

Access Living of Metropolitan Chicago

Financial Statements and Independent Auditors' Report

June 30, 2025 and 2024

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MILLER COOPER & Co., Ltd

ACCOUNTANTS AND CONSULTANTS

INDEPENDENT AUDITORS' REPORT

Board of Directors
Access Living of Metropolitan Chicago
Chicago, Illinois

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Access Living of Metropolitan Chicago ("the Agency"), which comprise the statements of financial position as of June 30, 2025 and 2024, the related statements of activities, cash flows, and functional expenses for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Agency as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America ("GAAP").

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America ("GAS"). 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 Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with GAAP, 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 Agency's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

(Continued)

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 and GAS 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 and GAS, 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 Agency'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 Agency'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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 21, 2025, on our consideration of Access Living of Metropolitan Chicago's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

MILLER, COOPER & CO., LTD.



Certified Public Accountants

Deerfield, Illinois
November 21, 2025

FINANCIAL STATEMENTS

Access Living of Metropolitan Chicago
STATEMENTS OF FINANCIAL POSITION
June 30, 2025 and 2024

<u>ASSETS</u>	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 2,534,251	\$ 2,360,844
Investments designated for endowment and other reserve funds	28,455,277	26,857,094
Costs incurred recoverable under grants	1,307,873	1,313,780
Other receivables	22,545	16,143
Unconditional promises to give, net	2,461,316	4,281,951
Prepaid expenses and other assets	43,312	104,450
Property and equipment, net	5,919,551	6,276,949
Art collection	73,461	59,461
	<u>\$ 40,817,586</u>	<u>\$ 41,270,672</u>
 <u>LIABILITIES AND NET ASSETS</u> 		
LIABILITIES		
Accounts payable and other accrued expenses	\$ 214,584	\$ 328,950
Accrued compensation	589,397	504,483
Total liabilities	<u>803,981</u>	<u>833,433</u>
NET ASSETS		
Without donor restrictions	31,743,148	30,461,246
With donor restrictions	8,270,457	9,975,993
Total net assets	<u>40,013,605</u>	<u>40,437,239</u>
	<u>\$ 40,817,586</u>	<u>\$ 41,270,672</u>

The accompanying notes are an integral part of these statements.

Access Living of Metropolitan Chicago

STATEMENT OF ACTIVITIES

Year ended June 30, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
Operating Revenues			
Fees and grants from governmental agencies	\$ 6,025,441	\$ -	\$ 6,025,441
General public, corporate and foundation support	1,158,158	397,891	1,556,049
United Way of Chicago	33,525	-	33,525
Special events	404,177	-	404,177
Investment return	2,652,128	579,544	3,231,672
Other	254,233	-	254,233
Net assets released from restriction	2,682,971	(2,682,971)	-
Total operating revenues	13,210,633	(1,705,536)	11,505,097
Operating Expenses			
Program services			
Community development	916,120	-	916,120
Youth institute	716,158	-	716,158
Policy analysis	1,134,117	-	1,134,117
Communications	902,432	-	902,432
Community support	954,995	-	954,995
Legal services	1,037,947	-	1,037,947
Long-term care	3,238,731	-	3,238,731
Art	194,297	-	194,297
Director of culture and strategy	180,104	-	180,104
Total program services	9,274,901	-	9,274,901
Supporting Services			
Management and general administration	1,669,587	-	1,669,587
Development	984,243	-	984,243
Total supporting services	2,653,830	-	2,653,830
Total operating expenses, includes depreciation and amortization expense of \$505,439	11,928,731	-	11,928,731
CHANGE IN NET ASSETS	1,281,902	(1,705,536)	(423,634)
Net assets, beginning of year	30,461,246	9,975,993	40,437,239
Net assets, end of year	\$ 31,743,148	\$ 8,270,457	\$ 40,013,605

The accompanying notes are an integral part of this statement.

