 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 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 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 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 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 Houston's Amazing Place, Inc.'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Houston's Amazing Place, Inc.'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.

Blazek & Vetterling

June 18, 2026

Houston's Amazing Place, Inc.

Statements of Financial Position as of December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
Operating cash (Note 3)	\$ 4,045,105	\$ 2,233,803
Operating investments (Note 5)	260,618	
Operating contributions receivable (Note 4)	39,588	851,532
Prepaid and other assets	109,341	71,296
Restricted and designated cash (Note 3)	122,932	795,474
Contributions receivable for capital campaign, net (Notes 4 and 15)	1,730,871	2,207,400
Investments restricted for endowment and capital campaign (Notes 5 and 11)	1,563,212	4,444,811
Operating right-of-use assets (Note 6)	63,324	63,784
Property and equipment, net (Note 7)	<u>19,534,583</u>	<u>14,438,831</u>
TOTAL ASSETS	<u>\$ 27,469,574</u>	<u>\$ 25,106,931</u>
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable and other accrued liabilities	\$ 108,282	\$ 131,647
Accrued salaries and benefits	158,030	120,927
Construction payable	440,862	1,633,531
Operating lease liabilities (Note 6)	<u>63,324</u>	<u>63,784</u>
Total liabilities	<u>770,498</u>	<u>1,949,889</u>
Commitments (Note 8)		
Net assets:		
Without donor restrictions (Note 9)	22,723,796	9,050,151
With donor restrictions (Notes 10 and 11)	<u>3,975,280</u>	<u>14,106,891</u>
Total net assets	<u>26,699,076</u>	<u>23,157,042</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 27,469,574</u>	<u>\$ 25,106,931</u>

See accompanying notes to financial statements.

Houston's Amazing Place, Inc.

Statement of Activities for the year ended December 31, 2025

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
REVENUE:			
Contributions:			
Cash and other financial assets <i>(Note 15)</i>	\$ 1,922,865	\$ 5,224,562	\$ 7,147,427
Nonfinancial assets <i>(Note 13)</i>	194,965		194,965
Program revenue <i>(Note 12)</i>	1,526,181		1,526,181
Special events	886,205		886,205
Direct donor benefit	(136,900)		(136,900)
Net investment return	<u>56,466</u>	<u>153,317</u>	<u>209,783</u>
Total revenue	4,449,782	5,377,879	9,827,661
Net assets released from restrictions:			
Program expenditures	1,064,317	(1,064,317)	
Capital campaign expenses	1,540,032	(1,540,032)	
Satisfaction of time restrictions	26,000	(26,000)	
Capital expenditures	<u>12,879,141</u>	<u>(12,879,141)</u>	
Total	<u>19,959,272</u>	<u>(10,131,611)</u>	<u>9,827,661</u>
EXPENSES:			
Program services	4,193,599		4,193,599
Management and general	1,127,079		1,127,079
Fundraising	<u>691,664</u>		<u>691,664</u>
Total expenses	<u>6,012,342</u>		<u>6,012,342</u>
OTHER:			
Loss on valuation of contributions receivable	<u>(273,285)</u>		<u>(273,285)</u>
CHANGES IN NET ASSETS	13,673,645	(10,131,611)	3,542,034
Net assets, beginning of year	<u>9,050,151</u>	<u>14,106,891</u>	<u>23,157,042</u>
Net assets, end of year	<u>\$ 22,723,796</u>	<u>\$ 3,975,280</u>	<u>\$ 26,699,076</u>

See accompanying notes to financial statements.

Houston's Amazing Place, Inc.

Statement of Activities for the year ended December 31, 2024

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
REVENUE:			
Contributions:			
Cash and other financial assets <i>(Note 15)</i>	\$ 1,456,328	\$ 4,530,250	\$ 5,986,578
Program revenue <i>(Note 12)</i>	1,305,783		1,305,783
Special events	834,899	31,250	866,149
Direct donor benefit	(177,996)		(177,996)
Net investment return	<u>230,907</u>	<u>202,755</u>	<u>433,662</u>
Total revenue	3,649,921	4,764,255	8,414,176
Net assets released from restrictions:			
Program expenditures	970,562	(970,562)	
Capital campaign expenses	447,316	(447,316)	
Satisfaction of time restrictions	18,625	(18,625)	
Capital expenditures	<u>55,000</u>	<u>(55,000)</u>	
Total	<u>5,141,424</u>	<u>3,272,752</u>	<u>8,414,176</u>
EXPENSES:			
Program services	3,241,334		3,241,334
Management and general	797,868		797,868
Fundraising	<u>628,656</u>		<u>628,656</u>
Total expenses	<u>4,667,858</u>		<u>4,667,858</u>
CHANGES IN NET ASSETS	473,566	3,272,752	3,746,318
Net assets, beginning of year	<u>8,576,585</u>	<u>10,834,139</u>	<u>19,410,724</u>
Net assets, end of year	<u>\$ 9,050,151</u>	<u>\$ 14,106,891</u>	<u>\$ 23,157,042</u>

See accompanying notes to financial statements.

