VINE MAPLE PLACE

FINANCIAL STATEMENTS

YEAR ENDED JUNE 30, 2025

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VINE MAPLE PLACE
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2025

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Vine Maple Place
Maple Valley, Washington

Report of the Audit of the Financial Statements

Opinion

We have audited the financial statements of Vine Maple Place, a nonprofit corporation (the Organization), which comprise the statement of financial position as of June 30, 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.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of Vine Maple Place as of June 30, 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 Vine Maple Place 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.

Emphasis of Matter

As discussed in Note 10 to the financial statements, beginning net assets as of June 30, 2025 have been restated to reflect a change in accounting. Our opinion is not modified with respect to this matter.

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

Board of Directors
Vine Maple Place

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 Vine Maple Place'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 Vine Maple Place'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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Bellevue, Washington
January 22, 2026

VINE MAPLE PLACE
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2025

ASSETS

CURRENT ASSETS	
Cash and Cash Equivalents	$ 822,072
Investments	651,456
Grant and Other Receivables	272,909
Prepaid Expenses and Other Current Assets	98,374
Total Current Assets	1,844,811
PROPERTY AND EQUIPMENT	
Land	658,564
Buildings and Improvements	9,165,280
Furniture, Vehicle, and Equipment	809,025
Total	10,632,869
Less: Accumulated Depreciation	(3,530,615)
Total Property and Equipment	7,102,254
OTHER ASSETS	
Right-of-Use Assets - Operating	2,294,616
Total Other Assets	2,294,616
Total Assets	$ 11,241,681

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES	
Accounts Payable and Accrued Expenses	$ 80,488
Accrued Salaries and Payroll Taxes	275,424
Operating Lease Liability, Current Portion	140,319
Total Current Liabilities	496,231
LONG-TERM LIABILITIES	
Operating Lease Liability, Net of Current Portion	2,261,545
Total Long-Term Liabilities	2,261,545
Total Liabilities	2,757,776
NET ASSETS	
Without Donor Restrictions Undesignated	7,006,905
Board-Designated for Operations and Facilities Expansion	1,437,000
Total Net Assets Without Donor Restrictions	8,443,905
With Donor Restrictions - Purpose	40,000
Total Net Assets	8,483,905
Total Liabilities and Net Assets	$ 11,241,681

See accompanying Notes to Financial Statements.

VINE MAPLE PLACE
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2025

SUPPORT AND REVENUE	
Contributions and Fundraising Revenues	$ 3,953,216
Grant Support	1,932,203
Special Events, Net of Expenses of $19,058	325,333
Nonfinancial Contributions	830,488
Program Services Income	3,725
Realized and Unrealized Gain on Investments	1,223
Interest Income	46,735
Other Income	1,964
Net Assets Released from Restrictions	210,807
Total Support and Revenue	7,305,694
EXPENSES	
Program Services:	
Adults	4,911,986
Children and Youth	1,843,696
Total Program Services	6,755,682
Support Services:	
Management and General	293,309
Fundraising	1,289,139
Total Support Services	1,582,448
Total Expenses	8,338,130
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	(1,032,436)
REVENUE WITH DONOR RESTRICTIONS	
Grants	100,000
Net Assets Released from Restrictions	(210,807)
CHANGE IN NET ASSETS WITH DONOR RESTRICTIONS	(110,807)
CHANGE IN NET ASSETS	(1,143,243)
Net Assets - Beginning of Year Before Change in Basis of Accounting	9,566,341
Change in Basis of Accounting	60,807
Net Assets - Beginning of Year, as Adjusted	$ 9,627,148
NET ASSETS - END OF YEAR	$ 8,483,905

See accompanying Notes to Financial Statements.

