

**THE COMMUNITY FOUNDATION FOR  
THE CENTRAL SAVANNAH RIVER AREA  
AND AFFILIATES**

CONSOLIDATED FINANCIAL STATEMENTS

*As of and for the Years Ended December 31, 2025 and 2024*

*And Report of Independent Auditor*

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES  
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## Report of Independent Auditor

To the Board of Directors  
The Community Foundation for the Central Savannah River Area and Affiliates  
Augusta, Georgia

### Opinion

We have audited the accompanying consolidated financial statements of The Community Foundation for the Central Savannah River Area and Affiliates (the "Foundation"), which comprise the consolidated statements of financial position as of December 31, 2025 and 2024, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the 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. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are required to be independent of the Foundation and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Consolidated Financial Statements

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

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

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

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

*Cherry Bekaert LLP*

Augusta, Georgia  
April 29, 2026

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

DECEMBER 31, 2025 AND 2024

|   | <u>2025</u>                  | <u>2024</u>                  |
|---|------------------------------|------------------------------|
| <b>ASSETS</b>                                     |                              |                              |
| Current Assets:                                   |                              |                              |
| Cash and cash equivalents                         | \$ 4,254,592                 | \$ 8,675,011                 |
| Interest receivable                               | 11,934                       | 11,934                       |
| Total Current Assets                              | <u>4,266,526</u>             | <u>8,686,945</u>             |
| Noncurrent Assets:                                |                              |                              |
| Investments                                       | 178,031,389                  | 153,821,973                  |
| Other investments                                 | 14,600,000                   | 14,600,000                   |
| Property held for investment                      | -                            | 1,876,442                    |
| Right-of-use asset - operating                    | 112,852                      | 149,314                      |
| Right-of-use asset - financing                    | 5,407,719                    | 5,611,783                    |
| Note receivable                                   | 14,321,000                   | 14,321,000                   |
| Total Noncurrent Assets                           | <u>212,472,960</u>           | <u>190,380,512</u>           |
| <b>Total Assets</b>                               | <u><u>\$ 216,739,486</u></u> | <u><u>\$ 199,067,457</u></u> |
| <b>LIABILITIES AND NET ASSETS</b>                 |                              |                              |
| Current Liabilities:                              |                              |                              |
| Accounts payable and other liabilities            | \$ 23,315                    | \$ 9,347                     |
| Grants payable                                    | -                            | 17,059                       |
| Current portion of operating lease liability      | 37,571                       | 36,993                       |
| Total Current Liabilities                         | <u>60,886</u>                | <u>63,399</u>                |
| Long-Term Liabilities:                            |                              |                              |
| Assets held for others                            | 42,731,020                   | 39,337,210                   |
| Operating lease liability, net of current portion | 76,910                       | 114,481                      |
| Finance lease obligation, net of current portion  | 7,848,897                    | 7,278,350                    |
| Total Long-Term Liabilities                       | <u>50,656,827</u>            | <u>46,730,041</u>            |
| Total Liabilities                                 | <u>50,717,713</u>            | <u>46,793,440</u>            |
| Net Assets:                                       |                              |                              |
| Without Donor Restrictions:                       |                              |                              |
| Undesignated                                      | 36,554,790                   | 34,484,208                   |
| Donor advised                                     | 80,222,460                   | 81,092,340                   |
| Organization                                      | 21,077,057                   | 9,804,579                    |
| Field of interest                                 | 14,999,250                   | 14,275,917                   |
| Scholarship                                       | 4,345,219                    | 3,865,674                    |
| Total Without Donor Restrictions                  | <u>157,198,776</u>           | <u>143,522,718</u>           |
| With Donor Restrictions:                          |                              |                              |
| Perpetual in nature                               | 3,996,844                    | 4,490,679                    |
| Purpose restricted                                | 4,826,153                    | 4,260,620                    |
| Total With Donor Restrictions                     | <u>8,822,997</u>             | <u>8,751,299</u>             |
| Total Net Assets                                  | <u>166,021,773</u>           | <u>152,274,017</u>           |
| <b>Total Liabilities and Net Assets</b>           | <u><u>\$ 216,739,486</u></u> | <u><u>\$ 199,067,457</u></u> |

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

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES  
CONSOLIDATED STATEMENTS OF ACTIVITIES**

*YEARS ENDED DECEMBER 31, 2025 AND 2024*

|  | <b>2025</b>           | <b>2024</b>           |
|--|-----------------------|-----------------------|
| Change in Net Assets Without Donor Restrictions:                       |                       |                       |
| Support:   |                       |                       |
| Contributions of cash and other financial assets                       | \$ 25,505,965         | \$ 26,374,634         |
| Investment return, net   | 11,740,859            | 10,106,628            |
| Donor administrative   | 232,182               | 217,330               |
| Other  | 58,104                | 11,500                |
|  | <u>37,537,110</u>     | <u>36,710,092</u>     |
| Net Assets Released from Restrictions:                                 |                       |                       |
| Satisfaction of program restrictions                                   | <u>377,888</u>        | <u>494,952</u>        |
| Total Revenues, Gains, and Other Support<br>Without Donor Restrictions | <u>37,914,998</u>     | <u>37,205,044</u>     |
| Expenses:  |                       |                       |
| Program expenses   | 23,609,393            | 18,207,347            |
| Management and general expenses  | 423,692               | 370,441               |
| Fundraising expenses   | 205,855               | 175,740               |
| Total Expenses   | <u>24,238,940</u>     | <u>18,753,528</u>     |
| Change in Net Assets Without Donor Restrictions                        | <u>13,676,058</u>     | <u>18,451,516</u>     |
| Change in Net Assets with Donor Restrictions:                          |                       |                       |
| Contributions of cash and other financial assets                       | 5,540                 | 403,000               |
| Investment return, net   | 471,128               | 367,013               |
| Donor administrative   | (27,082)              | (25,700)              |
| Net assets released from restrictions                                  | <u>(377,888)</u>      | <u>(494,952)</u>      |
| Change in Net Assets With Donor Restrictions                           | <u>71,698</u>         | <u>249,361</u>        |
| Change in net assets   | 13,747,756            | 18,700,877            |
| Net assets, beginning of year  | <u>152,274,017</u>    | <u>133,573,140</u>    |
| Net assets, end of year  | <u>\$ 166,021,773</u> | <u>\$ 152,274,017</u> |

