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Report of Independent Auditors and
Financial Statements

Descanso Gardens Foundation

December 31, 2025 and 2024

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Report of Independent Auditors

The Board of Trustees
Descanso Gardens Foundation

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Descanso Gardens Foundation, which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities and changes in net assets, functional expenses, and 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 Descanso Gardens Foundation as of December 31, 2025 and 2024, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Descanso Gardens 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 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 Descanso Gardens Foundation's ability to continue as a going concern within one year after the date that the 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 financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 Descanso Gardens 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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Descanso Gardens 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.

Baker Tilly US, LLP

Los Angeles, California

March 12, 2026

Financial Statements

Descanso Gardens Foundation
Statements of Financial Position
December 31, 2025 and 2024

	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 3,242,994	\$ 3,836,345
Restricted cash and cash equivalents	2,815,009	3,439,026
Investments	-	2,520,330
Accounts receivable	52,239	156,858
Current portion of contributions receivable	362,709	438,144
Gift shop inventory	361,413	369,665
Prepaid expenses	88,726	82,231
Other assets	11,323	8,652
Total current assets	6,934,413	10,851,251
CONTRIBUTIONS RECEIVABLE, net of current	683,657	559,976
ENDOWMENT INVESTMENTS	3,098,006	2,921,690
PROPERTY AND EQUIPMENT, net	16,591,265	12,319,750
Total assets	\$ 27,307,341	\$ 26,652,667
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	\$ 1,071,363	\$ 618,545
Accrued expenses	977,516	1,946,178
Current portion of contract liabilities	4,468,570	2,097,161
Total current liabilities	6,517,449	4,661,884
CONTRACT LIABILITIES, net of current	2,148,191	2,972,206
Total long term liabilities	\$ 2,148,191	\$ 2,972,206
NET ASSETS		
Without donor restrictions		
Undesignated	15,417,395	15,926,923
Designated by the Board for operating endowment	2,128,921	2,020,305
	17,546,316	17,947,228
With donor restrictions		
Perpetual endowment	886,102	801,691
Time-restricted endowment	82,983	99,693
Purpose restrictions	126,300	169,965
	1,095,385	1,071,349
Total net assets	18,641,701	19,018,577
Total liabilities and net assets	\$ 27,307,341	\$ 26,652,667

See accompanying notes.

Descanso Gardens Foundation
Statements of Activities and Changes in Net Assets
Year Ended December 31, 2025

	Without Donor Restriction	With Donor Restriction	Total
REVENUES, SUPPORT, AND GAINS			
General admissions	\$ 3,077,693	\$ -	\$ 3,077,693
Special event admissions	6,069,993	-	6,069,993
Memberships	3,181,700	-	3,181,700
Sales, rentals, and programs	3,075,314	-	3,075,314
Management fee	270,000	-	270,000
Other income	275,746	-	275,746
Subtotal, revenues	<u>15,950,446</u>	<u>-</u>	<u>15,950,446</u>
Contributions	1,090,164	1,157,454	2,247,618
Contributions of nonfinancial assets	18,350	-	18,350
Grants	36,257	-	36,257
Sponsorships	242,459	-	242,459
Interest and dividends	158,665	20,594	179,259
Realized and unrealized gain on investments, net	161,306	75,107	236,413
Net assets released from restrictions – other	1,201,119	(1,201,119)	-
Net assets released from term endowment	28,000	(28,000)	-
Subtotal, contributed sources	<u>2,936,320</u>	<u>24,036</u>	<u>2,960,356</u>
Total revenues, support, and gains	<u>18,886,766</u>	<u>24,036</u>	<u>18,910,802</u>
EXPENSES AND LOSSES			
Program services expense			
Garden stewardship and operations	15,319,943	-	15,319,943
Education, public programs, and gallery	1,176,867	-	1,176,867
Total program services expense	<u>16,496,810</u>	<u>-</u>	<u>16,496,810</u>
Supporting services expense			
Management and general	1,731,852	-	1,731,852
Fundraising and development	1,059,016	-	1,059,016
Total supporting services expense	<u>2,790,868</u>	<u>-</u>	<u>2,790,868</u>
Total expenses and losses	<u>19,287,678</u>	<u>-</u>	<u>19,287,678</u>
CHANGE IN NET ASSETS	(400,912)	24,036	(376,876)
NET ASSETS, beginning of year	<u>17,947,228</u>	<u>1,071,349</u>	<u>19,018,577</u>
NET ASSETS, end of year	<u>\$ 17,546,316</u>	<u>\$ 1,095,385</u>	<u>\$ 18,641,701</u>

See accompanying notes.