Houston's Amazing Place, Inc.

Statements of Functional Expenses for the years ended December 31, 2025 and 2024

	PROGRAM SERVICES	MANAGEMENT AND GENERAL	FUNDRAISING	2025 TOTAL EXPENSES
Payroll and related benefits	\$ 2,839,346	\$ 625,913	\$ 469,373	\$ 3,934,632
Depreciation	347,820	43,797	22,423	414,040
Marketing and advertising	247,334	57,077	76,103	380,514
Building maintenance	245,640	35,061	18,405	299,106
Professional services		256,712	11,440	268,152
Food service	152,113			152,113
Office supplies and expenses	44,438	51,386	17,213	113,037
IT consulting and maintenance	93,976	20,780	15,775	130,531
Insurance	78,776	11,183	5,661	95,620
Utilities	73,096	10,453	5,288	88,837
Postage, printing, and reproduction	17,562	3,883	31,000	52,445
Program equipment and supplies	39,909			39,909
Other	13,589	10,834	18,983	43,406
Total expenses	<u>\$ 4,193,599</u>	<u>\$ 1,127,079</u>	<u>\$ 691,664</u>	6,012,342
Direct donor benefit				136,900
Total				<u>\$ 6,149,242</u>

	PROGRAM SERVICES	MANAGEMENT AND GENERAL	FUNDRAISING	2024 TOTAL EXPENSES
Payroll and related benefits	\$ 2,300,446	\$ 482,079	\$ 404,580	\$ 3,187,105
Depreciation	166,606	27,912	13,819	208,337
Marketing and advertising	171,418	39,558	52,744	263,720
Building maintenance	218,535	35,499	20,843	274,877
Professional services		132,951	86,949	219,900
Food service	118,348			118,348
Office supplies and expenses	30,829	41,782	6,757	79,368
IT consulting and maintenance	77,471	14,817	13,939	106,227
Insurance	50,411	8,445	4,181	63,037
Utilities	44,057	7,503	4,152	55,712
Postage, printing, and reproduction	14,021	2,682	20,692	37,395
Program equipment and supplies	42,034			42,034
Other	7,158	4,640		11,798
Total expenses	<u>\$ 3,241,334</u>	<u>\$ 797,868</u>	<u>\$ 628,656</u>	4,667,858
Direct donor benefit				177,996
Total				<u>\$ 4,845,854</u>

See accompanying notes to financial statements.

Houston's Amazing Place, Inc.

Statements of Cash Flows for the years ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Changes in net assets	\$ 3,542,034	\$ 3,746,318
Adjustments to reconcile changes in net assets to net cash provided by operating activities:		
Depreciation	414,040	208,337
Amortization of operating right-of-use assets	460	43,002
Contributions and special events revenue restricted for capital additions	(4,498,916)	(3,360,928)
Net realized and unrealized gain on investments	(129,361)	(172,755)
Changes in operating assets and liabilities:		
Operating contributions receivable	811,444	270,347
Prepaid and other assets	(37,545)	(16,757)
Accounts payable and other accrued liabilities	(23,365)	41,126
Accrued salaries and benefits	37,103	64,487
Operating lease liabilities	<u>(460)</u>	<u>(43,002)</u>
Net cash provided by operating activities	<u>115,434</u>	<u>780,175</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of investments	(5,285,560)	(4,544,653)
Net change in cash and money market mutual funds held as investments	1,124,989	4,241,970
Proceeds from sales and maturities of investments	6,910,913	2,775,816
Purchase of property and equipment	<u>(6,702,461)</u>	<u>(5,007,256)</u>
Net cash used by investing activities	<u>(3,952,119)</u>	<u>(2,534,123)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from contributions and special events revenue restricted for capital additions	4,975,445	2,502,741
Payments on notes payable	<u></u>	<u>(790,538)</u>
Net cash provided by financing activities	<u>4,975,445</u>	<u>1,712,203</u>
NET CHANGE IN CASH	1,138,760	(41,745)
Cash, beginning of year	<u>3,029,277</u>	<u>3,071,022</u>
Cash, end of year	<u>\$ 4,168,037</u>	<u>\$ 3,029,277</u>
<i>Summary of cash balances:</i>		
Operating cash	\$ 4,045,105	\$ 2,233,803
Restricted and designated cash	<u>122,932</u>	<u>795,474</u>
Total cash	<u>\$ 4,168,037</u>	<u>\$ 3,029,277</u>

See accompanying notes to financial statements.