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

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
CONSOLIDATED STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31, 2025 AND 2024

|   | <u>2025</u>         | <u>2024</u>         |
|---|---------------------|---------------------|
| <b>Cash flows from operating activities:</b>                                  |                     |                     |
| Cash received from contributions  | \$ 22,189,095       | \$ 26,771,981       |
| Cash received from assets held for others                                     | 3,871,965           | 2,702,626           |
| Transfer of administrative fees from investments to cash and cash equivalents | 960,870             | 896,602             |
| Cash received from loan interest income                                       | 131,276             | 131,276             |
| Cash received for supporting services   | 186,119             | 193,888             |
| Cash paid from assets held for others   | (1,223,018)         | (1,141,361)         |
| Grants paid   | (22,223,551)        | (18,207,347)        |
| Net cash flows from operating activities                                      | <u>3,892,756</u>    | <u>11,347,665</u>   |
| <b>Cash flows from investing activities:</b>                                  |                     |                     |
| Purchases of investments  | (65,775,136)        | (54,018,793)        |
| Proceeds from sales of investments  | 56,947,833          | 51,810,790          |
| Purchase of property held for investment                                      | -                   | (1,385,842)         |
| Proceeds from sale of property held for investment                            | 514,128             | -                   |
| Net cash flows from investing activities                                      | <u>(8,313,175)</u>  | <u>(3,593,845)</u>  |
| Net change in cash and cash equivalents                                       | (4,420,419)         | 7,753,820           |
| Cash and cash equivalents, beginning of year                                  | 8,675,011           | 921,191             |
| Cash and cash equivalents, end of year  | <u>\$ 4,254,592</u> | <u>\$ 8,675,011</u> |
| <b>Noncash investing activities:</b>  |                     |                     |
| Donation of property held for investment                                      | <u>\$ 1,385,842</u> | <u>\$ -</u>         |

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

# THE COMMUNITY FOUNDATION FOR THE CENTRAL SAVANNAH RIVER AREA AND AFFILIATES

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

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### **Note 1—Nature of activities**

The Community Foundation for the Central Savannah River Area (the “Community Foundation”) was incorporated in 1995 as the Greater Augusta Community Foundation, Inc. The name was changed to CSRA Foundation, Inc. in 1998, and in 2003 to The Community Foundation for the Central Savannah River Area. The Community Foundation is a nonprofit organization, and its stated purpose is to receive and accept property to be administered exclusively for charitable purposes, primarily in or for the benefit of the community of Augusta, Georgia and its surrounding communities, collectively known as the Central Savannah River Area (“CSRA”).

### **Note 2—Summary of significant accounting policies**

*Consolidated Financial Statements* – The consolidated financial statements include the accounts of the Community Foundation and its affiliates, CSRA Foundation Property Holdings, Inc. and CSRA Property Holding 2, Inc. (collectively, the “Foundation”), which are nonprofit organizations formed to act as supporting organizations for the Community Foundation. The purpose of CSRA Foundation Property Holdings, Inc. and CSRA Property Holding 2, Inc. was to receive and accept property on behalf of the Community Foundation and to distribute the proceeds from the sale of such property to the Foundation. CSRA Property Holding 2, Inc. dissolved on January 30, 2024.

During the year ended December 31, 2024, CSRA Foundation Property Holdings, Inc. became a member of 970 Baker Avenue, LLC (the “LLC”). CSRA Foundation Property Holdings, Inc. was the sole member of the LLC and the Foundation’s President/CEO was the managing member of the LLC. The Foundation had the ability to exhibit significant influence thus the LLC activity was included in the consolidated financial statements for the year end December 31, 2024. During November 2025, CSRA Foundation Property Holdings, Inc. transferred 100% of the member interest to a third party.

*Basis of Presentation and Use of Estimates* – The Foundation prepares its consolidated financial statements in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”). The consolidated financial statements include estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. The valuation of investments is particularly subject to change.

*Support and Expenses* – Contributions received are measured at their fair values and are reported as an increase in net assets. The Foundation reports gifts of cash and other assets as support with donor restrictions if they are received with donor stipulations that limit the use of the donated assets or if they are designated as support for future periods. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restrictions.

The Foundation reports gifts of goods and equipment as support without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as support with donor restrictions. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Foundation reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

Expenses are recorded when incurred in accordance with the accrual basis of accounting and reported on a functional basis within the consolidated statements of activities.

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

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**Note 2—Summary of significant accounting policies (continued)**

*Net Asset Classifications* – Georgia’s enacted version of the Uniform Prudent Management of Institutional Funds Act (“UPMIFA”) imposes a duty on the Foundation to use good faith and prudent care in adopting investment and spending policies to preserve endowment assets while providing income and appreciation to meet the donors’ intention in perpetuity.

Net assets without donor restrictions are net assets available for general use and not subject to donor restrictions. Funds designated for donor-advised grants are available for distribution upon recommendation by the donor.

Net assets with donor restrictions are net assets that are contributions and endowment investment earnings subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature that may or will be met, either by actions of the Foundation and/or the passage of time. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity.

The Foundation’s governing documents and fund agreements give the Foundation’s board variance power to modify donor instructions that are incapable of fulfillment or inconsistent with the charitable needs of the community. As a result of variance power, most contributions are classified as net assets without donor restrictions for consolidated financial statement purposes.