Access Living of Metropolitan Chicago

STATEMENT OF ACTIVITIES

Year ended June 30, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Operating Revenues			
Fees and grants from governmental agencies	\$ 5,488,321	\$ -	\$ 5,488,321
General public, corporate and foundation support	3,070,850	3,177,500	6,248,350
United Way of Chicago	29,024	-	29,024
Special events	482,690	-	482,690
Investment return	2,641,122	604,652	3,245,774
Other	296,214	-	296,214
Net assets released from restriction	2,359,340	(2,359,340)	-
Total operating revenues	14,367,561	1,422,812	15,790,373
Operating Expenses			
Program services			
Community development	912,300	-	912,300
Youth institute	749,366	-	749,366
Policy analysis	831,089	-	831,089
Communications	592,221	-	592,221
Community support	935,034	-	935,034
Legal services	862,538	-	862,538
Long term care	2,392,157	-	2,392,157
Art	195,020	-	195,020
Director of culture and strategy	92,921	-	92,921
Total program services	7,562,646	-	7,562,646
Supporting Services			
Management and general administration	1,872,189	-	1,872,189
Development	1,144,944	-	1,144,944
Total supporting services	3,017,133	-	3,017,133
Total operating expenses, includes depreciation and amortization expense of \$481,011	10,579,779	-	10,579,779
Net casualty gain (loss) (Note B-8)			
Loss on disposal	(514,527)	-	(514,527)
Gain from insurance recovery	1,334,327	-	1,334,327
Net casualty gain	819,800	-	819,800
CHANGE IN NET ASSETS	4,607,582	1,422,812	6,030,394
Net assets, beginning of year	25,853,664	8,553,181	34,406,845
Net assets, end of year	\$ 30,461,246	\$ 9,975,993	\$ 40,437,239

The accompanying notes are an integral part of this statement.

Access Living of Metropolitan Chicago
STATEMENTS OF CASH FLOWS
Years ended June 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash flows from operating activities		
Change in net assets	\$ (423,634)	\$ 6,030,394
Adjustments to reconcile change in net assets to net cash (used in) provided by operating activities		
Depreciation and amortization	505,439	481,011
Net realized and unrealized gains	(2,519,584)	(2,538,420)
Loss on disposal of property and equipment	-	260,818
(Increase) decrease in assets		
Costs incurred recoverable under grants	(495)	23,813
Unconditional promises to give	1,820,635	(2,019,240)
Prepaid expenses and other assets	61,138	(86,168)
Increase (decrease) in liabilities		
Accounts payable and other accrued expenses	(114,366)	(25,836)
Accrued compensation	<u>84,914</u>	<u>39,889</u>
Net cash (used in) provided by operating activities	<u>(585,953)</u>	<u>2,166,261</u>
Cash flows from investing activities		
Purchases of property and equipment	(162,041)	(1,269,736)
Sales of investments designated for establishment of endowment and other reserve funds	5,839,696	22,978,030
Purchases of investments designated for establishment of endowment and other reserve funds	<u>(4,918,295)</u>	<u>(23,770,899)</u>
Net cash provided by (used in) investing activities	<u>759,360</u>	<u>(2,062,605)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	173,407	103,656
Cash and cash equivalents, beginning of year	<u>2,360,844</u>	<u>2,257,188</u>
Cash and cash equivalents, end of year	<u>\$ 2,534,251</u>	<u>\$ 2,360,844</u>

The accompanying notes are an integral part of these statements.

Access Living of Metropolitan Chicago
STATEMENT OF FUNCTIONAL EXPENSES
Year ended June 30, 2025