Houston's Amazing Place, Inc.

Notes to Financial Statements for the years ended December 31, 2025 and 2024

NOTE 1 – ORGANIZATION AND SUMMARY OF ACCOUNTING POLICIES

Organization – Houston's Amazing Place, Inc. (Amazing Place) is a Texas non-profit corporation, which began in 1996 at St. Luke's United Methodist Church and was chartered in September 1998 in Houston, Texas. Amazing Place is dedicated to empowering families facing the challenges of dementia and Alzheimer's and advancing brain health for all. This pursuit has led it to adopt a multi-tiered approach. For those diagnosed, the organization offers two programs: Cognitive Stimulation Therapy, for those with mild cognitive impairment, and The Day Program, located in two state-of-the-art wellness centers, offers participants with mild to moderate dementia a place to thrive by providing the best in health, family, and culinary services in addition to an evidence-based, meticulously planned curriculum. Participants range in age from 52 to 100 and come from all walks of life. In addition, the organization provides a vast array of Caregiver Support and Education Programs to empower family members and friends to care for those diagnosed. Through a variety of classes and presentations, Amazing Place also educates the community on the importance of brain health across the lifespan. Amazing Place has become a symbol of hope for so many whose lives have been disrupted by dementia.

Amazing Place is governed by a Board of Directors which is comprised of representatives from local churches, referred to as the sponsoring churches, as well as five at-large members. The following churches are represented on the Board of Directors of Amazing Place:

- Bellaire United Methodist
- Bethany Christian
- Chapelwood United Methodist
- First Presbyterian
- River Oaks Baptist
- South Main Baptist
- St. Anne Catholic
- Christ Church Cathedral
- St. John the Divine Episcopal
- St. Luke's United Methodist
- St. Martin's Episcopal
- St. Paul's United Methodist
- St. Philip Presbyterian
- St. Stephen's Episcopal
- Memorial Drive Presbyterian
- West University United Methodist

In September 2018, Amazing Place's Board of Directors voted to move forward with the *Amazing Together* Campaign. The funds from this campaign will transform Amazing Place and dramatically increase its reach and impact. The societal impact of Alzheimer's and other dementias is only going to become more dramatic over the coming years. This exciting, ambitious campaign included building and launching a second location, Amazing Place West, providing an addition to the Drexel location for Caregiver Programs and Brain Health Initiatives and increasing endowment and scholarship funds. In 2022, the addition to the Drexel location was completed and in September 2025, Amazing Place West became operational.

In 2021, Amazing Place received a collaborative grant from the Administration for Community Living to launch three new and expanded initiatives. The Faith Care Connection program was expanded into the West Houston/Katy community, working alongside churches to serve older adults living alone at risk, or with dementia. In addition, the Faith Care Connection team trains clergy, staff, and lay leaders about how to become dementia-friendly congregations. The Star C program utilizes experienced volunteers as trained consultants to offer in-home interventions to caregivers, utilizing an evidence-based intervention to manage difficult behaviors. The third initiative is Amazing Place's first Spanish program – Cuidando con Respeto (Caring with Respect) – which is being delivered to family caregivers caring for a loved one with dementia in Spanish speaking congregations. This grant was concluded in December 2024.

In 2024, Amazing Place added an additional program to its other three grant initiatives – Cognitive Stimulation Therapy. This program provides an evidence-based curriculum for adults with mild cognitive impairment or mild dementia two hours per week for seven weeks. Their family members are encouraged to gather for coffee while their loved ones are in the program so they can begin to build a network of other caregivers.

Federal income tax status – Amazing Place is exempt from federal income tax under §501(c)(3) of the Internal Revenue Code and is classified as a public charity under §170(b)(1)(A)(vi).

Cash – Bank deposits exceed the federally insured limit per depositor per institution. Cash held for long-term investment is grouped with investments and is excluded from cash reported in the statement of cash flows.

Contributions receivable that are expected to be collected within one year are reported at net realizable value. Amounts expected to be collected in future years are discounted to estimate the present value of future cash flows. Discounts are computed using risk-free interest rates applicable to the years in which the promises are received. Amortization of discounts is included in contribution revenue. An allowance for uncollectible receivables is provided when it is believed balances may not be collected in full. The adequacy of the allowance at the end of each period is determined using a combination of historical loss experience and donor-by-donor analysis of balances.

Investments are reported at fair value. Net investment return consists of interest and dividends, realized and unrealized gains and losses, net of external and direct internal investment expenses.