Descanso Gardens Foundation
Statements of Activities and Changes in Net Assets
Year Ended December 31, 2024

	Without Donor Restriction	With Donor Restriction	Total
REVENUES, SUPPORT, AND GAINS			
General admissions	\$ 2,581,613	\$ -	\$ 2,581,613
Special event admissions	6,609,187	-	6,609,187
Memberships	2,888,181	-	2,888,181
Sales, rentals, and programs	2,585,972	-	2,585,972
Management fee	270,000	-	270,000
Other income	4,625	-	4,625
	<u>14,939,578</u>	<u>-</u>	<u>14,939,578</u>
Subtotal, revenues	14,939,578	-	14,939,578
Contributions	861,111	1,407,795	2,268,906
Contributions of nonfinancial assets	2,352	-	2,352
Grants	201,188	120,000	321,188
Sponsorships	218,000	-	218,000
Interest and dividends	290,136	18,864	309,000
Realized and unrealized loss on investments, net	181,586	78,335	259,921
Net assets released from restrictions – other	4,162,264	(4,162,264)	-
Net assets released from term endowment	28,000	(28,000)	-
	<u>5,944,637</u>	<u>(2,565,270)</u>	<u>3,379,367</u>
Subtotal, contributed sources	5,944,637	(2,565,270)	3,379,367
Total revenues, support, and gains	<u>20,884,215</u>	<u>(2,565,270)</u>	<u>18,318,945</u>
EXPENSES AND LOSSES			
Program services expense			
Garden stewardship and operations	13,795,150	-	13,795,150
Education, public programs, and gallery	1,143,469	-	1,143,469
	<u>14,938,619</u>	<u>-</u>	<u>14,938,619</u>
Total program services expense	14,938,619	-	14,938,619
Supporting services expense			
Management and general	1,697,408	-	1,697,408
Fundraising and development	1,211,781	-	1,211,781
	<u>2,909,189</u>	<u>-</u>	<u>2,909,189</u>
Total supporting services expense	2,909,189	-	2,909,189
Total expenses and losses	<u>17,847,808</u>	<u>-</u>	<u>17,847,808</u>
CHANGE IN NET ASSETS	3,036,407	(2,565,270)	471,137
NET ASSETS, beginning of year	<u>14,910,821</u>	<u>3,636,619</u>	<u>18,547,440</u>
NET ASSETS, end of year	<u>\$ 17,947,228</u>	<u>\$ 1,071,349</u>	<u>\$ 19,018,577</u>

See accompanying notes.

Descanso Gardens Foundation
Statements of Functional Expenses
Year Ended December 31, 2025

	Program Services					Total	
	Garden	Public Programs,		Program	Management		Fundraising
	Stewardship	Education,					
Operations	and Gallery		Total	and General	and Development		
Advertising	\$ 197,770	\$ -	\$ 197,770	\$ -	\$ -	\$ 197,770	
Bank and credit card fees	443,968	-	443,968	-	-	443,968	
Catering/meetings	2,028	13,485	15,513	28,445	22,253	66,211	
Cost of sales	1,095,403	-	1,095,403	-	-	1,095,403	
Credit loss	-	-	-	-	6,000	6,000	
Depreciation	1,104,592	414,716	1,519,308	81,877	2,379	1,603,564	
Donations giving	-	-	-	1,421	44	1,465	
Dues, subscriptions and books	58,922	3,375	62,297	82,178	34,088	178,563	
Equipment repairs and maintenance	618,933	-	618,933	-	-	618,933	
Event expense	1,586	-	1,586	-	128,669	130,255	
Fees and honorariums	77,800	81,873	159,673	-	-	159,673	
Insurance	331,921	124,619	456,540	24,603	715	481,858	
Inventory loss	40,212	-	40,212	-	-	40,212	
Legal and accounting	-	-	-	50,743	-	50,743	
Loss - fire and damage	223,618	-	223,618	-	-	223,618	
Maintenance supplies	133,795	152	133,947	-	8,365	142,312	
Miscellaneous	-	-	-	3,227	-	3,227	
Office supplies	27,864	1,652	29,516	21,965	4,430	55,911	
Plants and horticultural supplies	154,256	-	154,256	-	-	154,256	
Postage and freight	174,734	-	174,734	8,009	2,049	184,792	
Printing and copying	211,110	83	211,193	7,618	-	218,811	
Professional development	6,177	100	6,277	3,389	2,108	11,774	
Professional services	6,074,393	63,506	6,137,899	346,120	136,985	6,621,004	
Salaries and benefits	3,920,463	327,033	4,247,496	1,037,334	705,698	5,990,528	
Taxes and licenses	20,298	-	20,298	2,289	-	22,587	
Telephone	14,288	5,365	19,653	1,059	31	20,743	
Travel	10,547	16	10,563	3,759	4,394	18,716	
Utilities	375,265	140,892	516,157	27,816	808	544,781	
Total	<u>\$ 15,319,943</u>	<u>\$ 1,176,867</u>	<u>\$ 16,496,810</u>	<u>\$ 1,731,852</u>	<u>\$ 1,059,016</u>	<u>\$ 19,287,678</u>	

See accompanying notes.