VINE MAPLE PLACE
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED JUNE 30, 2025

	Program Services			Support Services			
	Adults	Children and Youth	Total Program Services	Management and General	Fundraising	Total Support Services	Total
Salaries and Wages	$ 2,163,441	$ 851,535	$ 3,014,976	$ 151,829	$ 672,802	$ 824,631	$ 3,839,607
Payroll Taxes and Benefits	410,784	155,186	565,970	26,154	133,907	160,061	726,031
Emergency Housing and Other Financial Assistance	925,855	29,126	954,981	-	-	-	954,981
Depreciation	357,071	88,562	445,633	39,846	46,733	86,579	532,212
Occupancy	372,431	219,920	592,351	5,668	33,014	38,682	631,033
Professional Fees	33,397	29,942	63,339	16,976	256,612	273,588	336,927
Office Expenses	52,429	21,778	74,207	49,549	123,730	173,279	247,486
Capital Campaign Expenses	160	-	160	-	22,106	22,106	22,266
Conferences and Meetings	5,941	1,410	7,351	-	1,432	1,432	8,783
Information Technology	54,629	25,060	79,689	1,927	7,209	9,136	88,825
Insurance	40,900	26,724	67,624	213	771	984	68,608
Travel	3,756	1,376	5,132	32	3,535	3,567	8,699
Right-of-Use Lease Interest Expense	42,671	19,171	61,842	-	-	-	61,842
In-Kind	448,521	373,906	822,427	1,115	6,346	7,461	829,888
Total Expenses by Function	4,911,986	1,843,696	6,755,682	293,309	1,308,197	1,601,506	8,357,188
Less: Expenses Netted Against Revenue on the Statement of Activities:							
Special Event Expenses	-	-	-	-	(19,058)	(19,058)	(19,058)
Total Expenses Included in the Expense Section of the Statement of Activities	$ 4,911,986	$ 1,843,696	$ 6,755,682	$ 293,309	$ 1,289,139	$ 1,582,448	$ 8,338,130

See accompanying Notes to Financial Statements.

VINE MAPLE PLACE
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Received from Contributions, Grants, and Other Income	$ 6,244,867
Cash Paid to Suppliers and Employees	(6,910,513)
Interest Received	46,735
Net Cash Used by Operating Activities	(618,911)
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CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of Property and Equipment	(51,513)
Purchase of Investments	(34,258)
Proceeds from Sale of Investments	500,000
Net Cash Provided by Investing Activities	414,229
NET CHANGE IN CASH AND CASH EQUIVALENTS	(204,682)
Cash and Cash Equivalents - Beginning of Year	1,026,754
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 822,072

RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH USED BY OPERATING ACTIVITIES	
Change in Net Assets	$ (1,143,243)
Depreciation	532,212
Noncash Lease Adjustment	30,476
Donated Investments	(157,156)
Unrealized Investment Loss	1,223
Change in Operating Accounts:	
Pledges Receivables	60,807
Grants and Other Receivables	12,476
Prepaid Expenses and Other Current Assets	8,477
Accounts Payable and Accrued Liabilities	35,817
Deferred Pledge Revenue	-
Net Cash Used by Operating Activities	$ (618,911)

SUPPLEMENTAL DISCLOSURES OF NONCASH INVESTING AND FINANCING ACTIVITIES	
Right-of-Use Assets Acquired in Exchange for Operating Lease Liabilities	$ 2,294,616

See accompanying Notes to Financial Statements.

NOTE 1 NATURE AND PURPOSE OF THE AGENCY

Organization

The mission of Vine Maple Place (the Agency) is to end homelessness, in South King County, through working with single-parent families to break the generational cycle of homelessness by offering safety, providing stability and equipping to self-sufficiency.

Vine Maple Place breaks the generational cycle of homelessness and poverty through a trauma-informed approach that is holistic and tailored. The Agency works with single parents who are homeless or facing imminent eviction, and their children. The Agency provides integrated services that weave emergency housing, rental assistance, livable wage development, behavioral health, financial literacy, parenting support, and all-inclusive child and youth services to help families heal and build new skills to achieve safety and stability.

Vine Maple Place was incorporated in 2000 as a nonprofit transitional housing (TH) service with capacity to serve eight homeless single mothers and their children per year. As the need for services grew, the Agency began national best practices in homelessness prevention and rapid rehousing. Based on the Agency's research, in 2012, Vine Maple Place piloted an integrated approach to prevention services, designed to help families gain—and maintain—stability. Services include financial literacy training, employment and livable-wage development, and housing stabilization.