Consistent with the National Standards for U.S. Community Foundations, the Foundation classifies its net assets without donor restrictions (noting that all are subject to the aforementioned variance power) as follows:

*Undesignated* – Unrestricted, administrative, and other funds available for the Foundation’s general use.

*Donor Advised* – Funds that have at least three characteristics: (1) a donor(s) or person(s) appointed or designated by the donor has, or reasonably expects to have, advisory privileges with respect to the fund’s distributions; (2) the fund is separately identified by reference to contributions of the donor(s); and (3) the fund is owned and controlled by the Foundation or one of the Foundation’s sponsoring organizations. A fund possessing these characteristics may be exempt from the donor advised fund classification if it grants to one single public charity or government unit or if the fund meets certain requirements applicable to scholarship funds.

*Organization*: Funds that are used for particular not-for-profit organizations.

*Field-of-Interest* – Funds that are used for a specific charitable purpose.

*Scholarship* – Donor advised funds that are to be used for various scholarships.

*Contributed Non-Financial Assets* – Contributed nonfinancial assets are reflected as contributions at their fair value at the date of donation in the accompanying consolidated financial statements. Certain officers of the Foundation provide legal services free of charge. No amounts have been recorded for these contributed legal services as management believes these amounts are immaterial to the Foundation’s consolidated financial statements.

*Cash and Cash Equivalents* – The Foundation places its cash and cash equivalents on deposit with financial institutions in the United States. The Federal Deposit Insurance Corporation covers \$250,000 for substantially all depository accounts. The Foundation from time to time may have amounts on deposit in excess of the insured limits. As of December 31, 2025 and 2024, the Foundation had \$3,848,055 and \$8,252,471, respectively, which exceeded these insured amounts.

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

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**Note 2—Summary of significant accounting policies (continued)**

*Investments* – Investments in money market funds and marketable securities with readily determinable fair values and all investments in debt securities are measured at fair value based on quoted market prices. If a quoted market price is not available, fair value is estimated using quoted market prices for similar investment securities. At December 31, 2025 and 2024, investments include \$42,731,020 and \$39,337,210, respectively, held for the benefit of other not-for-profit entities.

*Note Receivable* – Notes receivable are stated at the outstanding principal amount, net of an allowance for credit losses. The Foundation provides an allowance for credit losses, which is based upon a review of outstanding receivables, historical collection information and existing economic conditions. Outstanding notes accrue interest based on the terms of the respective note agreements. As of December 31, 2025 and 2024, there was no allowance for credit losses. Interest on loans is recognized over the term of the loan and is calculated using the simple-interest method on principal amounts outstanding.

*Assets Held for Others* – The Foundation accounts for its assets held for others in accordance with U.S. GAAP, under which assets held for others are required to be recorded as a liability on the Foundation's consolidated statements of financial position. Also, amounts received from or disbursed on behalf of others are not reported as revenues or expenses of the Foundation.

*Tax Status* – The Foundation is a nonprofit public charity exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code ("IRC"). As a result, no provision for income taxes is reflected in the accompanying consolidated financial statements. The Foundation is not a private foundation as defined in Section 509 of the IRC.

The Foundation has evaluated the effect of U.S. GAAP guidance on Accounting for Uncertainty in Income Taxes. The Foundation is tax exempt under Section 501(c)(3) of the IRC. The Foundation is subject to federal income tax on unrelated business income. Management believes the Foundation continues to satisfy the requirements of a tax-exempt organization. Management has evaluated all other tax positions that could have a significant effect on the consolidated financial statements and determined the Foundation had no uncertain income tax positions at December 31, 2025 or 2024.

*Future Accounting Pronouncement* – In July 2025, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2025-05, *Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses for Accounts Receivable and Contract Assets*, which provides all entities with a practical expedient and entities other than public business entities with an accounting policy election when estimating credit losses for current accounts receivable and current contract assets arising from transactions accounted for under Topic 606. This ASU will be effective for the year ended December 31, 2026. Early adoption is permitted. The Foundation is currently evaluating the effect the adoption of this ASU will have on the consolidated financial statements and disclosures.

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

**Note 3—Functional expenses**

The consolidated financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated are allocated on the basis of estimates of time and effort.

The table below presents expenses by both their nature and function for the year ended December 31, 2025.

|  | <b>Program<br/>Activities</b> | <b>Management<br/>and General</b> | <b>Fundraising</b> | <b>Total Expenses</b> |
|--|-------------------------------|-----------------------------------|--------------------|-----------------------|
| Charitable distributions                   | \$ 21,967,482                 | \$ -                              | \$ -               | \$ 21,967,482         |
| Salary and employee benefits               | 534,243                       | 248,927                           | 174,114            | 957,284               |
| Professional fees and<br>contract services | 41,066                        | 89,856                            | 6,441              | 137,363               |
| Dues and licenses                          | 12,931                        | 5,187                             | -                  | 18,118                |
| Technology                                 | -                             | 8,454                             | -                  | 8,454                 |
| Nonprofit training and conference          | 44,420                        | 4,600                             | -                  | 49,020                |
| Insurance                                  | -                             | 9,881                             | -                  | 9,881                 |
| Marketing and donor cultivation            | 13,058                        | 20,651                            | 17,061             | 50,770                |
| Rent                                       | 23,417                        | 11,178                            | 3,903              | 38,498                |
| Office supplies                            | -                             | 11,722                            | -                  | 11,722                |
| Interest expense                           | 752,003                       | -                                 | -                  | 752,003               |
| Amortization                               | 204,064                       | -                                 | -                  | 204,064               |
| Professional development                   | 15,746                        | 6,107                             | 2,828              | 24,681                |
| Miscellaneous                              | -                             | 7,059                             | -                  | 7,059                 |
| Mileage reimbursement                      | 963                           | 70                                | 1,508              | 2,541                 |
| Total expenses                             | <u>\$ 23,609,393</u>          | <u>\$ 423,692</u>                 | <u>\$ 205,855</u>  | <u>\$ 24,238,940</u>  |

