



THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information
for the Year Ended December 31, 2024)

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

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Independent Auditors' Report

The Board of
The Mount Vernon Ladies' Association of the Union

Opinion

We have audited the financial statements of The Mount Vernon Ladies' Association of the Union (the "Association"), which comprise the statement of financial position as of December 31, 2025, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements (collectively referred to as the "financial statements").

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

Basis for Opinion

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

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 the Association's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

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

Other Matter

Report on Summarized Comparative Information

We have previously audited the Association's 2024 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated June 4, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

CBIZ CPAs P.C.

Washington, DC
July 7, 2026

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

STATEMENT OF FINANCIAL POSITION

December 31, 2025

(With Summarized Financial Information as of December 31, 2024)

	2025	2024
Assets		
Cash and cash equivalents	\$ 28,710,398	\$ 34,051,411
Investments	305,335,311	257,198,983
Accounts receivable	841,973	525,917
Promises to give, net	30,106,783	29,240,463
Inventories, net	3,831,054	3,479,853
Prepaid expenses and other assets	484,528	399,961
Split-interest agreements	4,019,321	3,657,299
Property and equipment, net	60,783,083	65,162,142
Capital projects in process	20,166,744	7,033,481
Historic properties and collections (Notes 1 and 5)	--	--
Total Assets	<u>\$ 454,279,195</u>	<u>\$ 400,749,510</u>
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued expenses	\$ 6,801,096	\$ 6,826,718
Deferred income	390,414	341,170
Bonds payable	15,000,000	15,000,000
Interest rate swap agreement	1,757,847	1,599,943
Other liabilities	558,034	686,175
Total Liabilities	<u>24,507,391</u>	<u>24,454,006</u>
Net Assets		
Without donor restriction	148,645,332	138,362,733
With donor restriction	<u>281,126,472</u>	<u>237,932,771</u>
Total Net Assets	<u>429,771,804</u>	<u>376,295,504</u>
Total Liabilities and Net Assets	<u>\$ 454,279,195</u>	<u>\$ 400,749,510</u>

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

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

	Without Donor Restrictions	With Donor Restrictions	2025 Total	2024 Total
Operating Revenue and Support				
Contributions	\$ 15,199,741	\$ 29,617,345	\$ 44,817,086	\$ 43,968,819
Admission fees	12,853,544	--	12,853,544	14,624,617
Product sales	8,500,227	--	8,500,227	9,338,966
Food sales	6,967,801	--	6,967,801	7,652,225
Other income	1,616,707	--	1,616,707	1,390,744
Appropriations from endowments	1,858,400	6,542,080	8,400,480	7,789,073
Net assets released from restrictions	24,219,585	(24,219,585)	--	--
Total Operating Revenue and Support	<u>71,216,005</u>	<u>11,939,840</u>	<u>83,155,845</u>	<u>84,764,444</u>
Expenses				
Program Services:				
Education	37,263,756	--	37,263,756	35,778,973
Preservation	27,338,532	--	27,338,532	25,568,252
Total Program Services	<u>64,602,288</u>	<u>--</u>	<u>64,602,288</u>	<u>61,347,225</u>
Supporting Services:				
Management and general	5,170,822	--	5,170,822	4,825,746
Fundraising	6,315,188	--	6,315,188	5,929,339
Total Supporting Services	<u>11,486,010</u>	<u>--</u>	<u>11,486,010</u>	<u>10,755,085</u>
Total Expenses	<u>76,088,298</u>	<u>--</u>	<u>76,088,298</u>	<u>72,102,310</u>
Change In Net Assets From Operations	(4,872,293)	11,939,840	7,067,547	12,662,134
Nonoperating Activities				
Investment return, net	17,280,513	37,449,927	54,730,440	27,030,771
Endowment funds appropriated for operations	(1,858,400)	(6,542,080)	(8,400,480)	(7,789,073)
Loss on disposal of land	(109,317)	--	(109,317)	--
Change in value of interest rate swap agreement	(157,904)	--	(157,904)	772,475
Change in value of split-interest agreements	--	346,014	346,014	282,499
Change In Net Assets	<u>10,282,599</u>	<u>43,193,701</u>	<u>53,476,300</u>	<u>32,958,806</u>
Net Assets, Beginning of Year	<u>138,362,733</u>	<u>237,932,771</u>	<u>376,295,504</u>	<u>343,336,698</u>
Net Assets, End of Year	<u>\$ 148,645,332</u>	<u>\$ 281,126,472</u>	<u>\$ 429,771,804</u>	<u>\$ 376,295,504</u>

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

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

	Program Services			Supporting Services			2025 Total	2024 Total
	Education	Preservation	Total Program Services	Management and General	Fundraising	Total Supporting Services		
Compensation	\$ 13,412,028	\$ 5,582,334	\$ 18,994,362	\$ 2,145,047	\$ 2,045,804	\$ 4,190,851	\$ 23,185,213	\$ 22,245,571
Employee benefits	3,544,459	1,461,732	5,006,191	555,331	526,282	1,081,613	6,087,804	5,426,034
Employee costs – total	16,956,487	7,044,066	24,000,553	2,700,378	2,572,086	5,272,464	29,273,017	27,671,605
Preservation of historic properties	--	11,828,071	11,828,071	--	--	--	11,828,071	10,376,483
Cost of goods sold	6,171,363	--	6,171,363	--	--	--	6,171,363	6,949,431
Depreciation and amortization	2,194,304	1,878,222	4,072,526	208,691	208,691	417,382	4,489,908	4,316,307
Repairs and maintenance	1,753,531	1,742,716	3,496,247	752,631	76,954	829,585	4,325,832	3,777,265
Professional services	1,854,529	848,065	2,702,594	785,198	465,796	1,250,994	3,953,588	3,969,829
Events	1,641,337	72,513	1,713,850	17,943	997,256	1,015,199	2,729,049	2,131,884
Supplies	1,133,041	699,942	1,832,983	402,107	116,604	518,711	2,351,694	2,157,106
Advertising	891,444	644,917	1,536,361	7,808	360,868	368,676	1,905,037	1,494,174
Printing and copying	799,468	127,972	927,440	80,635	722,415	803,050	1,730,490	1,713,639
Acquisitions	561,342	950,743	1,512,085	--	--	--	1,512,085	1,172,122
Utilities and telecommunications	603,785	603,785	1,207,570	67,087	67,087	134,174	1,341,744	1,249,496
Credit card fees	653,757	--	653,757	165	136,188	136,353	790,110	863,407
Interest expense	225,227	337,841	563,068	--	--	--	563,068	568,132
Other expenses	1,824,141	559,679	2,383,820	148,179	591,243	739,422	3,123,242	3,691,430
Total Expenses	<u>\$ 37,263,756</u>	<u>\$ 27,338,532</u>	<u>\$ 64,602,288</u>	<u>\$ 5,170,822</u>	<u>\$ 6,315,188</u>	<u>\$ 11,486,010</u>	<u>\$ 76,088,298</u>	<u>\$ 72,102,310</u>