In 2014, the Agency retired TH and added rapid rehousing, mental health counseling, and comprehensive child and youth services. This integrated "Stable Families program" has been astounding. In November 2018, the Agency expanded its capacity by opening a new 15,000-square-foot Family Hope Center in Maple Valley. By 2021 the facility was at capacity, serving 800 families a year. Due to the increased demand for services in Kent, where 89% of our calls for help come from, a second Family Hope Center was opened there, fall of 2021. The opening of a second Family Hope Center provided the space to scale up programming. The Agency served a total of 1,565 families and 4,862 individuals between the two facilities during the year ended June 30, 2025, and continues to maintain a rate of 91% of families remaining stably housed one year after exiting the program.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Agency have been prepared in accordance with the provisions of accounting principles generally accepted in the United States of America for nonprofit organizations. Under those provisions, net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting (Continued)

Net assets of the Agency, and changes therein, are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets without donor restrictions include all net assets with board designations and net assets on which there are no donor-imposed restrictions.

Net Assets With Donor Restrictions – Included in net assets with donor restrictions are those that may be satisfied by future actions of the Agency or the passage of time as well as net assets that will be maintained permanently by the Agency. Net assets with donor restrictions are based on specific purposes for the year ended June 30, 2025.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Federal Income Taxes

Vine Maple Place is exempt from federal income taxes under the provisions of Section 501(c)(3) of the Internal Revenue Code and it is not a private foundation. In general, the Agency's tax returns may be selected for examination by tax authorities subject to a three-year statute of limitations.

Cash and Cash Equivalents

The Agency maintains depository accounts at banks that insure the accounts up to the Federal Deposit Insurance Corporation (FDIC) prescribed limits. The financial instrument may subject the agency to concentrations of risk as, from time to time, cash balances exceed amounts insured by the Federal Deposit insurance Corporation. As of June 30, 2025, the Agency had approximately $396,075 in excess of FDIC insurance limits. To date, the Agency has not experienced losses in any of these accounts.

Valuation of Investments and Income Recognition

Investments in mutual funds are stated at fair value based on quoted market prices. Investments in money market funds are stated at cost. Net appreciation (depreciation) in fair value of investments includes unrealized gains and losses. Purchases and sales of securities are recorded on a trade date basis.

Grants Receivable

Grants receivables consist of revenue earned or grants awarded for which funds were not received by year-end. Management considers the amounts to be fully collectible; accordingly, no allowance for doubtful accounts is considered necessary.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting for Pledges

Under the accrual basis of accounting, revenue, and support should be recorded when earned rather than when cash is received, and the expenses are recorded when incurred rather than when cash is disbursed. However, the Agency's policy is to record pledges as revenue in the year cash is received regardless of when the pledge was made. Pledges are typically made for varying amounts to be contributed over a five-year period. At June 30, 2025, there were no pledges receivable.

Leases

The Agency leases office space in Kent Washington. The Agency determines if an arrangement is a lease at inception. Operating leases are included in the Operating Right-of-Use (ROU) Assets and Operating Lease Liabilities on the statement of financial position as of June 30, 2025.

ROU assets represent the Agency's right to use an underlying asset for the lease term and lease liabilities represent the Agency's obligation to make lease payments arising from the lease. ROU assets and liabilities are recognized at the lease commencement date based on the present value of lease payments over the lease term. As most of the leases do not provide an implicit rate, the Agency uses a risk-free rate based on the information available at commencement date in determining the present value of lease payments. The operating lease ROU asset also includes any lease payments made and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that the Agency will exercise that option. Lease expense for the lease payments is recognized on a straight-line basis over the lease term.

The Agency has elected not to separate nonlease components from lease components and instead accounts for these as a single lease component.

The Agency's lease agreements do not contain any material residual value guarantees or material restrictive covenants.