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

**Note 3—Functional expenses (continued)**

The table below presents expenses by both their nature and function for the year ended December 31, 2024.

|  | <u>Program<br/>Activities</u> | <u>Management<br/>and General</u> | <u>Fundraising</u> | <u>Total Expenses</u> |
|--|-------------------------------|-----------------------------------|--------------------|-----------------------|
| Charitable distributions                   | \$ 16,597,333                 | \$ -                              | \$ -               | \$ 16,597,333         |
| Salary and employee benefits               | 593,023                       | 210,105                           | 144,589            | 947,717               |
| Professional fees and<br>contract services | 39,762                        | 84,199                            | 6,255              | 130,216               |
| Dues and licenses                          | 6,094                         | 9,901                             | -                  | 15,995                |
| Technology                                 | -                             | 5,962                             | -                  | 5,962                 |
| Nonprofit training and conference          | 9,263                         | -                                 | -                  | 9,263                 |
| Insurance                                  | -                             | 10,035                            | -                  | 10,035                |
| Marketing and donor cultivation            | 12,970                        | 19,701                            | 14,604             | 47,275                |
| Rent                                       | 23,417                        | 11,445                            | 3,903              | 38,765                |
| Office supplies                            | -                             | 6,283                             | -                  | 6,283                 |
| Interest expense                           | 697,922                       | -                                 | -                  | 697,922               |
| Amortization                               | 204,065                       | -                                 | -                  | 204,065               |
| Professional development                   | 20,961                        | 6,811                             | 4,522              | 32,294                |
| Miscellaneous                              | 158                           | 5,999                             | -                  | 6,157                 |
| Mileage reimbursement                      | 2,379                         | -                                 | 1,867              | 4,246                 |
| Total expenses                             | <u>\$ 18,207,347</u>          | <u>\$ 370,441</u>                 | <u>\$ 175,740</u>  | <u>\$ 18,753,528</u>  |

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

**Note 4—Liquidity and availability of resources**

The Foundation's financial assets available for general expenditure that is, without donor or other restrictions limiting their use, within one year of the consolidated statements of financial position date are as follows:

|                           | <u>2025</u>         | <u>2024</u>         |
|---------------------------|---------------------|---------------------|
| Cash and cash equivalents | \$ 510,350          | \$ 340,130          |
| Investments               | 4,004,478           | 4,120,543           |
|                           | <u>\$ 4,514,828</u> | <u>\$ 4,460,673</u> |

As part of the Foundation's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. For purposes of analyzing resources available to meet general expenditures over a 12-month period, the Foundation considers all expenditures related to its ongoing activities of management and general activities and fundraising to be general expenditures. As disclosed in Note 3, the Foundation's program activities expenses consist primarily of charitable distributions. The Foundation does not consider charitable distributions to be part of its general expenditures. To help manage unanticipated liquidity needs, the Foundation has a liquidity access line with an available amount of \$10,000,000 at December 31, 2025 and 2024 which it could draw upon. See Note 13 for Foundation's liquidity access line.

**Note 5—Investments**

Investments carried at fair value consisted of the following at December 31:

|                                    |     | <u>2025</u>           |     | <u>2024</u>           |
|------------------------------------|-----|-----------------------|-----|-----------------------|
| Equity securities and equity funds | 54% | \$ 96,173,558         | 54% | \$ 82,719,825         |
| Fixed income investments           | 21% | 36,865,644            | 23% | 35,542,531            |
| Alternative investments            | 24% | 42,111,871            | 22% | 33,744,312            |
| Total securities                   |     | <u>175,151,073</u>    |     | <u>152,006,668</u>    |
| Money market funds                 | 1%  | 2,880,316             | 1%  | 1,815,305             |
| Total money market funds           |     | <u>2,880,316</u>      |     | <u>1,815,305</u>      |
| Total investments                  |     | <u>\$ 178,031,389</u> |     | <u>\$ 153,821,973</u> |

**THE COMMUNITY FOUNDATION FOR THE  
CENTRAL SAVANNAH RIVER AREA AND AFFILIATES**  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025 AND 2024

**Note 5—Investments (continued)**

The following table summarizes the fair value measurements of certain alternative investments that calculate net asset value (“NAV”) per share as of December 31, 2025:

|  | <u>Fair Value</u>    | <u>Redemption Frequency<br/>(If currently eligible)</u>                        | <u>Redemption<br/>Notice Period</u>   |
|--|----------------------|--|---|
| Multi-strategy hedge fund <sup>(a)</sup> | \$ 7,776,366         | Annually - last day of each<br>year or quarterly - last day<br>of each quarter | 100 days<br><br>Second to last<br>business day<br>of the<br>applicable<br>month |
| Real estate fund <sup>(b)</sup>          | 14,264,573           | Monthly  | Range of 45 to<br>90 days   |
| Multi-strategy hedge fund <sup>(a)</sup> | 4,706,710            | Monthly or Quarterly   | 100 days<br>Notified<br>quarterly with<br>specified<br>redemption<br>window     |
| Private equity fund <sup>(c)</sup>       | 6,602,321            | Quarterly  |   |
| Private credit fund <sup>(d)</sup>       | <u>5,156,071</u>     | Quarterly  |   |
|  | <u>\$ 38,506,041</u> |  |   |

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**Note 5—Investments (continued)**

The following table summarizes the fair value measurements of certain alternative investments that calculate NAV per share as of December 31, 2024:

|  | <u>Fair Value</u>    | <u>Redemption Frequency<br/>(If currently eligible)</u>                        | <u>Redemption<br/>Notice Period</u>   |
|--|----------------------|--|---|
| Multi-strategy hedge fund <sup>(a)</sup> | \$ 6,901,133         | Annually - last day of each<br>year or quarterly - last day<br>of each quarter | 100 days<br>Second to last<br>business day<br>of the<br>applicable<br>month |
| Real estate fund <sup>(b)</sup>          | 12,831,790           | Monthly  | Range of 45 to<br>90 days   |
| Multi-strategy hedge fund <sup>(a)</sup> | 4,117,287            | Monthly or Quarterly   | 90 days   |
| Private equity fund <sup>(c)</sup>       | <u>6,216,015</u>     | Quarterly  | 100 days  |
|  | <u>\$ 30,066,225</u> |  |   |

There were no unfunded commitments related to the investments above that calculate NAV as of December 31 2025 and 2024.