Operating leases – Operating right-of-use assets are recognized at the present value of the lease payments at inception of the lease adjusted, as appropriate, for certain other payments and allowances related to obtaining the lease and placing the asset in service. Operating right-of-use assets are amortized so that lease costs remain constant over the lease term. Amazing Place uses a risk-free discount rate as the discount rate when the rate implicit in a lease is not readily determinable. Amazing Place elected not to separate lease and non-lease components for office space leases and long-term ground leases. Short-term leases with terms of 12 months or less are recognized as expense on a straight-line basis over the lease term.

Property and equipment are reported at cost, if purchased, or at fair value at the date of gift, if donated. Amazing Place capitalizes property and equipment that have a cost or fair value of \$4,000 or greater and an estimated useful life of more than one year. Depreciation is calculated using the straight-line method over the estimated useful lives of the assets, which range from 4 to 50 years.

Net asset classification – Net assets, revenue, gains, and losses are classified based on the existence or absence of donor-imposed restrictions, as follows:

- *Net assets without donor restrictions* are not subject to donor-imposed restrictions even though their use may be limited in other respects such as by contract or board designation.
- *Net assets with donor restrictions* are subject to donor-imposed restrictions. Restrictions may be temporary in nature, such as those that will be met by the passage of time or use for a purpose specified by the donor, or may be perpetual in nature, where the donor stipulates those resources be maintained in perpetuity. Net assets are released from restrictions when the stipulated time has elapsed, or purpose has been fulfilled, or both. Contributions of long-lived assets and of assets restricted for acquisition of long-lived assets are released when those assets are placed in service. Donor-restricted endowment earnings are released when those earnings are appropriated in accordance with spending policies and are used for the stipulated purpose.

Contributions are recognized as revenue at fair value when an unconditional commitment is received from the donor. Contributions received with donor stipulations that limit their use are classified as *with donor restrictions*. Conditional contributions are subject to one or more barriers that must be overcome before the organization is entitled to receive or retain funding. Conditional contributions are recognized as revenue at fair value when the conditions have been met. Funding received before conditions are satisfied is reported as refundable advances.

Nonfinancial asset contributions – Donated use of facilities and services are recognized as revenue at fair value when an unconditional commitment is received from the donor. Contributions of services are recognized when services received (a) create or enhance nonfinancial assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation.

Program revenue is derived primarily from contracts with individuals or third-party payors to provide an in-person day center for adults from the greater Houston area with mild to moderate dementia. Revenue is recognized as performance obligations are satisfied in an amount that reflects the consideration that Amazing Place expects to be entitled to in exchange for those services. As a practical expedient, Amazing Place considers enrollment fees to be immaterial and accordingly, they are not disaggregated from participant revenue.

Performance obligations related to revenue from contracts with customers for in-person day center and virtual activity are satisfied over a period of time as services are provided. Amazing Place recognizes revenue based on the service output as it believes this to be the most faithful depiction of the transfer of control of services as participants simultaneously receive and consume the benefits provided by the performance.

Revenue from contracts with individuals is billed on the first of each month in which the services are to be provided based on the number of days the participant chooses to attend the day center. Revenue from contracts with third-party payors is billed at the end of the month based on actual attendance. Private pay rates are determined, published and periodically updated by management. Reimbursement rates from private third-party payors are negotiated with each payor. These participants are responsible for co-insurance and deductibles that vary in amount. Services rendered to veterans are paid at daily rates determined by the U. S. Department of Veterans Affairs (USDVA). Services rendered to participants referred by the Houston Area Agency on Aging (AAA) are paid at daily rates negotiated and agreed to by AAA and Amazing Place. These amounts are due from participants or third-party payors and include variable consideration such as explicit price concessions. Explicit price concessions include contractual adjustments provided to participants and third-party payors. These adjustments are estimated based on the most likely amount subject to the terms of the payment agreement with the payors and the historical adjustment activity. Scholarships awarded reduce the amount of consideration Amazing Place expects to be entitled to receive and the participant revenue is presented net of scholarships.

Amazing Place has elected the practical expedient to not adjust the promised amount of consideration for the effects of a significant financing component due to expectations that the periods between the time services are provided and the time payment is received would be less than one year. At fiscal year end 2025, there are no unsatisfied performance obligations.

Special events revenue is the total amount paid by sponsors and attendees of an event and includes elements of both contributions and exchange transactions. Special events revenue is recognized when the event occurs. Amounts received for future events represent conditional contributions and are reported in the statement of financial position as deferred revenue until earned. Direct donor benefit costs represent the cost of goods and services provided to attendees of special events.

Advertising costs are expensed as incurred.

Functional allocation of expenses – Expenses are reported by their functional classification. Program services are the direct conduct or supervision of activities that fulfill the purposes for which the organization exists. Fundraising activities include the solicitation of contributions of money, securities, materials, facilities, other assets, and time. Management and general activities are not directly identifiable with specific program or fundraising activities. Expenses that are attributable to more than one activity are allocated among the activities benefitted. Salaries and related costs are allocated on the basis of estimated time and effort expended. Depreciation of building and improvements and occupancy costs are allocated based on square footage. Information technology costs are allocated based on estimates of time and costs of specific technology utilized.