In evaluating contracts to determine if they qualify as a lease, the Agency considers factors such as if the Agency has obtained substantially all of the rights to the underlying asset through exclusivity, if the Agency can direct the use of the asset by making decisions about how and for what purpose the asset will be used and if the lessor has substantive substitution rights. This evaluation may require significant judgement.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property and Equipment

Property and equipment having a unit cost greater than $1,000 are stated at cost or, for donated assets, at the fair value of the assets received. Depreciation is provided using the straight-line method over the estimated useful lives of the related assets. The cost and related accumulated depreciation of assets sold or otherwise disposed of are removed from the accounts and the resulting gains or losses are included in the statements of activities.

Long-lived assets, such as property and equipment, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If circumstances indicate a long-lived asset may be impaired, the asset value will be reduced to fair value. Fair value is determined through various valuation techniques including quoted market values and third-party independent appraisals, as considered necessary.

Buildings and Improvements	20 to 40 Years
Furniture and Equipment	3 to 7 Years
Vehicles	5 Years

Contributions

The Agency's operations have been financed primarily through contributions from churches, individuals, and the community, as well as grants from the city of Maple Valley and other municipalities, businesses, and private foundations.

Contributions received are recorded as without donor restrictions or with donor restrictions support, depending on the existence or nature of any donor restrictions. Contributions are recorded at fair value. All donor-restricted support is reported as an increase in with donor restriction net assets. When a stipulated time restriction ends or a purpose restriction is accomplished, with donor restriction net assets are reclassified to without donor restriction net assets and reported in the statement of activities as Net Assets Released from Restrictions.

It is the Agency's policy that if the restrictions on a restricted contribution will expire within one year from the date of contribution, the contribution will be recorded as without donor restrictions.

Nonfinancial Contributions

The Agency receives significant nonfinancial contributions in the form of donated goods and services. Donated goods are recorded at the fair value of the goods at the date of donation based on estimates of fair value or wholesale values that would be received for selling the goods. Donated services are recorded at fair value if they create or enhance nonfinancial assets or if they consist of specialized skills that would have to be purchased if they were not donated. The estimated value of these services is based on information provided by the service provider, who estimates the fair value based on date, time, and market in which the service is provided.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Conditional Promises and Intentions to Give

From time to time, the Agency receives a conditional promise or intention to give, the receipt of which is contingent upon external factors over which the Agency has no control. Under the FASB Accounting Standards Codification (ASC) industry topic for nonprofit entities, conditional promises and intentions are not recognized in the financial statements until they become unconditional; that is, when the conditions on which they depend are substantially met. The Agency does not have any conditional grants as of June 30, 2025.

Functional Expense Classification

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the program services, general and administrative and fundraising categories based on the benefits derived. Rent, equipment rental and maintenance, and telephone expenses are allocated based on time and effort, and depreciation is allocated based on salary amounts for various departments.

Subsequent event

Management has evaluated subsequent events through January 22, 2026, the date the financial statements were available to be issued. There were no other events or transactions that require recognition and disclosures in the financial statements.

NOTE 3 INVESTMENTS AND FAIR VALUE

Accounting standards generally accepted in the United States of America define fair value as the price that would be received for an asset or paid to transfer a liability (an exit price) in the Agency's principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

The standards establish a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of the fair value hierarchy are described below:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Agency has the ability to access.

Level 2 – Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

NOTE 3 INVESTMENTS AND FAIR VALUE (CONTINUED)

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

In accordance with an established investment policy emphasizing the preservation of principal, the Agency's investments at June 30, 2025, consist of money market funds and mutual funds.

Investments are summarized below as of June 30, 2025:

	Level 1	Level 2	Level 3	Total
Mutual Funds, at Fair Value	$ 7,902	$ -	$ -	$ 7,902
Money Market Funds Measured at Cost, Included for Reconciliation Purposes				643,554
Total Investments				$ 651,456

NOTE 4 INFORMATION REGARDING LIQUIDITY AND AVAILABILITY

Vine Maple Place seeks to maintain liquid financial assets sufficient to cover approximately 60 days of payroll and general expenditures. The following table reflects the Agency's financial assets as of June 30, 2025, reduced by amounts that are not available to meet general expenditures within one year of the statement of financial position date because of donor restrictions or internal board designations. In the event the need arises to utilize the board-designated funds for liquidity purposes, the reserves could be drawn upon through board resolution.