- (a) *Multi-Strategy Hedge Funds* – This category employs a fund of hedge funds portfolio construction. The investment strategy attempts to achieve capital appreciation with limited volatility through an actively managed, opportunistic, multi-strategy portfolio of hedge fund investments. The fund uses a range of strategies including long/short equity, equity special situations, event-driven/distressed credit, asset backed securities, relative value, and global macro to diversify risk.
- (b) *Real Estate Fund* – This category employs a fund of real estate funds portfolio construction. The investment strategy attempts to achieve capital appreciation through proactive investment and asset management and provide investments in commercial real estate with lower volatility than listed public real estate companies. The fund invests in primarily stabilized, income-generating commercial real estate in the U.S. The fund invests in a range of asset types including multi-family, industrial, net leases, hotel, retail, and other assets, including storage properties. To a lesser extent, the fund also invests in real estate debt and other securities to provide current income and a source of liquidity for share repurchase plan, cash management, and other purposes.
- (c) *Private Equity Fund* – This category consists of secondary and primary investments in private equity and other private asset funds (“Investment Funds”) and, to a lesser degree, direct investments in operating companies. The Fund seeks long-term capital appreciation by investing principally in private equity investments. Primary investments refer to investments in newly established private equity funds, typically sponsored by investment managers with an established investment track record. Seasoned primary investments refer to primary investments made after an Investment Fund has already invested a certain percentage of its capital commitments. Secondary investments refer to investments in existing Investment Funds that are typically acquired in privately negotiated transactions.

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**Note 5—Investments (continued)**

<sup>(d)</sup> *Private Credit Fund* – This category a diversified portfolio across industries and issuers, consisting primarily of floating-rate, senior secured loans. The Fund allocates its investments in private credit instruments across any number of the following credit strategies: (a) liquid credit (including broadly syndicated loans) (b) direct lending (including first lien loans, second lien loans, unitranche loans and mezzanine debt); (c) opportunistic credit; (d) structured credit (including collateralized loan obligations, or “CLOs”); (e) asset-backed finance; and (f) real assets credit (including infrastructure, aviation and real estate).

The following schedule summarizes investment return in the consolidated statements of activities for the years ended December 31:

|                                     | <u>2025</u>          | <u>2024</u>          |
|-------------------------------------|----------------------|----------------------|
| Investment income                   | \$ 2,637,740         | \$ 2,847,839         |
| Investment income - note receivable | 143,210              | 143,210              |
| Realized gains                      | 6,597,341            | 4,242,048            |
| Unrealized gains                    | 3,193,395            | 3,636,003            |
| Less investment management expenses | <u>(359,699)</u>     | <u>(395,459)</u>     |
| Investment return, net              | <u>\$ 12,211,987</u> | <u>\$ 10,473,641</u> |

**Note 6—Leases**

The Foundation leases certain office space. The Foundation determines whether a contract contains a lease at inception by determining if the contract conveys the right to control the use of identified property or equipment for a period of time in exchange for consideration. The Foundation has lease agreements with lease and non-lease components, which are generally accounted for separately with amounts allocated to the lease and non-lease components based on relative stand-alone prices.

Right-of-use (“ROU”) assets and lease liabilities are recognized at the commencement date based on the present value of the future minimum lease payments over the lease term. Renewal and termination clauses that are factored into the determination of the lease term if it is reasonably certain these options would be exercised by the Foundation. Lease assets are amortized over the lease term unless there is a transfer of title or purchase option reasonably certain of exercise, in which case the asset life is used. Certain lease agreements include variable payments. Variable lease payments not dependent on an index or rate primarily consist of common area maintenance charges and are not included in the calculation of the ROU asset and lease liability and are expensed as incurred. In order to determine the present value of lease payments, the Foundation uses the implicit rate when it is readily determinable. As the Foundation’s leases do not provide an implicit rate, the Foundation utilized the risk-free discount rate (1.55% as of December 31, 2025 and 2024) to calculate the financing lease asset and liability.

The lease agreements do not contain any material residual value guarantees or material restrictive covenants. The Foundation does not have leases where it is involved with the construction or design of an underlying asset. The Foundation has no material obligation for leases signed but not yet commenced as of December 31, 2025 or 2024. The Foundation does not have any material sublease activities.

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**Note 6—Leases (continued)**

*Practical Expedients Elected:*

- The Foundation elected the three transition practical expedients that permit an entity to: (a) not reassess whether expired or existing contracts contain leases, (b) not reassess lease classification for existing or expired leases, and (c) not consider whether previously capitalized initial direct costs would be appropriate under the new standard.
- The Foundation has elected the practical expedient not to recognize leases with terms of 12 months or less on the consolidated statement of financial position and instead recognize the lease payments on a straight-line basis over the term of the lease and variable lease payments in the period in which the obligation for the payments is incurred. Therefore, our short-term lease expense for the period does not reflect our ongoing short-term lease commitments. Lease expense for such short-term leases was not material for the years ended December 31, 2025 or 2024.
- The Foundation has elected to account for lease and non-lease components as a single component.
- The Foundation has elected to utilize the risk-free discount rate to calculate lease assets and liabilities.