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

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

	2025	2024
Cash Flows From Operating Activities		
Change in net assets	\$ 53,476,300	\$ 32,958,806
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Change in discount on promises to give	223,063	1,560,794
Loss on disposal of property and equipment	109,317	--
Depreciation and amortization expenses	4,489,908	4,316,307
Realized and unrealized gains on investments	(47,703,017)	(20,769,666)
Change in value of split-interest agreements	(346,014)	(275,683)
Cash received for endowment	(3,393,000)	(1,325,000)
Donated securities	(5,373)	(35,434)
Cash disbursed for historical collections	13,340,156	11,533,010
Proceeds from sales of collection items	--	(2,345)
Change in value of interest rate swap agreement	157,904	(772,475)
Changes in assets and liabilities:		
Accounts receivable	(316,056)	(306,973)
Promises to give	(1,089,383)	(11,959,062)
Inventories	(351,201)	(392,442)
Prepaid expenses and other assets	(84,567)	(51,253)
Accounts payable and accrued expenses	(1,789,239)	2,615,184
Deferred income	49,244	(58,269)
Other liabilities	(144,149)	100,896
Net Cash Provided by Operating Activities	<u>16,623,893</u>	<u>17,136,395</u>
Cash Flows From Investing Activities		
Purchases of property, equipment and capital projects in process	(12,118,293)	(5,848,561)
Purchases of investments	(6,246,958)	(5,442,964)
Proceeds from sales of investments	5,872,151	7,184,847
Cash disbursed for historical collections	(13,340,156)	(11,533,010)
Proceeds from sales of land	528,481	--
Proceeds from sales of collection items	--	2,345
Net Cash Used in Investing Activities	<u>(25,304,775)</u>	<u>(15,637,343)</u>

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

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

STATEMENT OF CASH FLOWS (CONTINUED)

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

	2025	2024
Cash Flows From Financing Activities		
Cash received for endowment	<u>3,393,000</u>	<u>1,325,000</u>
Net Cash Provided by Financing Activities	<u>3,393,000</u>	<u>1,325,000</u>
Net (Decrease) Increase in Cash and Cash Equivalents	(5,287,882)	2,824,052
Cash and Cash Equivalents, Beginning of Year	<u>34,175,566</u>	<u>31,351,514</u>
Cash and Cash Equivalents, End of Year	<u><u>\$ 28,887,684</u></u>	<u><u>\$ 34,175,566</u></u>
Cash and Cash Equivalents at End of Year		
Cash and cash equivalents	\$ 28,710,398	\$ 34,051,411
Cash and cash equivalents held within investments	<u>177,286</u>	<u>124,155</u>
Total Cash and Cash Equivalents	<u><u>\$ 28,887,684</u></u>	<u><u>\$ 34,175,566</u></u>
Supplemental Disclosure of Cash Flow Information		
Cash paid for interest	<u>\$ 563,068</u>	<u>\$ 568,132</u>
Noncash Investing Activities		
Capital projects in process included in accounts payable	<u>\$ 1,763,617</u>	<u>\$ 119,425</u>
Donated securities held at December 31	<u><u>\$ 5,373</u></u>	<u><u>\$ 35,434</u></u>

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

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

ORGANIZATION

The Mount Vernon Ladies' Association of the Union (the "Association") is a 501(c)(3) nonprofit corporation founded in 1853 by Ann Pamela Cunningham. The mission of the Association is to preserve, restore and manage the estate of George Washington to the highest standards and to educate visitors and people throughout the world about the life and legacies of George Washington, so that his example of character and leadership will continue to inform and inspire future generations. All activities of the Association are funded primarily from contributions, admissions, product and food sales, and investment income.

BASIS OF PRESENTATION

The accompanying financial statements and footnotes have been prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP").

CASH EQUIVALENTS

Cash equivalents include demand deposits and money market accounts and all highly liquid investments with initial maturities of three months or less.

ACCOUNTS RECEIVABLE

Accounts receivable consists primarily of amounts due for product sales. At the end of each reporting period, the Association estimates the current expected credit loss ("CECL") and updates the Association's reserves. The Association utilizes the loss rate methodology to determine historical credit losses. The loss rate method estimate is derived from a review of the Association's historical write-offs as a percentage of average accounts receivable. This estimate is adjusted for management's assessment of current conditions, reasonable and supportable forecasts regarding future events, and any other factors deemed relevant. The Association believes historical loss information is a reasonable starting point for calculating the expected allowance for credit losses, as the Association portfolio segments have remained constant since inception. Based on economic indicators and general overall economic conditions, the Association is not anticipating a change in the historical credit loss rate from what it has been in the past. The Association writes off receivables when there is information that indicates the debtor is facing significant financial difficulty and there is no possibility of recovery. If any recoveries are made from any accounts previously written off, they will be recognized as income. There is no allowance for credit losses as of December 31, 2025.

PROMISES TO GIVE

The Association records unconditional promises to give that are expected to be collected within one year at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at estimated fair value by discounting estimated future cash flows at rates commensurate with the risks involved. Management determines the allowance for doubtful pledges by reviewing all outstanding pledges for possible uncollectibility. Pledges are charged to the allowance account when deemed uncollectible.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

INVENTORIES

Inventories consist of gift shop and food service items and are valued at net realizable value determined by average cost for the gift shop inventory and first-in, first-out for the food inventory. Management periodically adjusts the value for slow-moving or obsolete inventory. Allowance for inventory obsolescence amounted to \$16,672 as of December 31, 2025.