Descanso Gardens Foundation
Statements of Functional Expenses
Year Ended December 31, 2024

	Program Services					Total	
	Garden	Public Programs,		Program	Management		Fundraising
	Stewardship	Education,					
Operations	and Gallery		Total	and General	and Development		
Advertising	\$ 160,158	\$ -	\$ 160,158	\$ 27,648	-	\$ 187,806	
Bank and credit card fees	408,145	7,618	415,763	2,750	1,170	419,683	
Catering/meetings	3,037	11,706	14,743	23,731	91,023	129,497	
Cost of sales	952,943	-	952,943	-	-	952,943	
Depreciation	879,850	330,337	1,210,187	65,219	1,895	1,277,301	
Donations giving	-	-	-	35	9	44	
Dues, subscriptions and books	78,338	16,865	95,203	26,113	33,661	154,977	
Equipment repairs and maintenance	860,246	-	860,246	15,764	500	876,510	
Event expense	1,768	-	1,768	6,497	29,982	38,247	
Fees and honorariums	-	172,340	172,340	-	1,900	174,240	
Insurance	318,653	119,638	438,291	23,620	686	462,597	
Inventory loss	44,832	-	44,832	-	-	44,832	
Legal and accounting	-	-	-	47,230	-	47,230	
Maintenance supplies	122,937	-	122,937	2,720	4,187	129,844	
Miscellaneous	1,371	-	1,371	(386)	467	1,452	
Office supplies	26,673	2,250	28,923	7,540	5,526	41,989	
Plants and horticultural supplies	63,216	-	63,216	-	6,899	70,115	
Postage and freight	89,689	10	89,699	3,594	34,989	128,282	
Printing and copying	364,922	-	364,922	9,336	633	374,891	
Professional development	3,493	592	4,085	2,025	645	6,755	
Professional services	5,704,644	34,032	5,738,676	313,120	104,036	6,155,832	
Salaries and benefits	3,377,606	336,591	3,714,197	1,071,346	892,894	5,678,437	
Taxes and licenses	22,296	-	22,296	2,577	-	24,873	
Telephone	1,399	-	1,399	18,082	-	19,481	
Travel	11,981	-	11,981	6,836	39	18,856	
Utilities	296,953	111,490	408,443	22,011	640	431,094	
Total	<u>\$ 13,795,150</u>	<u>\$ 1,143,469</u>	<u>\$ 14,938,619</u>	<u>\$ 1,697,408</u>	<u>\$ 1,211,781</u>	<u>\$ 17,847,808</u>	

See accompanying notes.

Descanso Gardens Foundation
Statements of Cash Flows
Years Ended December 31, 2025 and 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ (376,876)	\$ 471,137
Adjustments to reconcile changes in net assets to net cash from operating activities		
Depreciation expense	1,603,564	1,277,301
Realized and unrealized gain on investments, net	(236,413)	(280,466)
Change in discount for contributions receivable	13,851	6,590
Contributions restricted for Capital Campaign	(978,033)	(1,124,447)
Contributions restricted for Camelia	(50,000)	-
Contributions restricted for Haaga Gallery	(126,300)	-
Credit loss	(6,000)	-
Changes in operating assets and liabilities		
Accounts receivable	104,619	49,338
Contributions receivable	(56,097)	507,196
Inventory	8,252	46,129
Prepaid expenses	(6,495)	(20,779)
Other assets	(2,671)	(5,932)
Accounts payable	452,818	(729,522)
Accrued expenses	(968,662)	1,540,783
Contract liabilities	1,547,394	(131,540)
Net cash provided by operating activities	922,951	1,605,788
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of investments	(654,408)	(1,089,550)
Proceeds from sales of investments	3,234,835	3,538,742
Purchases of property and equipment	(5,875,079)	(4,342,695)
Net cash used in investing activities	(3,294,652)	(1,893,503)
CASH FLOWS FROM FINANCING ACTIVITIES		
Contributions restricted for Capital Campaign	978,033	1,124,447
Contributions restricted for Camelia	50,000	-
Contributions restricted for Borun Nursery	126,300	-
Net cash provided by financing activities	1,154,333	1,124,447
NET CHANGE IN CASH AND CASH EQUIVALENTS	(1,217,368)	836,732
BEGINNING OF YEAR		
Cash and cash equivalents	3,836,345	
Restricted cash and cash equivalents	3,439,026	
	7,275,371	6,438,639
END OF YEAR		
Cash and cash equivalents	3,242,994	
Restricted cash and cash equivalents	2,815,009	
	\$ 6,058,003	\$ 7,275,371

See accompanying notes.

Descanso Gardens Foundation

Notes to Financial Statements

Note 1 – Organization

Garden operations and stewardship – Descanso Gardens Foundation (the Foundation), is a nonprofit organization whose mission is to connect people with nature and one another. The Foundation was formed in 1960 and operates out of facilities at Descanso Gardens (the Gardens).

The Gardens are located in La Cañada Flintridge, California, and were established in 1937. The Gardens are owned by the County of Los Angeles (the County) and encompass 160 acres of land. The Gardens contain a variety of floral and horticultural exhibits and are open to members and the general public.

Education, public programs, and gallery – Descanso Gardens is a valuable resource for educators seeking to facilitate meaningful nature experiences. Serving over 14,000 participants each year from all over the County and beyond, the Foundation provides opportunities for students to discover and connect with the natural world through close observation, self-guided exploration, and hands-on learning.

Integral to both Descanso Gardens' education programs and its public outreach efforts, the Sturt Haaga Gallery presents three exhibitions a year that seek to inspire and stimulate the public's interest in plants, plant communities and ecosystems, horticulture, botany, ecology, gardens as cultural artifacts, nature, and the human understanding of, and appreciation for, the natural world. The curatorial purview will emphasize art – particularly contemporary art – but will also include science and history in a lively mix within individual exhibitions and across the annual schedule. The curatorial stance will be characterized by intellectual rigor and professional standards, a commitment to accessibility by a wide and diverse audience, cohesion with the Gardens' education mission, and the creative blending of disciplines, media, and diverse points of view.