Future minimum lease payments as of December 31, 2025 is as follows:

| <u>Years Ending December 31,</u>   | <u>Finance<br/>Related Party</u> | <u>Operating</u>  |
|------------------------------------|----------------------------------|-------------------|
| 2026                               | \$ 181,456                       | \$ 39,029         |
| 2027                               | 181,456                          | 39,029            |
| 2028                               | 516,409                          | 39,029            |
| 2029                               | 985,342                          | -                 |
| 2030                               | 990,268                          | -                 |
| Thereafter                         | <u>23,187,516</u>                | <u>-</u>          |
| Total lease payments               | 26,042,447                       | 117,087           |
| Less interest                      | <u>(18,193,550)</u>              | <u>(2,606)</u>    |
| Present value of lease liabilities | <u>\$ 7,848,897</u>              | <u>\$ 114,481</u> |

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**Note 6—Leases (continued)**

Required supplemental information related to leases for the years ended December 31 is as follows:

|   | <u>2025</u>       | <u>2024</u>       |
|---|-------------------|-------------------|
| Operating:  |                   |                   |
| Operating leases, included in operating expenses                            | \$ 38,498         | \$ 38,498         |
| Finance:  |                   |                   |
| Amortization of assets, included in amortization                            | 204,064           | 204,064           |
| Interest, included in interest expense                                      | 752,003           | 697,922           |
| Net operating and finance lease cost  | <u>\$ 994,565</u> | <u>\$ 940,484</u> |
| Cash flow information:  |                   |                   |
| Cash paid for amounts included in measurement of lease liabilities:         |                   |                   |
| Operating cash flows from operating leases                                  | \$ 39,029         | \$ 39,029         |
| Operating cash flows from finance leases                                    | 181,457           | 181,457           |
| Lease term and discount rate:   |                   |                   |
| Weighted average remaining lease term - operating leases                    | 3.00 years        | 4.00 years        |
| Weighted average remaining lease term - financing leases                    | 26.50 years       | 27.50 years       |
| Weighted average discount rate - operating leases (risk-free rate)          | 1.55%             | 1.55%             |
| Weighted average discount rate - financing leases<br>(implicit stated rate) | 10.00%            | 10.00%            |

**Note 7—Fair value measurements of assets and liabilities**

The Foundation has adopted the provision of FASB ASC 820, *Fair Value Measurements and Disclosures*, which requires fair value measurement be classified and disclosed in one of the following three categories:

*Level 1* – Quoted prices are available in active markets for identical investments as of the reporting date. The types of investments which would generally be included in Level 1 include listed equity securities, mutual funds, and money market funds. As required by U.S. GAAP, the Foundation, to the extent it holds such investments, does not adjust the quoted price for these investments, even in situations where the Foundation holds a large position and a sale could reasonably impact the quoted price.

*Level 2* – Pricing inputs are observable for the investments, either directly or indirectly, as of the reporting date, but are not the same as those used in Level 1; inputs include comparable market transactions, pricing of similar instruments, values reported by the administrator, and pricing expectations based on internal modeling. Fair value is determined through the use of models or other valuation methodologies. The types of investments which would generally be included in this category include publicly traded securities with restrictions on disposition, corporate obligations, and U.S. government and agency treasury inflation indices.

*Level 3* – Pricing inputs are unobservable for the investment and include situations where there is little, if any, market activity for the investments. The types of investments which would generally be included in this category include debt and equity securities issued by private entities and partnerships. The inputs into the determination of fair value require significant judgment or estimation. Inputs include recent transactions, earnings forecasts, market multiples, and future cash flows.

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**Note 7—Fair value measurements of assets and liabilities (continued)**

The table below summarizes the valuation of the Foundation's financial assets and liabilities measured at fair value on a recurring basis as of December 31, 2025 based on the level of input utilized to measure fair value. Securities with measurement at fair value on a recurring basis:

|   | Fair Value Measurement at December 31, 2025 |               |         |                |
|---|---|---------------|---------|----------------|
|   | Level 1                                     | Level 2       | Level 3 | Total          |
| Investments:  |   |               |         |                |
| Cash and equivalents:                                     |   |               |         |                |
| Money markets   | \$ 2,880,316                                | \$ -          | \$ -    | \$ 2,880,316   |
| Total cash and equivalents                                | 2,880,316                                   | -             | -       | 2,880,316      |
| Equities:   |   |               |         |                |
| Common stocks   | 54,553,233                                  | -             | -       | 54,553,233     |
| ETF - Equity  | 41,620,325                                  | -             | -       | 41,620,325     |
| Total equities  | 96,173,558                                  | -             | -       | 96,173,558     |
| Fixed Income:   |   |               |         |                |
| Corporate bonds, other industries <sup>(a)</sup>          | -   | 8,279,963     | -       | 8,279,963      |
| Government bonds  | -   | 3,353,772     | -       | 3,353,772      |
| Mutual funds  | 23,387,878                                  | -             | -       | 23,387,878     |
| Real estate trusts  | 1,844,031                                   | -             | -       | 1,844,031      |
| Total fixed income  | 25,231,909                                  | 11,633,735    | -       | 36,865,644     |
| Alternative investments, master limited partnership funds | -   | 3,605,830     | -       | 3,605,830      |
| Total alternative investments                             | -   | 3,605,830     | -       | 3,605,830      |
| Total investments valued at NAV <sup>(b)</sup>            |   |               |         | 38,506,041     |
| Total investments   | \$ 124,285,783                              | \$ 15,239,565 | \$ -    | \$ 178,031,389 |

<sup>(a)</sup> The individual industries included in common stocks, other and corporate bonds, other represents less than 5% of total investments at December 31, 2025.

<sup>(b)</sup> In accordance with ASC Subtopic 820-10, certain investments that are measured at fair value using NAV per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the consolidated statements of financial position.