	Program Services							Supporting Services						
	Community Organizing	Youth Institute	Policy Analysis	Communications	Community Development	Legal Services	Long Term Care	Art	Director of Culture and Strategy	Total Program Services	Management and General Administration	Development	Total Support Services	Total Expenses
Salaries	\$ 473,210	\$ 442,551	\$ 632,273	\$ 531,247	\$ 560,492	\$ 665,960	\$ 1,805,749	\$ 72,079	\$ 113,698	\$ 5,297,259	\$ 1,078,773	\$ 526,902	\$ 1,605,675	\$ 6,902,934
Employee benefits	120,727	95,721	168,335	126,484	132,399	152,223	374,222	21,559	27,008	1,218,678	247,208	131,541	378,749	1,597,427
Payroll taxes	33,362	32,315	46,066	39,373	42,545	46,453	129,462	5,324	9,022	383,922	75,091	36,549	111,640	495,562
Total payroll and related expenses	627,299	570,587	846,674	697,104	735,436	864,636	2,309,433	98,962	149,728	6,899,859	1,401,072	694,992	2,096,064	8,995,923
Occupancy	9,221	6,546	10,852	8,590	10,145	7,688	29,109	3,599	1,305	87,055	14,353	7,329	21,682	108,737
Telephone	6,907	4,904	8,130	6,435	7,600	5,759	21,631	2,696	977	65,039	10,752	5,490	16,242	81,281
Office supplies	12,011	18,545	13,243	12,025	11,982	27,443	44,310	4,250	1,541	145,350	18,879	10,884	29,763	175,113
Postage and shipping	1,354	962	1,594	1,262	1,489	1,130	4,275	528	191	12,785	2,108	1,077	3,185	15,970
Accounting	12,944	9,188	15,233	12,055	14,241	11,562	40,859	5,051	1,832	122,965	20,780	10,288	31,068	154,033
Travel	30,816	3,684	28,426	4,233	8,725	6,797	32,046	11,000	173	125,900	12,892	2,379	15,271	141,171
Legal	1,340	952	1,578	1,249	1,475	1,118	4,231	523	190	12,656	2,086	1,065	3,151	15,807
Interpretive and personal assistance services	45,284	7,996	14,643	4,905	6,666	4,625	17,345	5,726	745	107,935	8,417	5,180	13,597	121,532
Management consultants	26,417	6,428	51,610	38,670	9,963	7,549	28,585	3,984	2,419	175,625	14,095	123,676	137,771	313,396
Computer consultant	1,272	903	1,497	1,185	1,400	1,061	4,016	496	180	12,010	1,980	1,010	2,990	15,000
Printing and publications	294	209	346	4,987	324	246	929	114	41	7,490	458	7,490	692	8,182
Conferences/meetings/membership	10,030	4,858	6,886	3,920	4,736	3,920	14,550	1,603	3,330	53,738	10,834	4,722	15,556	69,294
Events	36,742	15,306	25,501	20,490	24,972	17,972	68,422	8,638	4,484	222,527	7,652	43,043	50,695	273,222
Stipends	4,095	2,907	4,820	3,815	4,505	3,414	12,928	1,599	574	38,657	6,374	3,255	9,629	48,286
Insurance	6,818	4,840	8,024	6,352	7,502	5,684	21,524	2,661	965	64,370	10,613	5,419	16,032	80,402
Equipment rental/maintenance	35,518	25,215	41,800	33,090	39,078	29,612	112,126	13,864	5,025	335,328	55,287	28,230	83,517	418,845
Internet	1,458	1,035	1,715	1,358	1,604	1,215	4,601	569	206	13,761	2,269	1,159	3,428	17,189
Bad debt expense	848	602	998	790	933	707	2,677	331	120	8,006	1,320	674	1,994	10,000
Specific program expenses	2,502	-	-	-	14,963	-	329,547	11,338	-	358,350	566	-	566	358,916
Miscellaneous expenses	89	63	105	83	98	74	281	35	12	840	82	71	153	993
Total functional expenses before depreciation and amortization	873,259	685,730	1,083,675	862,503	907,837	1,002,212	3,103,425	177,567	174,038	8,870,246	1,602,869	950,177	2,553,046	11,423,292
Depreciation and amortization	42,861	30,428	50,442	39,929	47,158	35,735	135,306	16,730	6,066	404,655	66,718	34,066	100,784	505,439
	\$ 916,120	\$ 716,158	\$ 1,134,117	\$ 902,432	\$ 954,995	\$ 1,037,947	\$ 3,238,731	\$ 194,297	\$ 180,104	\$ 9,274,901	\$ 1,669,587	\$ 984,243	\$ 2,653,830	\$ 11,928,731

The accompanying notes are an integral part of this statement.

Access Living of Metropolitan Chicago
STATEMENT OF FUNCTIONAL EXPENSES
Year ended June 30, 2024