The Sturt Haaga Gallery was conceived as an important addition to Descanso's education mission. Programming in the gallery derives from and seeks to illuminate the intersection between contemporary arts and the sciences represented by the garden – botany, horticulture, biology, ecology, conservation, and the study of gardens as cultural artifacts.

Note 2 – Summary of Significant Accounting Policies

Basis of presentation – The accompanying financial statements are prepared in accordance with generally accepted accounting principles in the United States of America (U.S. GAAP).

Reclassification – Certain prior period amounts have been reclassified to conform to the current period presentation. These reclassifications had no impact on the Foundation's change in net assets or the net assets balance.

Cash and cash equivalents – The Foundation considers all cash, money market funds, and highly liquid investments with original maturities of three months or less. Accounts are insured up to \$250,000 per bank by the Federal Deposit Insurance Corporation (FDIC). At December 31, 2025, the Organization had deposits with carrying amounts of \$6,058,003 of which \$2,815,009 are restricted by the Foundation for specific contractual purposes. At December 31, 2024, the Organization had deposits with carrying amounts of \$7,275,371 of which \$3,439,026 are restricted by the Foundation for specific contractual purposes. Cash equivalents held in investment portfolios are not considered cash and cash equivalents for the purpose of the financial statements, as they are expected to be invested.

Descanso Gardens Foundation

Notes to Financial Statements

Receivables and credit policies – Accounts receivable consist of unsecured noninterest-bearing amounts due from the Foundation’s caterer under a revenue-share arrangement for food and beverage operations at the Gardens. The Foundation determines the allowance for expected credit losses based on historical experience, an assessment of economic conditions, a review of subsequent collections, and expectations about future collectability. Accounts receivable are written off when deemed uncollectible. At December 31, 2025 and 2024, no allowance for credit losses was deemed necessary. Accounts receivable totaled \$52,239, \$156,858, and \$206,196, at December 31, 2025, 2024, and 2023, respectively, which is expected to be collected within the next year.

Contributions receivable – Contributions receivable represent amounts due from donors for financial commitments to the Foundation’s programs. The Foundation records contributions receivable that are expected to be collected within one year at net realizable value. Contributions receivable 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 statements of activities and changes in net assets. Allowances for contributions receivable are determined based on review of the individual donors and agreements. At December 31, 2025 and 2024, no allowance was deemed necessary.

Gift shop inventory – Inventory consists of program-related merchandise held-for-sale in the gift shop and is stated at the lower of cost or net realizable value, determined by the first-in, first-out method. At December 31, 2025 and 2024, no inventory reserve was deemed necessary.

Property and equipment and leasehold improvements – The Foundation records property and equipment and leasehold improvement additions over \$2,500 at cost or, if donated, at fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful life of the related assets as follows:

Vehicles and machinery	7–15 years
Equipment	3–10 years
Furniture and fixtures	5–10 years

Leasehold improvements are depreciated over the life of the underlying lease. When assets are sold or otherwise disposed of, the cost and related depreciation are removed from the accounts, and any resulting gain or loss is included in the statements of activities and changes in net assets. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed in the period incurred.

The Foundation reviews the carrying values of property and leasehold improvements 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 years ended December 31, 2025 and 2024.

Descanso Gardens Foundation

Notes to Financial Statements

Lease accounting – The Foundation determines whether the arrangement is or contains a lease at inception and only reassesses its determination if the terms and conditions of the agreement are changed. Transactions give rise to leases when the Foundation receives substantially all the economic benefits from and can direct the use of a specified property and equipment. The right of use (ROU) assets and lease liabilities are calculated using the risk-free rate in accordance with their elected policy. ROU assets represent the Foundation's right to use, or control the use of, a specified asset for the lease term. Lease liabilities are the Foundation's obligation to make lease payments arising from a lease. ROU assets and lease liabilities are recognized based on the present value of the future minimum lease payments over the lease term on the commencement date. The ROU asset includes any lease payments made and initial direct costs incurred, and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that the Foundation will exercise that option. Lease expense for minimum lease payments is recognized on a straight-line basis over the lease term.

At December 31, 2025 and 2024, the Foundation did not recognize any operating lease liabilities or ROU assets as the amounts were not material to the financial statements.

Investments – The Foundation records investment purchases at cost, or if donated, at fair value on the date of donation. Thereafter, investments are reported at fair value in the statements of financial position. Net investment return and interest income are reported in the statements of activities and changes in net assets and consist of realized and unrealized gains and losses, and interest and dividend income, respectively. Realized and unrealized gains and losses are shown net of external investment expenses. Endowment funds consist of funds established by donors to provide annual funding for specific activities and general operations. Endowment funds are subject to the Foundation's asset allocation guidelines and spending policy for endowment 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 (or certain grantor) restrictions. The governing board has designated, from net assets without donor restrictions, net assets for an operating endowment.

Net assets with donor restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates those resources be maintained in perpetuity.