INVESTMENTS

Investments consist of cash equivalents, fixed-income investments, equity investments, and private equity funds. These investments are recorded in the accompanying statement of financial position at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability through an orderly transaction between market participants at the measurement date. Purchases and sales are reflected on a trade date basis. Interest, dividends and realized gains or losses are recorded when earned. Changes in the fair value of the portfolio are recorded as unrealized gains or losses. Donated investments are recorded as contributions based on their fair value at the date of donation.

The Association maintains investment accounts for its endowment funds. Realized and unrealized gains and losses, and interest and dividends from the investment accounts, are allocated monthly to the individual endowment funds based on the relationship of the fair value of each endowment to the total fair value of the investment accounts, as adjusted for additions to or deductions from these accounts.

FAIR VALUE OF FINANCIAL INSTRUMENTS

Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”) Topic 820, *Fair Value Measurement*, defines fair value, establishes a framework for measuring fair value in accordance with accounting principles generally accepted in the United States of America (“GAAP”) and requires disclosures about fair value measurement for assets and liabilities measured at fair value on a recurring basis. The ASC emphasizes that fair value is a market-based measurement, not an entity-specific measurement, and therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair value measurement, the ASC established a fair value hierarchy based upon the transparency of the inputs to the valuation of an asset or liability. These inputs may be observable, whereby market participant assumptions are developed based on market data obtained from independent sources, and unobservable, whereby market participant assumptions are developed by the reporting entity based on the best information available in the circumstances.

The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs based on quoted prices (unadjusted) in active markets for identical assets or liabilities accessible at the measurement date.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

- Level 2 Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly, such as quoted prices for similar assets or liabilities in active markets.
- Level 3 Unobservable inputs for the asset or liability, including the reporting entity's own assumptions in determining the fair value measurement.

The following methods and assumptions were used to estimate the fair value of each class of financial instrument for which it is practical to estimate that value:

Cash and cash equivalents – For cash and cash equivalents, the carrying amount, which is cost plus accrued interest, is a reasonable estimate of fair value.

Investments – For securities held for investment purposes, fair values are based on quoted market prices. If a quoted market price is not available, fair value is estimated using quoted market prices for similar securities. Certain private equity funds are reported at estimated fair values. The estimated fair value of investments in private equity funds, which are not readily marketable, is based on the ownership percentage of the underlying fund as of the measurement date. The funds value underlying securities and other financial instruments on a fair value basis of accounting. The estimated fair values of certain investments of the underlying investment funds, which may include private placements and other securities for which prices are not readily available, are determined by the investment manager of the fund, and may not reflect amounts that could be realized upon immediate sale nor amounts that may be ultimately realized. The Association follows the fair value measurement provisions of FASB ASC Topic 820, *Fair Value Measurement, Disclosures for Investments in Certain Entities That Calculate Net Asset Value ("NAV") per Share (or Its Equivalent)*, and therefore has not classified its investment funds measured at a NAV equivalent within the fair value hierarchy.

Promises to give – Fair value is estimated based on the donor's verifiable pledge. For pledges due in greater than one-year, fair value is estimated by discounting estimated future cash flows at rates approximating commensurate with risks involved on the date of the gift. Fair value is adjusted for the allowance for doubtful promises to give.

Bonds payable – The fair value of the variable-rate bonds is the amount payable at the reporting date.

Split-interest agreements – The fair value of the split-interest agreements is estimated using quoted market prices and the fair value of the related trust and the Association's percentage interest.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Interest rate swap agreement – The fair value of the interest rate swap agreement is estimated using valuation methodologies with current market interest rate data adjusted for interest credit risk.

PROPERTY AND EQUIPMENT AND RELATED DEPRECIATION AND AMORTIZATION

Property and equipment used to conduct the business of the Association are recorded on the statement of financial position of the Association at cost, with depreciation computed on a straight-line basis over the estimated useful life of each asset. The Association capitalizes all buildings, building improvements and exhibitions with an original cost of \$250,000 or greater and equipment, furniture and computer software with an original cost of \$125,000 or greater and a useful life of more than one year. The cost of property and equipment retired or disposed of is removed from the accounts along with the related accumulated depreciation or amortization, and any gain or loss is reflected in revenue and support, or expenses, in the accompanying statement of activities. Major additions are capitalized while replacements, maintenance and repairs that do not improve or extend the lives of the respective assets are expensed as incurred.

CAPITAL PROJECTS IN PROCESS

Capital projects in process consist of various construction projects and are stated at cost.

IMPAIRMENT OF LONG-LIVED ASSETS

The Association reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. If the fair value is less than the carrying value of an asset, an impairment loss is recognized for the difference. The Association did not record an impairment loss during the year ended December 31, 2025.

SPLIT-INTEREST AGREEMENTS

The Association's split-interest agreements with donors consist of charitable gift annuities, a pooled income fund and perpetual trusts held by a third party.

The Association initially records revenue from charitable annuity contributions in the year in which the agreement is executed. The amount of the revenue recognized in the first year is the difference between the amount of the assets received and the fair value of the future cash flows expected to be paid to the designated beneficiaries. In succeeding years, revenue is recorded for the reduction in the present value of future cash payments to the beneficiaries.

The charitable gift annuity assets are included in investments and the liabilities are included in other liabilities in the accompanying statement of financial position.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

HISTORICAL PROPERTIES AND COLLECTIONS

Historical properties and collections owned by the Association have been acquired through purchases and contributions since the Association's inception. These historical properties and collections are not included as assets in the statement of financial position. The cost of the properties is not readily available, and the Association is of the opinion that, because of the intrinsic value of the properties, it is impractical to assign values to the components.

In conformity with accounting policies generally followed for historical properties, the value of collections as well as repairs and improvements to historical properties have been excluded from the statement of financial position and are included as preservation of historic properties in the accompanying statement of functional expenses.