	Program Services							Supporting Services						
	Community Organizing	Youth Institute	Policy Analysis	Communications	Community Development	Legal Services	Long Term Care	Art	Director of Culture and Strategy	Total Program Services	Management and General Administration	Development	Support Services	Total Expenses
Salaries	\$ 499,264	\$ 452,839	\$ 417,853	\$ 312,314	\$ 580,740	\$ 521,976	\$ 1,397,889	\$ 66,830	\$ 47,312	\$ 4,297,017	\$ 1,142,565	\$ 586,033	\$ 1,728,598	\$ 6,025,615
Employee benefits	133,142	78,209	112,460	89,680	134,053	117,212	248,205	17,584	19,678	950,223	213,027	98,972	311,999	1,262,222
Payroll taxes	39,497	33,483	40,858	23,558	46,121	37,870	106,717	5,052	3,282	336,438	83,431	42,982	126,413	462,851
Total payroll and related expenses	671,903	564,531	571,171	425,552	760,914	677,058	1,752,811	89,466	70,272	5,583,678	1,439,023	727,987	2,167,010	7,750,688
Occupancy	12,093	5,961	8,909	6,227	7,535	9,496	20,196	3,260	1,166	74,843	18,263	6,739	25,002	99,845
Telephone	11,394	5,617	8,394	5,867	7,099	8,947	20,989	3,072	1,099	72,478	19,297	6,349	25,646	98,124
Office supplies	15,154	23,948	14,309	8,582	22,059	11,431	26,196	5,973	1,385	129,037	32,272	8,311	40,583	169,620
Postage and shipping	103	108	108	158	64	88	192	28	10	857	471	2,966	2,966	3,823
Accounting	20,421	10,066	15,043	10,514	13,403	16,698	34,104	5,505	1,968	127,722	32,482	12,183	44,665	172,387
Travel	4,811	6,244	33,066	23,034	5,015	11,494	22,654	860	104	107,282	16,104	407	16,511	123,793
Legal	-	-	-	-	2,809	-	-	-	-	2,809	3,186	-	3,186	5,995
Interpretive and personal assistance services	29,767	10,315	16,701	6,180	5,993	11,219	18,114	7,265	(565)	104,989	19,833	5,475	25,308	130,297
Management consultants	16,403	-	41,076	35,372	25,705	-	5,725	1,100	850	126,231	101,443	74,910	176,353	302,584
Computer consultant	2,750	1,514	2,262	1,896	1,912	2,438	5,124	827	295	19,018	3,314	1,710	5,024	24,042
Printing and publications	-	219	6,000	296	-	41	538	-	-	7,094	5,844	919	6,763	13,857
Conferences/meetings/membership	10,672	5,785	13,185	7,827	7,402	9,306	25,489	3,037	4,030	86,733	12,177	7,910	20,087	106,820
Events	3,278	2,786	7,716	2,225	2,463	1,318	6,767	1,407	2,078	30,038	1,689	211,602	213,291	243,329
Stipends	6,945	2,386	240	1,404	6,125	9,822	10,002	13,660	-	50,584	1,546	-	1,546	52,130
Insurance	7,451	3,673	5,489	3,836	4,642	5,851	12,443	2,009	718	46,112	7,470	4,152	11,622	57,734
Equipment rental/maintenance	38,561	19,591	36,763	21,980	24,754	31,304	66,353	10,709	3,827	253,842	51,035	40,842	91,877	345,719
Internet	2,271	1,250	1,868	1,566	1,579	2,013	4,232	683	244	15,706	2,737	1,412	4,149	19,855
Specific program expenses	-	57,527	1,215	322	400	9,698	265,979	30,945	-	366,086	14	96	110	366,196
Miscellaneous expenses	1,889	28	6,000	326	-	-	-	-	-	8,243	3,687	-	3,687	11,930
Total functional expenses before depreciation and amortization	855,866	721,547	789,515	563,164	899,873	818,222	2,297,908	179,806	87,481	7,213,382	1,771,887	1,113,499	2,885,386	10,098,768
Depreciation and amortization	56,434	27,819	41,574	29,057	35,161	44,316	94,249	15,214	5,440	349,264	100,302	31,445	131,747	481,011
	\$ 912,300	\$ 749,366	\$ 831,089	\$ 592,221	\$ 935,034	\$ 862,538	\$ 2,392,157	\$ 195,020	\$ 92,921	\$ 7,562,646	\$ 1,872,189	\$ 1,144,944	\$ 3,017,133	\$ 10,579,779

The accompanying notes are an integral part of this statement.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE A - ORGANIZATION AND NATURE OF THE BUSINESS

Access Living of Metropolitan Chicago (the "Agency") was incorporated on April 1, 1987 in the State of Illinois as a not-for-profit corporation. The nonresidential center for independent living advocates on behalf of, and provides services to, any Chicago resident with any disability. Governed and staffed by a majority of people with disabilities, the Agency offers peer-oriented independent living services; public education, awareness and development; individualized and systemic advocacy; and enforcement of civil rights on behalf of people with disabilities.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Accounting

The financial statements of the Agency have been prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"), which require the Agency to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Agency. These net assets may be used at the discretion of the Agency's management and board of directors.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature: those restrictions will be met by actions of the Agency or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity.

2. Cash and Cash Equivalents

The Agency considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

3. Investments

Investments in marketable securities with readily determinable fair values are reported at their fair values in the statements of financial position. Investment return represents interest, dividends, and realized/unrealized gains and losses, less fees, and is included in the statements of activities. Investments are exposed to various risks such as interest rate, market, and credit risk. Due to the level of risk associated with such investments, it is at least reasonably possible that changes in risks in the near-term would affect investment balances and the amounts reported in the financial statements.

4. Costs Incurred Recoverable Under Grants

Costs incurred recoverable under grants are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual receivables from grants, contracts, and others. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to the applicable accounts receivable.

5. Unconditional Promises to Give

Unconditional promises to give are recognized as revenues or gains in the period received. Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at fair value, which is measured as the present value of estimated future cash flows, at the date the contribution or pledge is received, to the extent estimated to be collectible by the Agency. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. Conditional promises to give are recognized when the conditions on which they depend are substantially met and the promises become unconditional.

The Agency uses the allowance method to determine uncollectible unconditional promises to give. The allowance is based on prior years' experience and management's analysis of specific promises made.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

6. Revenue Recognition

The Agency recognizes revenue upon delivery of goods or services in an amount that reflects the consideration the Agency expects to receive in exchange for those goods or services. The Agency's revenue streams that fall under this ASU No. 2014-09, *Revenue from Contracts with Customers* (Topic 606), are derived primarily from service fees.