Cash and Money Market Funds	$ 822,072
Investments	651,456
Grant and Other Receivables	272,909
Financial Assets at Year-End	1,746,437
Less those Unavailable for General Expenditures Within One Year, Due To:	
Net Assets Restricted as to Purpose	(40,000)
Board Designations:	
Program Expansion Reserve	(456,649)
Designated HRA Reserve	(21,055)
Maple Valley Operating Reserve	(588,296)
Other	(371,000)
Financial Assets Available to Meet Cash Needs for General Expenditures Within One Year	$ 269,437

NOTE 5 RELATED PARTY TRANSACTIONS

Donations received from board members amounted to approximately $458,000 for the year ended June 30, 2025.

NOTE 6 EMPLOYEE BENEFITS

The Agency sponsors a 401(k) plan for all eligible employees. During the year ended June 30, 2025, the Agency made contributions on behalf of eligible employees of $70,432.

NOTE 7 NONFINANCIAL CONTRIBUTIONS

Nonfinancial contributions from the statements of activities include the following for the year ended June 30, 2025:

Donated Goods for Use by Families	$	798,437
Donated IT Services		23,906
Donated Equipment Rent and Repairs		8,145
Total	$	830,488

Donated IT services are values are based on information provided by the service provider, who estimates the fair value based on date, time, and market in which the service is provided. Donated goods are recorded at the fair value of the goods at the date of donation based on estimates of fair value or wholesale values that would be received for selling the goods. Donated goods consist of items capitalized for the new Kent location, and clothing, school supplies, food, hygiene products, and basic essentials for families facing homelessness. Donated goods are not sold but are distributed to families facing homelessness.

NOTE 8 BOARD-DESIGNATED NET ASSETS

The board has designed certain net assets without donor restrictions for specific purposes. The following is a schedule of board-designated net assets at June 30, 2025:

Program Expansion Reserve	$	456,649
Designated HRA Reserve		21,055
Maple Valley Operating Reserve		588,296
Other		371,000
Total	$	1,437,000

NOTE 9 OPERATING LEASES – ASC 842

The Agency leases building space in Kent Washington under a long-term, noncancelable lease agreement. The lease has monthly payments starting on July 1, 2021, at a rate of $11 per square foot (plus CAM charges) and escalating 3% each year. The original lease term is through July 31, 2027. However, the lease allows for two additional five-year extensions with 3% annual increases. Management intends to exercise the lease extensions, and therefore the lease term under ASC 842 is through July 2037. The following table provides quantitative information concerning the Agency's leases:

Lease Costs:	
Operating Lease Costs	$ 223,464
Total Lease Costs	$ 223,464
Other Information:	
Operating Cash Flows from Operating Leases	192,989
ROU Asset Obtained in Exchange for Operating Lease Liabilities	$ 2,294,616
Weighted-Average Remaining Lease Term - Operating Leases	12.1 Years
Weighted-Average Discount Rate - Operating Leases	2.50%

The Agency classifies the total discounted lease payments that are due in the next 12 months as current. A maturity analysis of annual discounted cash flows for lease liabilities as of June 30, 2025, is as follows:

Year Ending June 30,	Operating
2026	$ 198,779
2027	204,742
2028	210,884
2029	217,211
2030	223,727
Thereafter	1,752,090
Undiscounted Cash Flows	2,807,433
Less: Imputed Interest	(405,569)
Total Present Value	$ 2,401,864
Short-Term Lease Liabilities	$ 140,319
Long-Term Lease Liabilities	2,261,545
Total Lease Liabilities	$ 2,401,864

NOTE 10 CHANGE IN BASIS OF ACCOUNTING

Vine Maple Place determined the correct reporting of time-restricted contributions based on generally accepted accounting principles is more preferable for the users of the financial statements than reporting the time-restricted contributions as deferred revenue. As a result, beginning net assets with donor restrictions has been increased by $60,807 for the change in accounting.