Purchases of collection items are recorded as decreases in net assets without donor restriction in the year in which the items are acquired, or as decreases in net assets with donor restriction if the assets used to purchase the items are restricted by donors. The financial statements do not reflect any contributed collection items. All proceeds from the sale of deaccessioned collections items are recorded as with donor restriction and are expended to purchase new items or to conserve items in the collections.

DERIVATIVE FINANCIAL INSTRUMENTS AND HEDGING ACTIVITIES

During the year ended December 31, 2025, the Association had an interest rate swap outstanding that is used to mitigate the economic impact of changes in interest rates. The Association does not enter into derivative transactions for trading or other speculative purposes. The swap is designated as a cash flow hedge and is being used to offset the risk of changes in cash flows associated with benchmark interest payments on its variable rate bonds.

CLASSIFICATION OF NET ASSETS

The Association's net assets, support and revenue, expenses, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Association are classified and reported as follows:

- *Without donor restrictions* – Net assets without donor restrictions represent the portion of expendable funds that are available for any purpose in performing the primary objectives of the Association at the discretion of the Association's management and the Board of Directors (the "Board"). The Board has designated a portion of these net assets for specific purposes, which makes them unavailable for use at management's discretion. The Board has designated \$77,783,207 of net assets without donor restrictions to secure the Association's long-term financial viability.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

CLASSIFICATION OF NET ASSETS (CONTINUED)

- *With donor restrictions* – Net assets with donor restrictions represent funds that are specifically restricted by donors for use in various programs and/or for specific periods of time. These donor restrictions can be temporary in nature in that they will be met by actions of the Association or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated that the funds be maintained in perpetuity.

REVENUE RECOGNITION

The Association recognizes all unconditional promises to give in the period in which the commitment is made and the value is measurable. Unconditional contributions received are recorded without donor restrictions or with donor restrictions depending on the existence and/or nature of donor restrictions. All unconditional promises to give are considered to be available for use unless specifically noted by the donor. Amounts received that are designated for future periods or restricted for specific purposes are recorded with donor restrictions. Contributions of cash or other assets subject to donor restrictions that they be used for capital projects are reported as with donor restrictions and are considered to be released from restriction at the time the long-lived assets are placed into service. The Association also receives conditional contributions, that is, those with a measurable performance or other barrier, and a right of return, are recognized as revenue when the specified conditions are met.

Membership dues are treated as contributions as the Association has determined there is not an exchange of direct commensurate value and therefore these amounts are included in contributions in the accompanying statement of activities.

The Association recognizes revenue from ticket sales at the time of admission. Product sales and food sales are recognized at the time the products and food are provided to customers. Any unredeemed gift cards, advance ticket sales, and food sales related to future events are recorded as deferred income in the accompanying statement of financial position.

FUNCTIONAL ALLOCATION OF EXPENSES

The costs of providing programs and other activities have been summarized on a functional basis in the accompanying statement of functional expenses. Expenses directly attributed to a specific functional category of the Association are reported as expenses of that functional category, while shared costs that benefit multiple functional categories have been allocated among the functional categories using a variety of cost allocation methods such as time and effort and total direct expenses as a cost driver. Costs of goods sold primarily consist of cost of products and food sold to customers.

ESTIMATES

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

CONTRIBUTED SERVICES AND DONATED ASSETS

A substantial number of unpaid volunteers have made significant contributions of their time and skills to supplement the Association's programs, principally in educational, archaeological and administrative projects, as well as in certain administrative functions. The value of this contributed time is not reflected in these statements because it does not meet the definition of donated non-financial assets.

MEASUREMENT OF OPERATIONS

Operating revenue and expenses generally reflect those revenues and expenses that management can influence, including annual authorized operating support from the endowment based on the spending formula established by the Association's Board.

Nonoperating activities include investment returns, endowment fund appropriations, loss on disposal of land, change in value of the interest rate swap agreement, and the change in value of split-interest agreements.

NOTE 2 – PROMISES TO GIVE

Unconditional promises to give as of December 31, 2025 and 2024, were for the following:

	2025	2024
Preservation	\$ 21,247,372	\$ 22,817,235
Capital Projects	7,792,345	7,621,900
Life insurance	1,550,000	1,550,000
Education	3,251,000	711,300
General endowment	119,775	165,674
Future operating expenses	20,000	25,000
Promises to Give Before Unamortized Discount	33,980,492	32,891,109
Less: Unamortized Discounts between 3.84% and 5.34%	(3,873,709)	(3,650,646)
Promises to Give, Net	\$ 30,106,783	\$ 29,240,463
	2025	2024
Amounts due in:		
Less than one year	\$ 9,615,277	\$ 2,789,124
One to five years	19,308,182	24,762,903
Thereafter	1,183,324	1,688,436
Total	\$ 30,106,783	\$ 29,240,463

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 2 – PROMISES TO GIVE (CONTINUED)

A significant portion of promises to give are concentrated among five and three donors, making up 63% and 68% of the promises to give as of December 31, 2025 and 2024, respectively. All unconditional promises to give were deemed to be fully collectible as of December 31, 2025 and 2024.

During the year ended December 31, 2025, the Association received a contribution from a donor of \$5,000,000, of which \$2,500,000 is unconditional and had been recognized as revenue during the year, while the remaining \$2,500,000 is conditional and had not yet been recognized as revenue because the Association has not yet met the specified conditions.