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**Note 7—Fair value measurements of assets and liabilities (continued)**

The table below summarizes the valuation of the Foundation's financial assets and liabilities measured at fair value on a recurring basis as of December 31, 2024 based on the level of input utilized to measure fair value. Securities with measurement at fair value on a recurring basis:

|   | Fair Value Measurement at December 31, 2024 |               |         |                |
|---|---|---------------|---------|----------------|
|   | Level 1                                     | Level 2       | Level 3 | Total          |
| Investments:  |   |               |         |                |
| Cash and equivalents:                                     |   |               |         |                |
| Money markets   | \$ 1,815,305                                | \$ -          | \$ -    | \$ 1,815,305   |
| Total cash and equivalents                                | 1,815,305                                   | -             | -       | 1,815,305      |
| Equities:   |   |               |         |                |
| Common stocks   | 58,778,940                                  | -             | -       | 58,778,940     |
| ETF - Equity  | 23,940,885                                  | -             | -       | 23,940,885     |
| Total equities  | 82,719,825                                  | -             | -       | 82,719,825     |
| Fixed Income:   |   |               |         |                |
| Corporate bonds, other industries <sup>(a)</sup>          | -   | 8,554,424     | -       | 8,554,424      |
| Government bonds  | -   | 2,765,498     | -       | 2,765,498      |
| Mutual funds  | 22,167,600                                  | -             | -       | 22,167,600     |
| Real estate trusts  | 2,055,009                                   | -             | -       | 2,055,009      |
| Total fixed income  | 24,222,609                                  | 11,319,922    | -       | 35,542,531     |
| Alternative investments, master limited partnership funds | -   | 3,678,087     | -       | 3,678,087      |
| Total alternative investments                             | -   | 3,678,087     | -       | 3,678,087      |
| Total investments valued at NAV <sup>(b)</sup>            |   |               |         | 30,066,225     |
| Total investments   | \$ 108,757,739                              | \$ 14,998,009 | \$ -    | \$ 153,821,973 |

(a) The individual industries included in common stocks, other and corporate bonds, other represents less than 6% of total investments at December 31, 2024.

(b) In accordance with ASC Subtopic 820-10, certain investments that are measured at fair value using NAV per share (or its equivalent) practical expedient have not been classified in the fair value hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the consolidated statements of financial position.

All equities and fixed income assets have been valued using a market approach. There have been no changes in valuation techniques and related inputs.

During the year ended December 31, 2023, the Foundation received property valued at \$490,600, which was recorded in the property held for investments on the consolidated statement of financial position. The contributions consisted of 41.05 acres of land located at Gibson Road and Mason Road, Augusta, Georgia. During the year ended December 31, 2025, the property was sold at for \$514,128.

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**Note 8—Other investments**

During the year ended December 31, 2017, the Foundation became a member of Reading Mall, LLC (the “LLC”). The Foundation and a member of the Foundation’s board are the two members of the LLC. The Foundation’s board member is the managing member of the LLC. The Foundation does not have the ability to exhibit significant influence even though the Foundation is the sole recipient of the income distributed from the LLC, as it is not the managing member. Therefore, the Foundation’s interest in the LLC is accounted for using the cost method. The fair value at the date contributed was used for the basis of the cost of the investment. During each of the years ended December 31, 2025 and 2024, there were no contributions of capital and no distributions from the LLC. At both December 31, 2025 and 2024, the total cost and carrying amount of the Foundation’s investment was \$14,600,000. In connection with the contribution of this property, the Foundation entered into a management agreement with a management company owned by a board member.

**Note 9—Endowment funds**

The Foundation’s endowment consists of individual funds established for a variety of purposes including endowment funds with donor restrictions, endowment funds without donor restrictions, funds held for the benefit of others, and funds designated by the Board of Directors to function as endowments. Net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board of Directors of the Foundation has interpreted UPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulation to the contrary. As a result of this interpretation, the Foundation retains in perpetuity: (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

Donor-restricted amounts not retained in perpetuity are subject to appropriation for expenditure by the Foundation in a manner consistent with the standard of prudence prescribed by UPMIFA. The Foundation considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

1. The duration and preservation of the fund
2. The purposes of the Foundation and the donor-restricted endowment fund
3. General economic conditions
4. The possible effect of inflation and deflation
5. The expected total return from income and the appreciation of investments
6. Other resources of the Foundation
7. The investment policies of the Foundation

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**Note 9—Endowment funds (continued)**

Changes in endowment net assets for the years ended December 31 were as follows:

|   | <b>2025</b>                           |                                    |                      |
|---|---------------------------------------|------------------------------------|----------------------|
|   | <b>Without Donor<br/>Restrictions</b> | <b>With Donor<br/>Restrictions</b> | <b>Total</b>         |
| <b>Endowment net assets, January 1, 2025</b>      | \$ 26,675,405                         | \$ 3,731,352                       | \$ 30,406,757        |
| Contributions                                     | 4,862,167                             | 2,400                              | 4,864,567            |
| Investment return, net                            | 3,200,499                             | 409,637                            | 3,610,136            |
| Appropriation of endowment assets for expenditure | (933,012)                             | (146,454)                          | (1,079,466)          |
| <b>Endowment net assets, December 31, 2025</b>    | <b>\$ 33,805,059</b>                  | <b>\$ 3,996,935</b>                | <b>\$ 37,801,994</b> |

  

|   | <b>2024</b>                           |                                    |                      |
|---|---------------------------------------|------------------------------------|----------------------|
|   | <b>Without Donor<br/>Restrictions</b> | <b>With Donor<br/>Restrictions</b> | <b>Total</b>         |
| <b>Endowment net assets, January 1, 2024</b>      | \$ 23,819,784                         | \$ 3,501,440                       | \$ 27,321,224        |
| Contributions                                     | 1,579,637                             | -                                  | 1,579,637            |
| Investment return, net                            | 2,241,821                             | 323,773                            | 2,565,594            |
| Appropriation of endowment assets for expenditure | (965,837)                             | (93,861)                           | (1,059,698)          |
| <b>Endowment net assets, December 31, 2024</b>    | <b>\$ 26,675,405</b>                  | <b>\$ 3,731,352</b>                | <b>\$ 30,406,757</b> |

*Funds with Deficiencies* – From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Foundation to retain as a fund of perpetual duration. There were no deficiencies at December 31, 2025 or 2024.