Revenue and revenue recognition – Membership revenue is recognized evenly during the membership term. Admission revenue is recognized when the activity or event occurs.

Gifts of securities are recognized at fair value as support without donor restrictions unless explicit donor stipulations specify how the donated assets must be used.

Descanso Gardens Foundation

Notes to Financial Statements

Revenues from grants and contracts that are nonreciprocal are treated like contributions. If the grant or contract is conditional, a barrier to entitlement exists, and revenue is recognized when the barrier is considered overcome. If the grant or contract is unconditional, revenue is recognized upon signing of the agreement.

Revenues from management fees and sales, rentals, and programs are recognized over the contractual period or when the related product has been delivered or service performed. These revenues are reported as increases in net assets without donor restrictions.

Contract liabilities consist of advanced ticket sales, unearned management fees, unearned memberships, and deposits received for future rental events and meetings to be held subsequent to year end. Contract liabilities are recognized when the event occurs or when service performance has been completed.

Other Income – Other income primarily consists of insurance proceeds and one-time non-recurring income. The insurance proceeds relate to recoveries from claims, while the one-time non-recurring income pertains to unique events outside the Foundation's regular activities.

For the years ended December 31, 2025 and 2024, the Foundation recognized other income totaling \$275,746 and \$4,625, respectively.

Contributions – Unconditional contributions received are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Contributions that are restricted by the donor are reported as an increase in net assets without donor restrictions if the restriction expires in the same reporting period in which the contribution is recognized. All other donor-restricted contributions are reported as an increase in net assets with donor restrictions, depending on the nature of restriction. When a 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 are reported in the statements of activities and changes in net assets as net assets released from restrictions.

Contributed property and equipment are recorded at fair value at the date of donation. Contributions with donor-imposed stipulations regarding how long the contributed assets must be used are recorded as net assets with donor restrictions; otherwise, the contributions are recorded as net assets without donor restrictions.

Conditional promises to give, 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. At December 31, 2025 and 2024, there were no amounts outstanding that were dependent on a barrier being met prior to recognition.

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Notes to Financial Statements

Contributions of nonfinancial assets consist of contributed services and contributed plant or living specimens and supplies. Contributed services consist of volunteers donating time and services to the Foundation's operations. The Foundation recognizes contributed services if the services (a) create or enhance long-lived assets, or (b) require specialized skills that would be purchased if not provided by donation. The Foundation uses various methods of valuation techniques to determine the value of contributed plant or living specimens and supplies including: (a) current price obtained from publicly available resources, or (b) current price provided by the donor from supporting invoices. Contributed non-financial assets are reported as revenue in the statements of activities and changes in net assets. There were no contributed services meeting the Foundation revenue recognition criteria for the years ended December 31, 2025 and 2024.

The Foundation received the following contributions of nonfinancial assets for the years ended December 31:

	2025	2024
Plant material	\$ 17,750	\$ 890
Inventory	-	150
Meal	-	435
Tools/supplies	600	877
	\$ 18,350	\$ 2,352

Sponsorship revenue – Sponsorship revenue recognition is evaluated individually for each transaction to determine whether it falls under the scope of an exchange transaction (Topic 606, *Revenue from Contracts with Customers*) or a nonreciprocal transaction (Topic 958-605, *Not-for-Profit Entities – Revenue Recognition*). If the sponsoring entity receives commensurate value in return for their cash transferred, the transaction falls under the scope of Topic 606 (e.g., revenue for goods/services provided). If the sponsoring entity does not receive commensurate value in return for their cash transferred, the transaction falls under the scope of Topic 958-605 (e.g., a contribution). The Foundation recognized \$242,459 and \$218,000 in sponsorship revenue for the years ended December 31, 2025 and 2024, respectively. For both years, all sponsorship revenues were recognized as contributions.

Income taxes – The Foundation is exempt from income taxes under Internal Revenue Code §501(c)(3) and California Revenue and Taxation Code §23701(d).

The Foundation recognizes the impact of tax positions in the financial statements if that position is more likely than not to be sustained on audit, based on the technical merits of the position. To date, the Foundation has not recorded any uncertain tax positions. During the years ended December 31, 2025 and 2024, the Foundation did not recognize any amount in potential interest and penalties associated with uncertain tax positions.

Advertising – The Foundation expenses advertising costs as incurred. Advertising expenses totaled \$197,770 and \$187,806 for the years ended December 31, 2025 and 2024, respectively. Advertising expenses are recorded in the advertising natural category on the statement of functional expenses.

Descanso Gardens Foundation

Notes to Financial Statements

Functional expenses – The costs of providing the Foundation’s programs and other activities have been summarized on a functional basis in the statements of activities and changes in net assets. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among garden stewardship and operations, public programs, and supporting services benefited. Such allocations are determined by management on an equitable basis and are allocated based on the nature of expense and based on either percentage of revenues, square footage, or headcount.

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

Concentrations

Cash and cash equivalents – The Foundation maintains its cash and cash equivalent accounts with high credit quality financial institutions. At times, balances in the Foundation’s cash accounts exceed the FDIC insured limits. The Foundation has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk on its cash and cash equivalents.