Service fees, which are nonrefundable, are generally collected in advance of the training or meeting and are recognized as revenue when the event occurs, at a point in time. Service fees approximated \$227,000 and \$110,000 for fiscal years 2025 and 2024, respectively. There were no accounts receivables, contract assets, or contract liabilities at June 30, 2025, June 30, 2024 or July 1, 2024 related to this revenue stream.

All of the Agency's revenue from contracts with customers are from performance obligations with an initial expected duration of one year or less.

Contribution Revenue

Contributions received are recorded as net assets without donor restrictions or with donor restrictions, depending on the existence or nature of any donor-imposed restrictions.

Support that is restricted by the donor is reported as an increase in net assets without donor restrictions if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in net assets with donor restrictions. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. Interest and dividend income and realized and unrealized gains/losses resulting from contributions are reported as net assets without donor restrictions or net assets with donor restrictions, as designated by the donor.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

6. Revenue Recognition (Continued)

Contribution Revenue (Continued)

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

Government Grants

The Agency receives a substantial portion of its operating funds from government grants and awards. Most government grants are subject to contractual restrictions, which must be met through incurring qualifying expenses for particular programs. Accordingly, revenue is not recorded for government grants until those conditions are met and if grants are paid in advance, the funds are reported as refundable advances until those conditions are met.

7. Property and Equipment

Property and equipment are stated at cost at the date of purchase or, for donated assets, at fair value at the date of donation, less accumulated depreciation. The Agency's policy is to capitalize renewals and betterments acquired for greater than \$1,500 and expense normal repairs and maintenance as incurred.

Depreciation is computed using the straight-line method over the estimated useful life of the asset as follows:

	<u>Years</u>
Building and improvements	30
Furniture and equipment	3 - 10
Vehicle	7

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

8. Impairment of Long-Lived Assets

The Agency reviews long-lived assets for impairment whenever events or changes in circumstances indicate the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to future undiscounted net cash flows expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of carrying amount or the fair value less costs to sell.

In September 2023, the Agency's building in Chicago flooded, resulting in significant damage to the building. The Agency disposed of impaired assets resulting in a loss on disposal of \$260,818. The Agency also incurred additional expenses of \$253,709 in connection with the flood. Total loss related to the flood was \$514,527 and is included in net casualty gain in the accompanying statement of activities for the year ended June 30, 2024. During fiscal year 2024, the Agency received \$1,334,327 of insurance proceeds related to the flood claim. The insurance proceeds are included in net casualty gain in the accompanying statement of activities for the year ended June 30, 2024. The Agency also entered into a short-term lease from September 2023 to November 2023 with monthly rental payments ranging from approximately \$4,600 to \$8,200, which were covered by the insurance proceeds.

Construction in progress relates to the building repairs totaling \$925,114 for the year ended June 30, 2024, which was placed into service in fiscal year 2025.

9. Art Collection

The Agency has adopted a policy of capitalizing art collection items that are purchased or donated with values of \$5,000 or higher. If purchased, items added into the collection are capitalized at cost, and if donated, they are capitalized at their estimated fair value at the time of donation. Each of the collection items is held for public exhibition, education, or research in furtherance of public service rather than financial gain. All collection items are protected, kept unencumbered, cared for, and preserved.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

10. Income Taxes

The Agency is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code.

GAAP requires management to evaluate tax positions taken by the Agency and recognize a tax liability if the Agency has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS or other applicable taxing authorities.

Management has analyzed the tax positions taken by the Agency and has concluded that as of June 30, 2025 and 2024, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Agency is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

11. Contributed Nonfinancial Assets

Contributed nonfinancial assets are recognized as contributions if the services: (a) create or enhance nonfinancial assets or (b) require specialized skills performed by individuals possessing those skills, and would typically need to be purchased if not provided by donation. These contributions are recorded at their fair values in the period received. Donated services from volunteers who have devoted their time for administrative tasks and others who have contributed their time for assistance with the Agency's programs are not reflected in the financial statements since these services do not meet the criteria for recognition as contributed services.

12. Use of Estimates

In preparing financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

13. Fair Value

The carrying amounts of financial instruments, including cash equivalents, costs incurred recoverable under grants, other receivables, unconditional promises to give, accounts payable and other accrued expenses, and accrued compensation, approximate fair value due to the short maturity of these instruments. Additionally, investments are presented in the statements of financial position at fair market value using Level 1 inputs (quoted prices in active markets for identical assets). See Note E.