Estimates – Management must make estimates and assumptions to prepare financial statements in accordance with generally accepted accounting principles. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, the amounts of reported revenue and expenses, and the allocation of expenses among various functions. Actual results could vary from the estimates that were used.

NOTE 2 – LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use within one year of December 31 comprise the following:

	<u>2025</u>	<u>2024</u>
Financial assets:		
Cash	\$ 4,168,037	\$ 3,029,277
Accounts receivable, net	36,621	42,180
Contributions receivable, net	1,770,459	3,058,932
Investments	<u>1,823,830</u>	<u>4,444,811</u>
Total financial assets	7,798,947	10,575,200
Less financial assets not available for general expenditure:		
Cash and investments restricted for capital campaign		(3,655,791)
Contributions receivable for capital additions	(1,730,871)	(2,207,400)
Endowment assets less amounts appropriated for upcoming year	(1,506,817)	(1,410,168)
Purpose-restricted net assets not expected to be satisfied in upcoming year	(485,805)	(584,328)
Operating contributions receivable not expected to be received in upcoming year		(171,867)
Board-designated reserves less amounts to be used for upcoming year	<u>(122,932)</u>	<u>(122,932)</u>
Total financial assets available for general expenditure	<u>\$ 3,952,522</u>	<u>\$ 2,422,714</u>

For purposes of analyzing resources available to meet general expenditures over a 12-month period, Amazing Place considers all expenditures related to its ongoing activities of providing a day center for adults with mild to moderate dementia and also support and education, as well as the conduct of services undertaken to support those activities, to be general expenditures.

To manage unanticipated liquidity needs, Amazing Place has a committed line of credit of \$500,000, all of which could be drawn upon. Additionally, Amazing Place has board-designated reserves of \$122,932 at December 31, 2025. Although Amazing Place does not intend to spend from the board-designated cash and investments, amounts from the board-designated cash and investments could be made available, if necessary.

NOTE 3 – CASH

Cash consists of the following:

	<u>2025</u>	<u>2024</u>
Operating cash	\$ 4,045,105	\$ 2,233,803
Board-designated reserves	122,932	122,932
Cash restricted for capital campaign		<u>672,542</u>
Total cash	<u>\$ 4,168,037</u>	<u>\$ 3,029,277</u>

NOTE 4 – CONTRIBUTIONS RECEIVABLE

Contributions receivable are as follows:

	<u>2025</u>	<u>2024</u>
Contributions receivable	\$ 1,820,727	\$ 3,183,422
Discount to net present value at 4.01% to 4.30%	(41,364)	(112,830)
Allowance for uncollectible contributions	<u>(8,904)</u>	<u>(11,660)</u>
Contributions receivable, net	<u>\$ 1,770,459</u>	<u>\$ 3,058,932</u>

Contributions receivable at December 31, 2025 are expected to be collected as follows:

Less than one year	\$ 810,727
One to five years	<u>1,010,000</u>
Total contributions receivable	<u>\$ 1,820,727</u>

NOTE 5 – INVESTMENTS AND FAIR VALUE MEASUREMENTS

Investments consist of the following:

	<u>2025</u>	<u>2024</u>
Common stock	\$ 964,720	\$ 835,727
Corporate bonds	296,493	329,523
Pooled fund held at Texas Methodist Foundation	241,167	1,830,182
Money market mutual funds	19,389	1,385,962
Preferred stock	<u>12,495</u>	<u>15,435</u>
Total investments at fair value	1,534,264	4,396,829
Cash	<u>289,566</u>	<u>47,982</u>
Total investments	1,823,830	4,444,811
Investments restricted for endowment	(1,563,212)	(1,461,562)
Less: Investments restricted for capital campaign		<u>(2,983,249)</u>
Operating investments	<u>\$ 260,618</u>	<u>\$ 0</u>

Investments are exposed to various risks such as interest rate, market and credit risks. Because of these risks, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the amounts reported in the statement of financial position and statement of activities.

Generally accepted accounting principles require that certain assets and liabilities be reported at fair value and establish a hierarchy that prioritizes inputs used to measure fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The three levels of the fair value hierarchy are as follows:

- *Level 1* – Inputs are unadjusted quoted prices in active markets for identical assets or liabilities that the reporting entity has the ability to access at the reporting date.
- *Level 2* – Inputs are other than quoted prices included in Level 1, which are either directly observable or can be derived from or corroborated by observable market data at the reporting date.
- *Level 3* – Inputs are not observable and are based on the reporting entity's assumptions about the inputs market participants would use in pricing the asset or liability.