Investments – The Foundation holds investments in cash equivalents, equities, mutual funds, and exchange traded funds (which consist of equity and fixed-income securities). Invested funds are subject to certain risks, such as market fluctuation, credit risk, and changes in interest rates, which could result in losses in the event of adverse economic circumstances. At times, balances in the Foundation’s investment accounts exceed the Securities Investor Protection Corporation insured limits. The Foundation attempts to limit its risk associated with investments through diversification and by utilizing the expertise and processes of an outside investment advisor.

Revenue – A significant portion of the Foundation’s admissions revenue has historically been derived from its fall and winter programming, *Carved!* and *Enchanted: Forest of Light (Enchanted)* events. For the years ended December 31, 2025 and 2024, *Carved!* and *Enchanted* ticket sales accounted for 66% and 72%, respectively, of the Foundation’s total admissions revenue.

Descanso Gardens Foundation
Notes to Financial Statements

Note 3 – Liquidity and Availability

The following represents the Foundation's financial assets and available financial resources at December 31, 2025 and 2024, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the statements of financial position date:

	2025	2024
Financial assets at year end		
Cash and cash equivalents	\$ 3,242,994	\$ 3,836,345
Restricted cash and cash equivalents	2,815,009	3,439,026
Accounts receivable	52,239	156,858
Current portion of contributions receivable, net	362,709	438,144
Investments	3,098,006	5,442,020
Total financial assets	9,570,957	13,312,393
Available financial resources		
Add		
Endowment spending-rate distributions and appropriations	105,236	135,693
	105,236	135,693
Less amounts not available to be used within one year		
Net assets with donor restrictions	126,300	169,965
Designated by the Board for endowment	2,128,921	2,020,305
Perpetual endowment	886,102	801,691
Time-restricted endowment	82,983	99,693
	3,224,306	3,091,654
Financial assets and resources available to meet general expenditures over the next twelve months	\$ 6,451,887	\$ 10,356,432

The Foundation's endowment funds consist of donor-restricted endowments and funds designated by the Board as endowments. Income from donor-restricted endowments up to the stipulated annual spending rate is available for general use.

The Foundation's Board-designated endowment of \$2,128,921 and \$2,020,305 as of December 31, 2025 and 2024, respectively, is subject to an annual spending rate of 4% of the average of the total account value as of December 31 of the preceding three years, as described in Note 7. Although the Foundation does not intend to spend from this Board-designated endowment (other than amounts appropriated for general expenditure as part of the Board's annual budget approval and appropriation), these amounts could be made available if necessary.

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Notes to Financial Statements

The Foundation utilizes its available resources, including operating investment portfolios and operating cash flows, to fund ongoing capital construction projects and support its strategic initiatives. Operating cash flow remains positive, reflecting the Foundation's ability to sustain its operations and invest in key projects. For the year ended December 31, 2025, the decline in financial resources available to meet general expenditures over the next twelve months as compared to prior year represents the planned liquidation of the operating investment portfolio to fund capital construction projects.

Note 4 – Investments

The Foundation reports all of its investments at fair value in accordance with U.S. GAAP. U.S. GAAP defines fair value, establishes a framework for measuring fair value, and expands disclosures about fair value measurements. U.S. GAAP defines fair value as 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 the Foundation can access 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, the Foundation develops inputs using the best information available in the circumstances.

The investments of the Foundation in Level 1 include cash equivalents, equity investments, bond and equity mutual funds, and exchange traded funds, and are valued based on quoted market prices of identical assets.

Transfers between hierarchy levels are recognized at the end of the reporting period. There were no transfers for the years ended December 31, 2025 and 2024.

Descanso Gardens Foundation

Notes to Financial Statements

The following tables present the Foundation's investments by the fair value hierarchy levels as of December 31, 2025 and 2024:

	Fair Value Measurements at December 31, 2025			
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Endowment Investments				
Cash equivalents	\$ 39,281	\$ 39,281	\$ -	\$ -
Equities – domestic	1,648,910	1,648,910	-	-
Exchange traded funds – equities	141,127	141,127	-	-
Exchange traded funds – bond funds	530,103	530,103	-	-
Bond mutual funds	442,090	442,090	-	-
Equity mutual funds	296,495	296,495	-	-
	<u>3,098,006</u>	<u>3,098,006</u>	<u>-</u>	<u>-</u>
Total investments	<u>\$ 3,098,006</u>	<u>\$ 3,098,006</u>	<u>\$ -</u>	<u>\$ -</u>

	Fair Value Measurements at December 31, 2024			
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments				
Cash equivalents	\$ 2,520,330	\$ 2,520,330	\$ -	\$ -
Endowment Investments				
Cash equivalents	47,581	47,581	-	-
Equities – domestic	1,524,864	1,524,864	-	-
Exchange traded funds – equities	130,082	130,082	-	-
Exchange traded funds – bond funds	439,149	439,149	-	-
Bond mutual funds	429,147	429,147	-	-
Equity mutual funds	350,867	350,867	-	-
	<u>2,921,690</u>	<u>2,921,690</u>	<u>-</u>	<u>-</u>
Total investments	<u>\$ 5,442,020</u>	<u>\$ 5,442,020</u>	<u>\$ -</u>	<u>\$ -</u>

For the years ended December 31, 2025 and 2024, net return consisted of the following:

	2025	2024
Interest and dividend income	\$ 179,259	\$ 309,000
Unrealized gain on investments	257,747	280,466
Management fees	<u>(21,334)</u>	<u>(20,545)</u>
Realized and unrealized gain on sale of investments, net	<u>236,413</u>	<u>259,921</u>
Investment return, net	<u>\$ 415,672</u>	<u>\$ 568,921</u>

Descanso Gardens Foundation
Notes to Financial Statements

Note 5 – Contributions Receivable

Contributions receivable at December 31, 2025 and 2024, are expected to be realized as follows:

	2025	2024
Within one year	\$ 362,709	\$ 438,144
Between one year and five years	776,957	639,425
	1,139,666	1,077,569
Less discount	(93,300)	(79,449)
Contributions receivable	\$ 1,046,366	\$ 998,120

At December 31, 2025 and 2024, contributions receivable were discounted to present value using a discount rate of 4.25%. At December 31, 2025 and 2024, contributions receivable due from related-parties totaled approximately \$669,640 and \$843,000, respectively.

Note 6 – Management Agreement

The Foundation has an agreement with the County in which it manages, operates, and maintains the Gardens, including the grounds, buildings, facilities, and other improvements in exchange for a management fee. In November 2024, the Foundation elected to renew the agreement with an amended expiration of October 31, 2029.

Note 7 – Endowments

Endowments (the Endowment) consist of 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 designated for endowment by the Board of Trustees. Net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board of Trustees has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Foundation classifies as net assets with donor restrictions as (a) the original value of the gifts donated to the endowment, (b) the original value of subsequent gifts to the donor-restricted endowment, and (c) accumulations to the donor-restricted endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

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

- The duration and preservation of the fund,
- The purposes of the Foundation and the donor-restricted endowment fund,

Descanso Gardens Foundation

Notes to Financial Statements

- General economic conditions,
- The possible effects of inflation and deflation,
- The expected total return from income and the appreciation/depreciation of investments,
- Other resources of the Foundation, and
- The investment policies of the Foundation.

As of December 31, 2025 and 2024, the Foundation had the following endowment net asset composition by type of fund:

December 31, 2025	Without Donor Restrictions	With Donor Restrictions	Total
Board-designated endowment funds	\$ 2,128,921	\$ -	\$ 2,128,921
Donor-restricted endowment funds			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	-	886,102	886,102
Donor-restricted term endowment	-	82,983	82,983
	<u>\$ 2,128,921</u>	<u>\$ 969,085</u>	<u>\$ 3,098,006</u>
December 31, 2024	Without Donor Restriction	With Donor Restrictions	Total
Board-designated endowment funds	\$ 2,020,305	\$ -	\$ 2,020,305
Donor-restricted endowment funds			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	-	801,691	801,691
Donor-restricted term endowment	-	99,693	99,693
	<u>\$ 2,020,305</u>	<u>\$ 901,384</u>	<u>\$ 2,921,689</u>

Investment and spending policies – Unless otherwise specified by the donors, the Foundation's spending policy for endowment funds is to transfer an amount equal to 4% of the average of the total account value as of December 31 of the preceding three years, unless underwater.

The Foundation has adopted investment policies for endowment assets that enhance the Foundation's capabilities to execute its current mission in the short term and provide stability and institutional longevity over the very long term. Investments should be sufficiently diversified to provide total returns to achieve the preservation of capital, funding an annual transfer to support operations, protecting capital from inflation, and increasing capital while minimizing the risks inherent in market swings and economic conditions.

Descanso Gardens Foundation Notes to Financial Statements

The asset allocation guidelines for the endowments are as follows:

	Allocation Range	Target
Equity investments	40% to 80%	65%
Fixed income securities	20% to 60%	35%
Cash and cash equivalents	0% to 5%	0%

Changes in endowment net assets for the years ended December 31, 2025 and 2024, are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Year Ended December 31, 2025			
Endowment net assets, beginning of year	\$ 2,020,305	\$ 901,384	\$ 2,921,689
Investment return, net	46,158	20,594	66,752
Net unrealized gain	175,708	75,107	250,815
Appropriation of endowment assets pursuant to spending-rate policy	(113,250)	-	(113,250)
Appropriation of endowment assets subject to passage of time – SHG term endowment	-	(28,000)	(28,000)
Endowment net assets, end of year	\$ 2,128,921	\$ 969,085	\$ 3,098,006
Year Ended December 31, 2024			
Endowment net assets, beginning of year	\$ 1,904,999	\$ 832,185	\$ 2,737,184
Investment return, net	43,183	18,864	62,047
Net unrealized gain	179,816	78,335	258,151
Appropriation of endowment assets pursuant to spending-rate policy	(107,693)	-	(107,693)
Appropriation of endowment assets subject to passage of time – SHG term endowment	-	(28,000)	(28,000)
Endowment net assets, end of year	\$ 2,020,305	\$ 901,384	\$ 2,921,689

At December 31, 2025, the Foundation had endowment gifts totaling \$890,344 that were held at a fair value of \$886,102, which is underwater by \$4,242. At December 31, 2024, the Foundation had endowment gifts totaling \$890,344 that were held at a fair value of \$801,691, which is underwater by \$88,653. The Foundation elected to not continue appropriating from the donor-restricted endowment while the gifts were underwater.