It is the Agency's policy, in general, to measure nonfinancial assets and liabilities at fair value on a nonrecurring basis. These items are not measured at fair value on an ongoing basis, but are subject to fair value adjustments in certain circumstances (such as evidence of impairment) which, if material, are disclosed in the accompanying notes to the financial statements.

14. Functional Allocation of Expenses

The cost of providing the Agency's programs and other activities have been summarized on a functional basis in the accompanying statements of activities. Accordingly, costs associated with a specific program or supporting service are charged directly to that program or supporting service. Costs that benefit more than one program or supporting service have been allocated among the programs and supporting services based on a reasonable basis, consistently applied. Payroll and related expenses are allocated on the basis of estimates of time and effort. All other expenses are allocated based on estimates of full time equivalents.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE C - AVAILABILITY AND LIQUIDITY

As of June 30, 2025 and 2024, the following tables show the total financial assets held by the Agency and the amounts of those financial assets that could be readily made available within one year of the statements of financial position dates to meet general expenditures:

	<u>2025</u>	<u>2024</u>
Financial assets at year end:		
Cash and cash equivalents	\$ 2,534,251	\$ 2,360,844
Investments	28,455,277	26,857,094
Costs incurred recoverable under grants	1,307,873	1,313,780
Other receivables	22,545	16,143
Unconditional promises to give, net	<u>2,461,316</u>	<u>4,281,951</u>
 Total financial assets	 <u>34,781,262</u>	 <u>34,829,812</u>
 Less amounts not available to be used within one year:		
Investments encumbered by donor restrictions	5,482,818	5,211,138
Investments encumbered by board designations	21,897,115	20,794,181
Unconditional promises to give - due after one year, net, or imposed by donor restrictions	<u>696,006</u>	<u>1,931,756</u>
	<u>28,075,939</u>	<u>27,937,075</u>
 Financial assets available to meet general expenditures over the next twelve months	 \$ <u><u>6,705,323</u></u>	 \$ <u><u>6,892,737</u></u>

The Agency receives significant contributions with donor restrictions to be used in accordance with the associated purpose restrictions. It also receives gifts to establish endowments that will exist in perpetuity with a donor-agreed annual draw from such endowments available to be used to fund operations. The Agency considers investment return without donor restrictions, appropriated earnings from donor-restricted and board-designated endowments, contributions without donor restrictions and contributions with donor restrictions for use in current programs which are ongoing, major, and central to its annual operations to be available to meet cash needs for general expenditures.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE C - AVAILABILITY AND LIQUIDITY (Continued)

The Agency has a board-designated endowment that is subject to an annual spending rate up to 7% as described in Note N. Those amounts are identified as board-designated in the table above. Although the Agency does not intend to spend from this board-designated endowment (other than amounts appropriated for general expenditure as part of the Board's annual budget approval and appropriation), these amounts could be made available if necessary. Occasionally, the Board designates a portion of any operating surplus to its operating reserve, which was \$1,986,581 and \$1,705,031 at June 30, 2025 and 2024, respectively. The Agency manages its liquidity and reserves following three guiding principles:

- Operating within a prudent range of financial soundness and stability,
- Maintaining adequate liquid assets to fund near-term operating needs, and
- Maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged. The Agency strives to maintain liquid financial assets sufficient to cover 6 months of general expenditures.

The Agency also has a \$500,000 line of credit available to meet cash flow needs (see Note I).

NOTE D - DESCRIPTION OF PROGRAM AND SUPPORTING SERVICES

The following program and supporting services provided through the Agency's team structure are included in the accompanying financial statements:

Community Development - Conducts activities to engage people with disabilities in the work that the Agency does around issues important to people with disabilities in Chicago, including housing, employment, education, healthcare and transportation.

Youth Institute - Youth-specific programming that comes at a crucial point in an individual's path toward independent living. The Youth Institute's programs include self-empowerment, education policy and transition services. The Agency's mentoring program concentrates on disability awareness and empowerment.

Policy Analysis - Conducts policy analysis in order to understand and impact legislation, laws and policies that impact people with disabilities in Chicago. The Agency's policy analysis work focuses on housing, education, healthcare and community integration. The areas the Agency works in are transportation, mental health, and economic security.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE D - DESCRIPTION OF PROGRAM AND SUPPORTING SERVICES (Continued)

Communications - Handles overall communications strategy of the Agency including managing all its social media platforms and maintaining and updating its website; conducts disability training and consulting.

Community Support - Assists people with disabilities to live independently in the community.

Legal Services - Uses public education, negotiation and litigation to address disability-based discrimination and enforces the civil rights of people by handling cases that will have the greatest impact on the broader disability community; conducts a fair housing initiative that enforces the Fair Housing Act for people with disabilities.

Long-Term Care - Helps people with disabilities find housing and transition from nursing homes into the community and provides necessary peer support and independent living skills training.