Assets measured at fair value at December 31, 2025 are as follows:

	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>TOTAL</u>
Investments:				
Common stock	\$ 964,720			\$ 964,720
Corporate bonds		\$ 296,493		296,493
Pooled fund held at Texas Methodist Foundation (a)			\$ 241,167	241,167
Money market mutual funds	19,389			19,389
Preferred stock	<u>12,495</u>	<u></u>	<u></u>	<u>12,495</u>
Total assets measured at fair value	<u>\$ 996,604</u>	<u>\$ 296,493</u>	<u>\$ 241,167</u>	<u>\$ 1,534,264</u>

Assets measured at fair value at December 31, 2024 are as follows:

	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>TOTAL</u>
Investments:				
Common stock	\$ 835,727			\$ 835,727
Corporate bonds		\$ 329,523		329,523
Pooled fund held at Texas Methodist Foundation (a)			\$ 1,830,182	1,830,182
Money market mutual funds	1,385,962			1,385,962
Preferred stock	<u>15,435</u>	<u></u>	<u></u>	<u>15,435</u>
Total assets measured at fair value	<u>\$ 2,237,124</u>	<u>\$ 329,523</u>	<u>\$ 1,830,182</u>	<u>\$ 4,396,829</u>

- (a) Investment includes Amazing Place's share of a pooled investment portfolio managed by Texas Methodist Foundation (TMF) that lends to borrowers for the purpose of furthering charitable, religious, and educational purposes. The investment is accounted for by separate accounts maintained by TMF called TMF Impact Certificates (Certificates). The Certificates are general obligations of TMF and are not secured or otherwise backed by an interest in any specific loan or loans in the portfolio. A Certificate entitles the holder to interest payments and withdrawals under the terms of the agreement. Investments may be withdrawn, in whole or in part, at face value upon 30 days written demand to TMF. Withdrawals will be made in the order of the requests; however, there are no assurances that TMF will have sufficient liquidity in the short term to honor withdrawal requests. Amazing Place's Certificate has a variable interest rate and no specific maturity. There are no unfunded commitments to TMF. These funds are categorized as Level 3 in the fair value hierarchy. Purchases of Level 3 assets during the years ended December 31, 2025 and 2024 totaled \$4,688,176 and \$4,411,123, respectively. There were no transfers into or out of Level 3 for the years ended December 31, 2025 or 2024.

Valuation methods used for assets measured at fair value are as follows:

- *Common and preferred stock* are valued at the closing price reported on the active market on which the individual securities are traded.
- *Corporate bonds* are valued using prices obtained from independent quotation bureaus that use computerized valuation formulas which may include market-corroborated inputs for credit risk factors, interest rate and yield curves and broker quotes to calculate fair values.
- *Pooled fund held at TMF* is valued at Amazing Place's allocable share of the pooled fund as provided by fund management.
- *Mutual funds* are valued at the net asset value of shares held at year end.

These valuation methods may produce a fair value that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while Amazing Place believes its valuation methods are appropriate, the use of different methods or assumptions could result in a different fair value measurement at the reporting date.

NOTE 6 – LEASES

At December 31, 2025 and 2024, Amazing Place's operating lease right-of-use assets and lease liabilities included a real estate lease for office space that ended December 31, 2024 and a long-term ground lease for a portion of the land occupied by its facility. The components of lease costs are as follows:

	<u>2025</u>	<u>2024</u>
Operating lease costs	\$ 3,550	\$ 46,750
Short-term lease costs	<u>13,622</u>	<u>10,255</u>
Total lease costs	<u>\$ 17,172</u>	<u>\$ 57,005</u>

Cash paid for amounts included in the measurement of lease liabilities are as follows:

	<u>2025</u>	<u>2024</u>
Operating leases – operating cash outflows	\$3,550	\$46,750

The weighted-average term and discount rate for operating leases outstanding are as follows:

	<u>2025</u>	<u>2024</u>
Weighted-average remaining lease term	499 months	511 months
Weighted-average discount rate	0.41%	0.41%

Undiscounted cash flows related to operating lease liabilities at December 31, 2025 are as follows:

2026	\$ 3,550
2027	3,550
2028	3,550
2029	3,550
2030	3,550
Thereafter	<u>133,419</u>
Total undiscounted cash flows	151,169
Less discount to present value	<u>(87,845)</u>
Total discounted present value of lease liabilities	<u>\$ 63,324</u>

NOTE 7 – PROPERTY AND EQUIPMENT

Property and equipment consist of the following:

	<u>2025</u>	<u>2024</u>
Land	\$ 1,980,447	\$ 1,980,447
Building and improvements	17,898,221	6,294,451
Furniture and fixtures	1,694,996	636,420
Office equipment	543,448	256,460
Vehicles	61,938	61,938
Construction in progress	<u>12,329</u>	<u>7,485,002</u>
Total property and equipment, at cost	22,191,379	16,714,718
Accumulated depreciation	<u>(2,656,796)</u>	<u>(2,275,887)</u>
Property and equipment, net	<u>\$ 19,534,583</u>	<u>\$ 14,438,831</u>

NOTE 8 – NOTES PAYABLE

Amazing Place has a \$500,000 revolving line of credit with a bank with interest at prime rate plus 0.5 percentage points, which expires on June 2, 2027. There are no amounts outstanding on this line of credit at December 31, 2025 or 2024. The line of credit agreement contains certain covenants related to working capital and additional borrowings and gives the bank the ability to use certain account balances to offset any amounts due under the line of credit.

In June 2019, Amazing Place entered into a \$800,000 loan with TMF in connection with the purchase of land in the West Houston/Katy, Texas Area. In 2020, TMF granted a deferral of interest payments of \$10,457 until the maturity date of the loan. In 2024, Amazing Place paid off the land loan and converted the loan with TMF to a \$5,000,000 construction line of credit maturing April 7, 2047, to be used to fund construction of Amazing Place West. The line of credit has a variable rate of interest at prime rate less 1%. Payments of interest only are due until April 7, 2027, at which time the first monthly principal payment is due based on an amortization period of 20 years. The line of credit is secured by land and building in West Houston/Katy, Texas. Interest of \$40,588 was capitalized in 2024. There were no draws on this line of credit in 2025.

NOTE 9 – NET ASSETS WITHOUT DONOR RESTRICTIONS

Net assets without donor restrictions are comprised of the following:

	<u>2025</u>	<u>2024</u>
Undesignated	\$ 22,600,864	\$ 8,927,219
Board-designated reserves:		
Operating	101,225	101,225
Maintenance	12,254	12,254
Capital	<u>9,453</u>	<u>9,453</u>
Total net assets without donor restrictions	<u>\$ 22,723,796</u>	<u>\$ 9,050,151</u>

The Board of Directors (the Board) has established three reserves for operating, maintenance, and capital. The following policies have been adopted for the funding and use of the reserve funds:

- Operating Reserve – The operating reserve will be replenished annually based on 10% of net positive cash flow.
- Maintenance Reserve – The maintenance reserve will be replenished annually based on 2% of participant revenue. If the maintenance reserve exceeds \$30,000 upon replenishment, the excess funds will be added to the operating reserve.
- Capital Reserve – The capital reserve will be replenished annually based on 10% of annual depreciation expense. If the capital reserve exceeds \$100,000 upon replenishment, the excess funds will be added to the operating reserve.

The Board suspended additions to all three reserve funds in 2023. Any disbursements from the reserve funds must be approved by the Board.

NOTE 10 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are restricted as follows:

	<u>2025</u>	<u>2024</u>
Subject to expenditure for specified purpose:		
<i>Amazing Together</i> Campaign – capital	\$ 1,241,305	\$ 11,161,562
Participant scholarships	613,411	710,415
<i>Amazing Together</i> Campaign – scholarships	382,352	382,352
Staff salaries and benefits	90,000	240,000
Marketing		100,000
Other	<u>65,000</u>	<u>25,000</u>
Total subject to expenditure for specified purpose	2,392,068	12,619,329
Subject to passage of time:		
Contributions receivable that are not restricted by donors, but which are unavailable for expenditures until due	20,000	26,000
Endowments:		
Subject to spending policy and appropriation:		
General operations	<u>1,563,212</u>	<u>1,461,562</u>
Total net assets with donor restrictions	<u>\$ 3,975,280</u>	<u>\$ 14,106,891</u>

NOTE 11 – ENDOWMENT FUND

Amazing Place has a donor-restricted endowment fund to support operations, which is maintained in accordance with explicit donor stipulations and is subject to the Texas Uniform Prudent Management of Institutional Funds Act (TUPMIFA). TUPMIFA provides guidelines about what constitutes prudent spending and explicitly requires consideration of preservation of the fund. The Board of Amazing Place has interpreted TUPMIFA as requiring a focus on the entirety of the donor-restricted endowment fund, including original gift amounts and net appreciation, allowing Amazing Place's Board to appropriate for expenditure or accumulate as much of an endowment fund as considered prudent for the uses, benefits, purposes, and duration for which the fund was established, subject to explicit donor stipulations.

As a result of this interpretation, Amazing Place classifies contributions to the endowment plus any donor-stipulated accumulations as *net assets with donor restrictions* required to be maintained in perpetuity. This amount is not reduced by investment losses or by appropriation and spending. The portion of the endowment not required to be maintained in perpetuity is classified as *net assets with donor restrictions* until appropriated in accordance with spending policies and used for the stipulated purpose, if any.