NOTE 3 – INVESTMENTS

Investments consisted of the following as of December 31, 2025 and 2024:

	2025	2024
Cash equivalents	\$ 177,286	\$ 124,155
Fixed-income investments	35,606,778	33,379,048
Equity investments	265,419,234	219,752,758
Private equity funds	<u>4,132,013</u>	<u>3,943,022</u>
Total Investments	<u>\$ 305,335,311</u>	<u>\$ 257,198,983</u>

The following summarizes investment return and its classification in the statement of activities, in accordance with the Association's endowment spending policy as disclosed in Note 12, for the years ended December 31, 2025 and 2024:

	2025	2024
Realized and unrealized gains	\$ 47,703,017	\$ 20,769,666
Interest and dividends, net	<u>7,027,423</u>	<u>6,261,105</u>
Net Investment Return	<u>\$ 54,730,440</u>	<u>\$ 27,030,771</u>

Interest and dividend income is presented net of \$262,856 and \$214,491 of investment expenses for the years ended December 31, 2025 and 2024, respectively.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 4 – PROPERTY AND EQUIPMENT AND ACCUMULATED DEPRECIATION AND AMORTIZATION

The Association's property and equipment consisted of the following as of December 31, 2025 and 2024:

	Estimated Useful Lives	2025	2024
Buildings	40 years	\$ 80,479,218	\$ 80,479,218
Building improvements	10-20 years	24,071,281	24,071,281
Exhibitions	2-10 years	7,891,181	7,407,157
Equipment and furniture	5-7 years	40,679,410	40,654,218
Computer software	3-4 years	1,926,041	1,926,041
Land		--	637,798
Total Property and Equipment		155,047,131	155,175,713
Less: Accumulated Depreciation and Amortization		(94,264,048)	(90,013,571)
Property and Equipment, Net		<u>\$ 60,783,083</u>	<u>\$ 65,162,142</u>

Depreciation and amortization expense for the years ended December 31, 2025 and 2024 was \$4,489,908 and \$4,316,307, respectively.

NOTE 5 – HISTORICAL PROPERTIES AND COLLECTIONS

The Association's collections consist of land, the mansion and related historic outbuildings, decorative arts collections, historic books and manuscripts and memorabilia that are held for the preservation and educational purposes of the Association. Each of the items is preserved and cared for, and assessments of their condition are performed continually. In accordance with the Association's policies, various items held in the collections were deaccessioned and sold at auction during the years ended December 31, 2025 and 2024. All proceeds from the sale of deaccessioned collections items are recorded as with donor restriction and are expended to purchase new items or to conserve items in the collections. For the years ended December 31, 2025 and 2024, the cost of acquisition and improvements of historic properties and collections was \$13,340,156 and \$11,548,605, respectively.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 6 – BONDS PAYABLE

In June 2007, the Fairfax County Economic Development Authority (“FCEDA”) issued \$15,000,000 in variable rate unsecured revenue bonds, expiring in June 2037, for the benefit of the Association. The bonds bear interest at a weekly variable rate. The net proceeds of the bonds are restricted for financing all or part of (i) refund of the FCEDA Series 1998 revenue bonds used for cost of construction, renovation, acquisition and capital improvements at Mount Vernon; \$2,143,956 of bonds payable that was outstanding as of December 31, 2006, and was repaid during this \$15,000,000 bond issuance; (ii) reimbursing the borrower for capital expenditures from September 1, 2006, through the date of issuance related to the construction, renovation, acquisition and capital improvement costs; (iii) financing new cost of construction and (iv) other associated expenditures to the extent that they can be refinanced, including costs of issuance and credit enhancements. To facilitate the issuance of the bonds, FCEDA entered into an agreement with U.S. Bank (Trustee) and Truist Bank (the credit facility), such that the bonds would be payable from an irrevocable direct-pay letter of credit, issued by Truist Bank. The letter of credit is guaranteed by the Association. At December 31, 2025 and 2024, the amount of the letter of credit was \$15,200,000. The letter of credit, among other provisions, requires the Association to meet certain financial ratio tests, restricts liens of any kind and the acquisition of additional loans, and expires in December 2029. The Association is in compliance with these financial covenants.

In connection with the bond issuance, the Association entered into a floating-to-fixed interest rate swap agreement with Truist Bank, providing for an interest rate no higher than 3.86% applied to a notional amount equal to \$15,000,000. The underlying rate is based upon 67% of monthly USD British Bankers’ Association London Interbank Offered Rate. The swap was effective on July 1, 2007, and terminates July 1, 2037. The interest rate swap qualifies as a derivative financial instrument, and is used to mitigate the effect of interest rate fluctuations. The swap is reported at fair value on the statement of financial position as a liability in the amount of \$1,757,847 and \$1,599,943 as of December 31, 2025 and 2024, respectively. During the years ended December 31, 2025 and 2024, the Association recorded a noncash (loss)/gain of \$157,904 and \$772,475, respectively, on the change in derivative valuation due to interest rate fluctuations.

The outstanding bonds payable of \$15,000,000 as of December 31, 2025 and 2024, are due in one lump sum payment in June 2037. Interest expense for the Association for the years ended December 31, 2025 and 2024, was \$563,068 and \$568,132, respectively.

NOTE 7 – GIFT ANNUITIES

The Association has received a number of gift annuities from various donors over the years. Under the terms of annuity agreements, each donor will receive a fixed quarterly payment over the term of the donor’s life. As of December 31, 2025, and 2024, the Association has recorded a liability totaling \$525,930 and \$670,080, respectively, which is equal to the present value of the future distributions payable to the various donors. This amount is included in other liabilities in the statements of financial position as of December 31, 2025 and 2024.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 8 – POOLED INCOME FUND

The Association is a trustee for the Pooled Income Fund (the “Fund”), a fund within the meaning of Section 642(c)(5) of the Internal Revenue Code (the “IRC”) of 1986. The Fund makes it possible for those interested in the advantages of life income gifts (charitable remainder trusts) to fund such gifts initially with \$10,000 or more and to make additions to such gifts in amounts of \$5,000 or more. The Fund provides a way for individuals to make gifts to the Association while allowing the donor, or designated beneficiary of the donor, to receive lifetime income earned on the donated funds. In the statements of financial position, the assets of the fund are included in split-interest agreements at their fair value and the liabilities are included in other liabilities at their net present value using discount rates between 4.2% and 5.4%. The net balance as of December 31, 2025 and 2024, was \$499,345 and \$485,283, respectively.