*Return Objectives and Risk Parameters* – The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Foundation must hold in perpetuity or for a donor-specified period as well as board-designated funds. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce investment returns of 8% or greater in the balanced pool and 1.5% or greater in the short-term bond pool. The following benchmark is used to evaluate the aggregate portfolio performance of the balanced pool: Stylized Blend of 34.3% Russell 3000 Index/ 14.2% ACWI ex-US Index/ 7.2% MSCI Emerging Markets/ 4% HFRI FOF Index/ 3.9% HFRI FOF Strategic/ 2.0% Alerian Midstream Energy Select Index/ 1.1% FTSE EPRA NAREIT Dev /2.5% Credit Suisse Managed Futures Hedge Fund/ 9% Cambridge Private Equity/ 6% Cambridge Private Credit/ 6.6% Barclays Capital Aggregate Bond Index/ 1.6% FTSE Non-US WGB Index /1.3% BC Corp HY Index/ 3.0% BC US TIPS/ 3.3% BC 1-3 Year Gov/Credit. The Merrill Lynch 1-Year Treasury Index is used to evaluate the aggregate portfolio performance of the short-term bond pool.

*Strategies Employed for Achieving Objectives* – To satisfy its long-term rate-of-return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places emphasis on investments in domestic equity securities, international equity securities, fixed income securities, and alternative investments in order to achieve its long-term return objectives within prudent risk constraints. The target asset allocation parameters are 34% domestic equity securities, 21% international securities, 16% fixed income securities, and 29% alternative investments.

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**Note 9—Endowment funds (continued)**

*Spending Policy and How the Investment Objectives Relate to Spending Policy* – The Foundation has a *Spending Rule Policy* of appropriating for distribution each year of unrestricted funds of not more than 4.5% of the annual December 31 market value of the unrestricted endowment funds averaged over the most recent three-year period. Accordingly, the Foundation expects the current spending policy to allow its endowment to maintain its purchasing power by growing at a rate equal to planned payouts. Additional real growth will be provided through new gifts and any excess investment return.

**Note 10—Employee benefit plans**

During the year ended December 31, 2024, the Foundation established a 401(k) retirement plan. Full-time employees are eligible to participate in the plan. The Foundation makes a contribution to the plan each year. For the years ended December 31, 2025 and 2024, the employer contributions made to the plan were \$44,377 and \$44,776, respectively.

**Note 11—Related party transactions**

During the years ended December 31, 2025 and 2024, the Foundation received contributions from board members and their employers in the amount of approximately \$1,007,841 and \$1,284,692, respectively.

The Foundation leases office space from the HUB Augusta Collaborative, Inc., discussed in Note 12. Related interest expense for the Foundation the years ended December 31, 2025 and 2024 was \$752,003 and \$697,922, respectively. The lease term is through December 2052. Annual future minimum lease payments related to this lease as of December 31, 2025, are as disclosed in Note 6.

**Note 12—Joint venture**

HUB Augusta Collaborative, Inc. (the “HUB”) is a nonprofit corporation formed under the laws of the state of Georgia on July 1, 2021 (date of inception) and classified by the Internal Revenue Service as tax exempt under Section 501(c)(3) of the IRC. The organization commenced operations on July 1, 2021 and was organized exclusively for the benefit of, to perform the actions of, or to carry out the purposes of The Community Foundation for the Central Savannah River Area, Inc.; Boys & Girls Clubs of Greater Augusta, Inc.; and Medical College of Georgia Foundation, Incorporated (the “Supported Organizations”). The purpose of the Supported Organizations also includes making distributions to and for the benefit of the Supported Organizations and otherwise engaging in activities and transactions in furtherance of the purposes of the Supported Organizations. During each of the years ended December 31, 2025 and 2024, the Foundation did not grant to the HUB.

The HUB for Community Innovation, is a nonprofit corporation formed under the laws of the state of Georgia on July 11, 2022 (date of inception) and classified by the Internal Revenue Service as tax exempt under Section 501(c)(3) of the IRC. It was formed for the same purpose as the HUB Augusta Collaborative. During the years ended December 31, 2025 and 2024, the Foundation granted to the HUB for Community Innovation \$1,150,585 and \$761,043, respectively which is included in programs expense on the consolidated statement of activities.

The HUB constructed buildings with the purpose of catalyzing the revitalization in the historic Harrisburg and Laney Walker neighborhood. The project houses five non-for-profits in two adjacent buildings. The Community Foundation appoints three of nine board members of the HUB. The Foundation has determined under ASC 958-20, the transaction with the HUB and the HUB for Community Innovation do not qualify as a financially interrelated entity as the Foundation does not have ongoing economic interest in the net assets of the Supported Organizations.

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**Note 12—Joint venture (continued)**

During the year ended December 31, 2021, the Foundation loaned the HUB Augusta Investment Fund, LLC \$14,321,000; the HUB investment fund used these proceeds and loaned funds to three community development entities, who then loaned funds to the HUB for building construction. The loan from the Foundation bears interest at 1.0% per annum with interest only payments due annually until maturity in October 2047. At both December 31, 2025 and 2024, the outstanding balance of note receivable was \$14,321,000.

**Note 13—Liquidity access line**

At both December 31, 2025 and 2024, the Foundation had a liquidity access line with an available amount of \$10,000,000 with an open maturity. The liquidity access line bears interest based on the weekly periodic rate plus 2.25%, which was 5.401% and 6.142% as of December 31, 2025 and 2024, respectively. The liquidity access line is collateralized by the Foundation's investments held with the financial institution. The liquidity access line did not have an outstanding balance and did not have any activity during the years ended December 31, 2025 or 2024.

**Note 14—Subsequent events**

The Foundation has evaluated subsequent events through April 29, 2026, which was the date the consolidated financial statements were available to be issued. As of this date, there were no material subsequent events that required recognition or additional disclosure in the consolidated financial statements.