An endowment fund is *underwater* if the fair value of the fund's investments falls below the amount required to be maintained in perpetuity because of declines in the fair value of investments and/or continued appropriation and spending in accordance with prudent spending. There were no such deficiencies at December 31, 2025 and 2024.

Investment Policies and Strategy

Amazing Place has adopted an investment policy for endowment assets that has the objective to obtain the best possible return on investments commensurate with a moderate degree of risk with diversification of assets among different classes of investments as a means of reducing risk. Under this policy, as approved by the Board, the investments may be invested in mutual funds, index funds, common trust funds, or actively managed in stocks, bonds, and other securities.

Amazing Place has a policy of appropriating for distribution each year 50% of the earnings from the endowment, not to exceed 4% of the endowment fund's average market value for the prior twelve quarters through the calendar year end preceding the fiscal year in which the distribution is planned. Investment return that is in excess of the stated disbursement objective will be reinvested. To the extent that the current year's investment return is insufficient to meet the minimum disbursement objective, Amazing Place may use reinvested income from prior or subsequent years to make up the difference in the current year's shortfall. In establishing this policy, Amazing Place considered the long-term expected return on its endowment, the nature and duration of the endowment fund, and the possible effects on inflation.

Changes in the donor-restricted endowment fund are as follows:

	WITH DONOR RESTRICTIONS		
	ACCUMULATED NET INVESTMENT RETURN	REQUIRED TO BE MAINTAINED IN PERPETUITY	TOTAL
Endowment net assets, December 31, 2023	\$ 432,689	\$ 875,882	\$ 1,308,571
Net investment return	202,755		202,755
Distributions	(49,764)		(49,764)
Endowment net assets, December 31, 2024	585,680	875,882	1,461,562
Net investment return	153,317		153,317
Distributions	(51,667)		(51,667)
Endowment net assets, December 31, 2025	<u>\$ 687,330</u>	<u>\$ 875,882</u>	<u>\$ 1,563,212</u>

NOTE 12 – PROGRAM REVENUE

Amazing Place disaggregates revenue from contracts with customers by payor source as this depicts the nature, amount, timing, uncertainty and cash flows as affected by economic factors. Revenue from contracts with customers, which is recognized over time, consists of the following:

	<u>2025</u>	<u>2024</u>
Private pay	\$ 1,142,785	\$ 900,388
Commercial insurance	170,407	199,625
Harris County Area Agency on Aging	117,972	128,892
U. S. Department of Veterans Affairs	<u>95,017</u>	<u>76,878</u>
Total	<u>\$ 1,526,181</u>	<u>\$ 1,305,783</u>

Amazing Place awarded scholarships to participants of \$108,503 and \$94,968 in fiscal years 2025 and 2024, respectively.

NOTE 13 – CONTRIBUTED NONFINANCIAL ASSETS AND VOLUNTEER HOURS

Amazing Place receives various forms of nonfinancial asset contributions, including contributions of professional services and contributions of facilities. Nonfinancial asset contributions are recognized at their estimated fair value at the date of receipt based on current rates for similar items or services in the market and are expensed as utilized. Amazing Place recognized the following as nonfinancial asset contributions for the year ended December 31, 2025:

Professional services	\$ 189,977
Office facilities	<u>4,988</u>
Total contributed nonfinancial assets	<u>\$ 194,965</u>

Volunteers provided more than 10,784 volunteer hours with an estimated value of \$375,000 in 2025 and 10,773 volunteer hours with an estimated value of \$361,000 in 2024 to assist Amazing Place in providing program services for which no amount has been recorded in the financial statements because the services did not meet the criteria for recognition under generally accepted accounting principles. The estimated value is based on the Independent Sector's volunteer wage rate.

NOTE 14 – EMPLOYEE BENEFIT PLAN

Amazing Place participates in a multiple employer §401(k) plan, which is administered by a third party and covers all employees who are 21 or older and completed three consecutive months of employment. Participants may contribute a portion of their compensation to the plan, up to the maximum amount permitted under §401(k) regulations of the Internal Revenue Code. Amazing Place matches employee contributions up to 2% of the employee's compensation. Amazing Place contributed approximately \$39,000 and \$27,000 for the years ended December 31, 2025 and 2024, respectively.

NOTE 15 – CONCENTRATIONS

At December 31, 2025 and 2024, approximately 81% and 84% of contributions receivable are due from one donor and two donors, respectively. During 2025 and 2024, contributions from one donor comprised 43% and 42% of total financial contributions, respectively.

NOTE 16 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through June 18, 2026, which is the date that the financial statements were available for issuance. As a result of this evaluation, no events were identified that are required to be disclosed or would have a material impact on reported net assets or changes in net assets.