NOTE 9 – NET ASSETS

NET ASSETS WITHOUT DONOR RESTRICTIONS

As of December 31, 2025 and 2024, the Association’s net assets without donor restrictions were composed of:

	2025	2024
Undesignated	\$ 8,461,653	\$ 7,845,939
Investment in property and equipment and capital projects in process	62,400,472	65,162,142
Board-Designated:		
Quasi-endowment	74,163,324	62,273,002
Preservation	3,619,883	3,081,650
Board-Designated Subtotal	77,783,207	65,354,652
Total Net Assets Without Donor Restrictions	\$ 148,645,332	\$ 138,362,733

During 2025 and 2024, the Board approved net transfers from the Board quasi-endowment of \$1,858,400 and \$1,558,900, respectively, to support operations. Per board policy, realized undesignated bequests of \$444,078 and \$1,202,351, were transferred into the Board quasi-endowment in 2025 and 2024, respectively.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 9 – NET ASSETS (CONTINUED)

NET ASSETS WITH DONOR RESTRICTIONS

As of December 31, 2025, net assets with donor restrictions were restricted for the following purposes or period:

	Restricted In Perpetuity and Subject To Spending Policy	Subject To Purpose Restriction	Split- Interest Agreements	Subject To Release For Specific Event	Total
Education	\$ 153,503,381	\$ 7,651,640	\$ --	\$ --	\$ 161,155,021
Preservation	22,377,538	26,937,848	2,784,093	--	52,099,479
Operations	37,213,754	826,290	703,780	1,869,770	40,613,594
Capital projects	--	27,258,378	--	--	27,258,378
Total	\$ 213,094,673	\$ 62,674,156	\$ 3,487,873	\$ 1,869,770	\$ 281,126,472

As of December 31, 2024, net assets with donor restrictions were restricted for the following purposes or period:

	Restricted In Perpetuity and Subject To Spending Policy	Subject To Purpose Restriction	Split- Interest Agreements	Subject To Release For Specific Event	Total
Education	\$ 128,362,947	\$ 4,038,221	\$ --	\$ --	\$ 132,401,168
Preservation	19,086,156	29,393,770	2,546,112	--	51,026,038
Operations	29,710,271	1,119,370	609,809	1,855,708	33,295,158
Capital projects	--	21,210,407	--	--	21,210,407
Total	\$ 177,159,374	\$ 55,761,768	\$ 3,155,921	\$ 1,855,708	\$ 237,932,771

Education – The majority of these funds are donor-restricted funds solicited for the operation of the Fred W. Smith National Library for the Study of George Washington, the operation of the Ford Orientation Center and Donald W. Reynolds Museum and Education Center, the George Washington Teacher's Institute, the acquisition of historical books, and various education and leadership programs.

Preservation – These funds represent donations to support (1) various efforts related to preserving the mansion and adjoining structures and other historic buildings and areas; and (2) acquisition, conservation and preservation of decorative arts, artifacts, manuscripts and other collection items.

Operations – These funds are available to be spent toward the general operations of the Association.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 9 – NET ASSETS (CONTINUED)

NET ASSETS WITH DONOR RESTRICTIONS (CONTINUED)

Capital projects – These funds represent donations to support capital projects and significant repair work related to the mansion and other areas.

NOTE 10 – AVAILABILITY OF RESOURCES AND LIQUIDITY

The Association regularly monitors liquidity required to meet its annual operating needs and other contractual commitments, while also striving to preserve the principal and return on the investment of its funds. The Association's available financial assets as of December 31, 2025 and 2024 were:

Available Financial Assets:	2025	2024
Cash and cash equivalents	\$ 28,710,398	\$ 34,051,411
Investments redeemable in one year	301,203,298	253,255,961
Accounts receivable	841,973	525,917
Promises to give	30,106,783	29,240,463
Split-interest agreements	<u>4,019,321</u>	<u>3,657,299</u>
Total Available Financial Assets	364,881,773	320,731,051
Less: Financial assets unavailable for general expenditure within one year:		
Financial assets with donor restrictions	(262,577,177)	(230,899,290)
Financial assets unavailable without Board approval less amount budgeted to be spent in the following year	<u>(75,506,207)</u>	<u>(63,355,653)</u>
Financial Assets Available to Meet General Expenditures Within One Year	<u>\$ 26,798,389</u>	<u>\$ 26,476,108</u>

The Association has various sources of liquidity at its disposal, including cash and cash equivalents and investments, which are available for general expenditures, liabilities and other obligations as they come due. Management is focused on sustaining the financial liquidity of the Association throughout the year. This is done through regular monitoring and reviewing the Association's cash flow needs. As a result, management is aware of the cyclical nature of the Association's cash flow related to the Association's various funding sources and is therefore able to ensure that there is cash available to meet current liquidity needs. As part of the Association's liquidity plan, excess cash is invested in publicly traded investment vehicles, including mutual funds and equity securities, or available to support organizational initiatives. The Association can liquidate the majority of its investments anytime, and therefore those investments are available to meet current cash flow needs. Additionally, the Association has board-designated net assets that could be available for current operations with Board approval.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 11 – COMMITMENTS AND CONCENTRATION OF RISK

CREDIT RISK

Financial instruments, which potentially subject the Association to a concentration of credit risk, consist principally of cash balances maintained at various creditworthy financial institutions. While the amount at a given financial institution at times exceeds the amount guaranteed by the Federal Deposit Insurance Corporation and, therefore, bears some risk, the Association has not experienced, nor does it anticipate, any losses on those funds. As of December 31, 2025 and 2024, the amount in excess of the insured limit of \$250,000 was approximately \$11,515,000 and \$14,786,000, respectively.

FINANCIAL RISK

The Association invests in a professionally managed investment portfolio that is exposed to various risks such as interest rate, market volatility and credit risks. Due to the level of risk associated with such investments and the level of uncertainty related to changes in the value of such investments, it is at least reasonably possible that changes in risks in the near term could materially affect investment balances and the amounts reported in the financial statements.

CONSTRUCTION CONTRACTS

The Association has committed to several construction contracts relating to various construction projects on the estate. The remaining unpaid commitment on the construction contracts was approximately \$18,525,000 at December 31, 2025.

NOTE 12 – ENDOWMENT FUNDS

The Association's endowment consists of many individual funds established for a variety of purposes. Its endowment includes donor-restricted endowment funds and funds designated by the Board to function as endowments. As required by GAAP, net assets associated with endowment funds, including funds designated by the Board to function as endowments, are classified and reported based on the existence of donor-imposed restrictions.