Art - The Arts and Culture initiative promotes disability art, culture and history through a permanent collection of art by professional artists with disabilities, hosting performing arts events that integrate people with disabilities and educational sessions on topics related to disability art, culture and history.

Director of Culture and Strategy - The Director of Culture and Strategy leads efforts to strengthen organizational culture and staff experience by fostering inclusion, collaboration, and shared purpose. This department provides cultural awareness trainings and organizational observations that help build a cohesive, respectful, and values-driven workplace.

Management and General Administration - Management and general administration are those expenses incurred to maintain the operation of the Agency. Costs have been allocated to the various cost categories as reflected in the statements of functional expenses.

Development - Development provides the structure necessary to encourage and secure private financial support from individuals, foundations, and corporations.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE E - FAIR VALUE MEASUREMENTS

The accounting standard related to fair value measurements and disclosures establishes a framework for measuring fair value. That framework provides 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 under this standard are described below:

Level 1	Inputs to the valuation methodology are unadjusted quoted market prices for identical assets or liabilities in active markets that the Agency has the ability to access.
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Level 2	<p>Inputs to the valuation methodology include the following:</p> <ul style="list-style-type: none">* Quoted prices for similar assets or liabilities in active markets;* Quoted prices for identical or similar assets or liabilities in inactive* 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.
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If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3	Inputs to the valuation methodology are unobservable and significant to the fair value measurement.
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The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE E - FAIR VALUE MEASUREMENTS (Continued)

The following is a description of the valuation methodology used for the Agency's investments measured at fair value. There have been no changes in the methodology used at June 30, 2025 and 2024.

Government bonds: Valued at the closing price reported on the active market on which the individual securities are traded.

Corporate bonds: Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing value on yields currently available on comparable securities of issuers with similar credit ratings.

Mutual funds: Valued at the daily closing price as reported by the fund. These funds held by the Agency are open-end mutual funds that are registered with the Securities and Exchange Commission. These funds are required to publish their daily net asset value (NAV) and to transact at that price. The mutual funds held by the Agency are deemed to be actively traded.

Mortgage-backed and asset-backed securities: Valued using pricing models maximizing the use of observable inputs for similar securities. This includes basing value on yields currently available on comparable securities of issuers with similar credit ratings. When quoted prices are not available for identical or similar securities, those mortgage backed securities are valued under a discounted cash flow approach that maximizes observable inputs, such as current yields or similar instruments, but includes adjustments for certain risks that may not be observable, such as credit and liquidity risks.

Equities and Exchange-Traded funds: Consist principally of exchange-traded funds and common stock of publicly traded companies. The fair values of publicly traded equity securities are primarily based on quoted market prices in active markets.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Agency believes that its valuation method is appropriate and consistent with other market participants, the use of a different methodology or assumption to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE E - FAIR VALUE MEASUREMENTS (Continued)

The following table set forth by level, within the fair value hierarchy, the Agency's investments at fair value as of June 30:

		2025			
		Level 1	Level 2	Level 3	Total
Fixed income					
Government bonds	\$	1,246,489	\$ -	\$ -	\$ 1,246,489
Corporate bonds		-	2,084,333	-	2,084,333
Exchange traded funds		4,330,233	-	-	4,330,233
Mortgage-backed securities		-	464,996	-	464,996
Asset-backed securities		-	106,868	-	106,868
Equities					
Common stock		12,955,280	-	-	12,955,280
Exchange traded funds		6,838,833	-	-	6,838,833
Real estate mutual funds		428,245	-	-	428,245
Fair value of investments	\$	<u>25,799,080</u>	<u>\$ 2,656,197</u>	<u>\$ -</u>	<u>\$ 28,455,277</u>
		2024			
		Level 1	Level 2	Level 3	Total
Fixed income					
Government bonds	\$	756,509	\$ -	\$ -	\$ 756,509
Corporate bonds		-	2,385,691	-	2,385,691
Exchange traded funds		4,215,558	-	-	4,215,558
Mortgage-backed securities		-	355,129	-	355,129
Asset-backed securities		-	64,901	-	64,901
Equities					
Common stock		12,004,216	-	-	12,004,216
Exchange traded funds		6,420,176	-	-	6,420,176
Real estate mutual funds		654,914	-	-	654,914
Fair value of investments	\$	<u>24,051,373</u>	<u>\$ 2,805,721</u>	<u>\$ -</u>	<u>\$ 26,857,094</u>

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE F - UNCONDITIONAL PROMISES TO GIVE

The following tables set forth unconditional promises to give at June 30, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Total unconditional promises to give	\$ <u>2,570,310</u>	\$ <u>4,534,722</u>
Amounts due in:		
Less than one year	\$ 1,765,310	\$ 2,350,231
One to four years	<u>805,000</u>	<u>2,184,491</u>
Total unconditional promises to give	2,570,310	4,534,722
Less allowance for doubtful accounts	(17,157)	(15,057)
Less discount to present value	<u>(91,837)</u>	<u>(237,714)</u>
Unconditional promises to give, net	\$ <u>2,461,316</u>	\$ <u>4,281,951</u>

The discount rate was 6.50% and 8.20% in 2025 and 2024, respectively.