Descanso Gardens Foundation
Notes to Financial Statements

Note 8 – Property and Equipment

As of December 31, 2025 and 2024, property and equipment consisted of the following:

	2025	2024
Vehicles and machinery	\$ 1,892,746	\$ 1,892,746
Equipment	567,392	273,576
Leasehold improvements	15,979,941	11,351,650
Furniture and fixtures	477,743	477,743
Construction in progress	7,686,352	6,733,379
Total gross, property, and equipment	26,604,174	20,729,094
Accumulated depreciation	(10,012,909)	(8,409,344)
Total property and equipment, net	\$ 16,591,265	\$ 12,319,750

Depreciation expense for the years ended December 31, 2025 and 2024, was \$1,603,564 and \$1,277,301, respectively.

The land and buildings occupied and operated by the Foundation are not included in the financial statements, as title to such land and buildings is held by the County.

The Foundation regularly assesses whether there are any indicators of impairment related to its use of these assets. For the year ended December 31, 2025, no impairment indicators were identified, and no impairment loss has been recorded.

Note 9 – Commitments

Leases – The Foundation’s operating leases consist of warehouse storage space, copiers, and a postage meter. The leases expire at various dates through 2028. For the years ended December 31, 2025 and 2024, total operating lease cost was \$90,708 and \$61,114, respectively.

Future minimum lease payments under the non-cancelable operating leases are as follows:

Fiscal years ending December 31,:	
2026	\$ 7,416
2027	5,832
2028	4,860
	\$ 18,108

Descanso Gardens Foundation

Notes to Financial Statements

Catering agreement – The Foundation has a catering agreement that provides a third-party with exclusive rights to conduct all food and beverage operations at the Gardens. The Foundation receives 60% of the net operating profit from all food services provided by the third-party. The agreement expires in August 2033 and includes a five-year renewal option.

Note 10 – Employee Benefit Plan

The Foundation sponsors the Descanso Gardens Guild, Inc. 401(k) Plan (the Plan), a defined contribution plan. The Plan covers eligible employees who meet certain eligibility requirements. Contributions to the Plan are made through elective employee deferrals and employer discretionary contributions. Employer contributions made for the years ended December 31, 2025 and 2024, were \$106,638 and \$86,347, respectively.

Note 11 – Contract Liabilities

Contract liabilities for the years ended December 31, 2025 and 2024, totaled \$6,616,761 and \$5,069,367, respectively. Included in those amounts are contract liabilities related to admissions, memberships, programs, and rentals. The following table provides information about significant changes in contract liabilities for the years ended December 31, 2025 and 2024:

	2025	2024
Contract liabilities, beginning of year	\$ 5,069,367	\$ 5,200,907
Decreases in contract liabilities due to performance satisfaction	(4,215,837)	(4,076,035)
Increases in contract liabilities due to cash received during the year	5,763,231	3,944,495
Contract liabilities, end of year	\$ 6,616,761	\$ 5,069,367

Future contract commitments are as follows:

Fiscal years ending December 31,:	
2026	\$ 4,468,570
2027	448,191
2028	300,000
2029	300,000
Thereafter	1,100,000
	\$ 6,616,761

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Notes to Financial Statements

Note 12 – Net Assets with Donor Restrictions

Net assets with donor restrictions were as follows for the years ended December 31, 2025 and 2024:

	2025	2024
Subject to expenditure for specified purpose		
Haaga Gallery	\$ 126,300	\$ -
Roots of Cool	-	49,965
Visual and Performing Arts Programs	-	100,000
Promenade Plants	-	20,000
	\$ 126,300	\$ 169,965
Endowments		
Subject to the passage of time		
SHG term endowment	\$ 82,983	\$ 99,693
Subject to endowment spending policy and appropriation permanently restricted to general endowment	886,102	801,691
Total endowments	\$ 969,085	\$ 901,384
Total net assets with donor restrictions	\$ 1,095,385	\$ 1,071,349

Note 13 – Joint Costs of Activities that Include a Fundraising Appeal

The Foundation produces a newsletter thrice yearly that includes programmatic and administrative information, together with a request for contributions in support of the Foundation’s mission. During the years ended December 31, 2025 and 2024, the costs of producing the newsletter included joint costs not directly attributable to any single function. Those costs were allocated among the following functional expense categories as follows for the years ended December 31, 2025 and 2024:

	2025	2024
Garden stewardship and operations	\$ 22,493	\$ 8,055
Education, public programs, and gallery	8,435	3,021
Management and general	8,435	3,021
Fundraising and development	5,623	2,014
	\$ 44,986	\$ 16,111

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Notes to Financial Statements

Note 14 – Subsequent Events

Subsequent events are events or transactions that occur after the statement of financial position date but before the financial statements are available to be issued. The Foundation recognizes in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the statement of financial position, including the estimates inherent in the process of preparing the financial statements. The Foundation's financial statements do not recognize subsequent events that provide evidence about conditions that did not exist at the date of the statement of financial position but arose after the statement of financial position date and before the financial statements are available to be issued.

The Foundation has evaluated subsequent events through March 12, 2026, which is the date the financial statements were available to be issued.

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