INTERPRETATION OF RELEVANT LAW

The Virginia General Assembly issued the Virginia Uniform Prudent Management of Institutional Funds Act (UPMIFA). Unless there are explicit donor instructions, this law gives the boards of nonprofit associations the flexibility to determine the appropriate use of endowment principal and related investment income.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 12 – ENDOWMENT FUNDS (CONTINUED)

INTERPRETATION OF RELEVANT LAW (CONTINUED)

Boards should consider the following factors in determining a prudent use of investment income and endowment principal:

- 1) The duration and preservation of the fund
- 2) The purpose of the Association 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 Association
- 7) The investment policies of the Association.

The Board of the Association continually reviews its policies regarding the use of endowment principal and makes any necessary modifications to the investment policy statement.

RETURN OBJECTIVES AND SPENDING POLICY

The Association has adopted an investment policy for endowment assets that attempts to provide a predictable stream of funding to programs supported by its endowment while seeking to increase the long-term purchasing power of the endowment assets.

Endowment assets include those assets of donor-restricted funds that the Association must hold in perpetuity, as well as board-designated funds. Under this policy, as approved by the Board, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of the S&P 500 index while assuming a moderate level of investment risk. The current investment policy of the Association anticipates that its endowment funds' annual real total return (net of investment management fees) will be equal to or greater than the spending rate over the long term, with moderate return volatility. The Board annually reviews this policy, based on current market conditions and advice from its outside investment professionals, and makes any necessary changes.

The investment policy of the Association allows the Board to approve spending up to 5% of the spending base of each endowment annually. The spending base is equal to the average fair value of the 12 quarters ending on June 30. The Board-approved spending policy from its operating endowments was 4.0% and 3.5% for the years ended December 31, 2025 and 2024, respectively. The Board approves spending on program-restricted endowments as part of its annual budget approval process. The average approved spending on program-restricted endowments was 3.9% for the years ended December 31, 2025 and 2024. In addition, the Board periodically approves the expenditure of additional board-designated funds for capital improvements, collection acquisitions or special projects.

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 12 – ENDOWMENT FUNDS (CONTINUED)

STRATEGIES EMPLOYED FOR ACHIEVING OBJECTIVES

To satisfy its long-term rate-of-return objectives, the Association 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 Association targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

CHANGES IN ENDOWMENT NET ASSETS

The changes in endowment net assets for the years ended December 31, 2025 and 2024, were:

	2025		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 65,354,652	\$ 177,159,374	\$ 242,514,026
Investment gain	13,842,877	37,345,379	51,188,256
Contributions and transfers	444,078	5,132,000	5,576,078
Appropriations for expenditures	(1,858,400)	(6,542,080)	(8,400,480)
Endowment Net Assets, End of Year	<u>\$ 77,783,207</u>	<u>\$ 213,094,673</u>	<u>\$ 290,877,880</u>
	2024		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ 59,115,173	\$ 164,064,414	\$ 223,179,587
Investment gain	6,596,028	18,000,133	24,596,161
Contributions and transfers	1,202,351	1,325,000	2,527,351
Appropriations for expenditures	(1,558,900)	(6,230,173)	(7,789,073)
Endowment Net Assets, End of Year	<u>\$ 65,354,652</u>	<u>\$ 177,159,374</u>	<u>\$ 242,514,026</u>

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 12 – ENDOWMENT FUNDS (CONTINUED)

CHANGES IN ENDOWMENT NET ASSETS (CONTINUED)

The details of endowment net assets with donor restrictions for the years ended December 31, 2025 and 2024 were:

	2025		
	Original	Accumulated	
	Gift Corpus	Endowment	Total
		Earnings	
Education	\$ 85,854,330	\$ 67,649,051	\$ 153,503,381
Preservation	12,593,343	9,784,195	22,377,538
Operations	21,404,495	15,809,259	37,213,754
Total Endowment Net Assets			
With Donor Restrictions	<u>\$ 119,852,168</u>	<u>\$ 93,242,505</u>	<u>\$ 213,094,673</u>
	2024		
	Original	Accumulated	
	Gift Corpus	Endowment	Total
		Earnings	
Education	\$ 82,704,330	\$ 45,658,617	\$ 128,362,947
Preservation	12,593,343	6,492,813	19,086,156
Operations	19,422,495	10,287,776	29,710,271
Total Endowment Net Assets			
With Donor Restrictions	<u>\$ 114,720,168</u>	<u>\$ 62,439,206</u>	<u>\$ 177,159,374</u>

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 require the Association to retain as a fund of perpetual duration. The Association has a policy that permits spending from underwater endowment funds.

As of December 31, 2025 and 2024 the Association's underwater funds were:

	2025	2024
Original gift corpus	\$ --	\$ 123,261
Fair value of endowment funds underwater	--	(121,194)
Underwater Deficiency	<u>\$ --</u>	<u>\$ 2,067</u>

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 13 – FAIR VALUE MEASUREMENT

The tables below summarize, by level within the fair value hierarchy, the Association's assets and liabilities as of December 31, 2025 and 2024:

	2025			
	Total	Level 1	Level 2	Level 3
Investments				
Cash and money market funds	\$ 177,286	\$ 177,286	\$ --	\$ --
Equity investments	265,419,234	265,419,234	--	--
Fixed-income mutual funds	35,606,778	35,606,778	--	--
Investments included in fair value hierarchy	301,203,298	301,203,298	--	--
Investments measured at net asset value	4,132,013			
Total Investments	305,335,311			
Other Assets:				
Split-interest agreements	4,019,321	531,448	--	3,487,873
Total Assets	\$ 309,354,632	\$ 301,734,746	\$ --	\$ 3,487,873
Liabilities measured at fair value:				
Interest rate swap agreements	\$ 1,757,847	\$ --	\$ 1,757,847	\$ --
Split-interest agreements	558,034	--	558,034	--
Total Liabilities	\$ 2,315,881	\$ --	\$ 2,315,881	\$ --
	2024			
	Total	Level 1	Level 2	Level 3
Investments				
Cash and money market funds	\$ 124,155	\$ 124,155	\$ --	\$ --
Equity investments	219,752,758	219,752,758	--	--
Fixed-income mutual funds	33,379,048	33,379,048	--	--
Investments included in fair value hierarchy	253,255,961	253,255,961	--	--
Investments measured at net asset value	3,943,022			
Total Investments	257,198,983			
Other Assets:				
Split-interest agreements	3,657,299	501,378	--	3,155,921
Total Assets	\$ 260,856,282	\$ 253,757,339	\$ --	\$ 3,155,921
Liabilities measured at fair value:				
Interest rate swap agreements	\$ 1,599,943	\$ --	\$ 1,599,943	\$ --
Split-interest agreements	686,175	--	686,175	--
Total Liabilities	\$ 2,286,118	\$ --	\$ 2,286,118	\$ --

THE MOUNT VERNON LADIES' ASSOCIATION OF THE UNION

NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

NOTE 13 – FAIR VALUE MEASUREMENT (CONTINUED)

The level 3 assets are comprised of interests in two perpetual trusts that had unrealized gains of \$331,952 and \$282,371 during the years ended December 31, 2025 and 2024, respectively.

Quantitative information as of December 31, 2025 and 2024, with respect to assets and liabilities measured and carried at fair value on a recurring basis with the use of significant unobservable inputs (Level 3) follows:

	Fair Value 2025	Fair Value 2024	Principle Valuation Techniques	Unobservable Inputs
Perpetual trust	\$ 3,487,873	\$ 3,155,921	Market Approach	Percentage Interest; Fair Value of Trust

The following tables disclose information concerning the fair value measurement of investments calculated using NAV per share as of December 31, 2025 and 2024:

2025	Fair Value	Unfunded Commitments	Redemption Frequency (If Currently Eligible)	Redemption Notice Period
Private equity funds (a)	\$ 4,132,013	\$ 685,399	N/A	N/A

2024	Fair Value	Unfunded Commitments	Redemption Frequency (If Currently Eligible)	Redemption Notice Period
Private equity funds (a)	\$ 3,943,022	\$ 720,012	N/A	N/A

- ^(a) *Private equity funds* – This category includes investments in private equity funds. The fair values of the investments in this category have been estimated using the NAV per share of the investments. Investments in this category are not subject to redemption. The fund values are reduced through distributions that are received from liquidation of the underlying assets. As of December 31, 2025, it was estimated that the underlying assets of these funds will be liquidated over a period of 10 years.

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NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

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NOTE 13 – FAIR VALUE MEASUREMENT (CONTINUED)

On a recurring basis, the Association measures its interest rate swap at its estimated fair value. In determining the fair value of the interest rate swap derivative, the present value of expected cash flows is utilized, since the market observable interest rate yield curve is adjusted to appropriately reflect both its own nonperformance risk and that of the respective counterparty in the fair value measurement. The credit valuation adjustments utilize Level 3 inputs, such as estimates of current credit spreads, to evaluate the likelihood of default by either the respective counterparty or the Association. However, it was determined that as of December 31, 2025, the impact of the credit valuation adjustments was not significant to the overall valuation of the swap. As a result, the fair value of the swap is considered to be based primarily on Level 2 inputs. See Note 6 for additional information regarding the swap.

NOTE 14 – RETIREMENT PLANS

The Association sponsors a 403(b) plan (“the Plan”) for all employees that allows employees to defer compensation up to the limits of the Internal Revenue Service as of their date of hire. For employees who are 18 years old or older and have worked at least six months, the Association makes discretionary matching contributions of 50% of the participant contribution up to a maximum of 2% of a participant’s eligible compensation. For those participants who have worked at least 1,000 hours during the plan year and are employed with the Association at the end of the year, the Association makes discretionary contributions up to a percentage of employees’ eligible compensation. Participants are immediately vested in their own contributions. Participants vest in employer contributions at a rate of 20% per year and are 100% vested after five years of credited service. The Association made matching contributions to the 403(b) plan in the amount of \$348,050 and \$319,064 during the years ended December 31, 2025 and 2024, respectively. For the 2025 and 2024 plan years, the Association recorded a 6% discretionary contribution of \$1,199,252 and \$1,113,039, respectively, which are included in accounts payable and accrued expenses in the statements of financial position at December 31, 2025 and 2024.

NOTE 15 – ALLOCATION OF JOINT COSTS FOR DIRECT MAIL

The Association conducts education program activities that include appeals for contributions, primarily direct mail campaigns, which qualify for allocation among the functions benefited. In 2025 and 2024, the Association incurred \$2,226,655 and \$2,143,607, respectively, of joint costs for these activities. Of these costs, \$1,202,393 and \$1,136,112 were allocated to the education program, \$22,267 and \$21,436 were allocated to management and general and administrative, and \$1,001,995 and \$986,059 were allocated to fundraising in 2025 and 2024, respectively.

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NOTES TO FINANCIAL STATEMENTS

For the Year Ended December 31, 2025

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NOTE 16 – INCOME TAXES

The Association qualifies as a tax-exempt organization under Section 501(c)(3) of the IRC and is classified as a publicly supported organization under Section 509(a)(1) of the IRC. No provision for income taxes was required for the years ended December 31, 2025 and 2024, as the Association had no net unrelated business income.

The Association evaluated its uncertainty in income taxes for the years ended December 31, 2025 and 2024, and determined that there are no matters that would require recognition in the financial statements or that may have an effect on its tax-exempt status. As of December 31, 2025, the statute of limitations remained open with the U.S. federal jurisdiction and/or the various states and local jurisdictions in which the Association files tax returns; however, there are currently no audits for any tax periods pending or in progress. It is the Association's policy to recognize interest and penalties related to uncertainty in income taxes, if any, in interest or income tax expense. As of December 31, 2025 and 2024, the Association had no accruals for interest and/or penalties.

NOTE 17 – PRIOR YEAR SUMMARIZED FINANCIAL INFORMATION

The accompanying financial statements include certain prior year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the Association's financial statements for the year ended December 31, 2024, from which the summarized information was derived.

NOTE 18 – RECLASSIFICATIONS

Certain 2024 amounts have been reclassified to conform to the 2025 financial statement presentation.

NOTE 19 – SUBSEQUENT EVENTS

The Association's management has evaluated subsequent events through July 7, 2026, the date the financial statements were available to be issued. There were no subsequent events identified that require recognition or disclosure in these financial statements.