NOTE G - CONDITIONAL PROMISES TO GIVE

The Agency had no conditional promises to give at June 30, 2025 and \$40,000 of conditional promises to give at June 30, 2024. Conditional promises to give of approximately \$40,000 were recognized during the years ending June 30, 2025 and 2024, as the conditions on which they depended on were met.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE H - PROPERTY AND EQUIPMENT

Property and equipment as of June 30 are as follows:

	<u>2025</u>	<u>2024</u>
Building and improvements	\$ 12,203,309	\$ 11,156,314
Furniture and equipment	1,542,566	1,516,406
Vehicle	32,500	32,500
	<u>13,778,375</u>	<u>12,705,220</u>
Less accumulated depreciation	<u>8,110,177</u>	<u>7,604,738</u>
	5,668,198	5,100,482
Land	251,353	251,353
Construction in progress	-	925,114
	<u>5,919,551</u>	<u>6,276,949</u>
Property and equipment, net	<u>\$ 5,919,551</u>	<u>\$ 6,276,949</u>

NOTE I - LINE OF CREDIT AND SUBSEQUENT EVENT

The Agency has a line of credit agreement with a bank with an expiration date of September 14, 2025. The line of credit allows for borrowings of up to \$500,000 and bears interest, at the option of the borrower, at (a) the Prime-Based Rate defined as the greater of 2.05% or prime minus 1.125% or (b) the Daily Simple SOFR-Based Rate defined as the greater of 2.05% or the Daily Simple SOFR plus 2.05%.

On September 14, 2025, the Agency entered into a new demand note agreement which amends, restates, and replaces the line of credit agreement in its entirety. This agreement allows for maximum borrowings of \$500,000, is due on demand, and bears interest at the option of the borrower, at (a) the Prime-Based Rate defined as the greater of 1.90% or Prime Rate less 1.25% or (b) the Daily Simple SOFR-Based Rate defined as the greater of 1.90% or the Daily Simple SOFR plus 1.90%. The demand note is collateralized by certain investment balances.”

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE J - RETIREMENT PLANS

The Agency sponsors a qualified supplemental savings and retirement plan. The plan is available to all eligible employees. Eligible employees may contribute to the Plan, through regular payroll deductions, up to 100% of their eligible salary, subject to limitations imposed by the Internal Revenue Code. The Agency is not required to make matching contributions, but may at the discretion of the Agency's finance committee. There were no supplemental savings and retirement plan contributions for the years ended June 30, 2025 and 2024.

The Agency has a defined contribution retirement plan qualified under section 403(b) of the internal Revenue Code for employees working 30 or more hours per week. The Agency matches 100% of the employee's contributions up to the first 3% of their salary, and matches 50% of the employee's contributions up to the next 2% of their salary. Total employer contributions for this plan totaled approximately \$149,000 and \$125,000 for the years ended June 30, 2025 and 2024, respectively.

NOTE K - CONTINGENCIES

Financial assistance from governmental entities in the form of grants is subject to special audits. Such audits could result in claims against the Agency for disallowed costs or noncompliance with grantor restrictions. No provision has been made for any liabilities that may arise from such audits since the amounts, if any, cannot be determined at this time.

NOTE L - RISKS AND UNCERTAINTIES

1. Uninsured Cash and Cash Equivalents

The Agency maintains its cash and cash equivalent balances in financial institutions located in Illinois. These cash balances are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to certain limits. The Agency may, from time to time, have balances in excess of FDIC insured deposit limits. As of June 30, 2025, the Agency had approximately \$2,100,000 of uninsured cash and cash equivalent balances.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE L - RISKS AND UNCERTAINTIES (Continued)

2. Concentrations of Revenues

The Agency receives a significant portion of its revenues from the State of Illinois, which represented 78% and 68% of total operating revenues - fees and grants from governmental agencies for the years ended June 30, 2025 and 2024, respectively. The balance due from the State of Illinois totaled 66% and 58% of costs incurred recoverable under grants at June 30, 2025 and 2024, respectively. The Agency also receives a significant portion of its revenues from the U.S Department of Housing and Urban Development (HUD), which represented 9% and 10% of total operating revenues - fees and grants from governmental agencies for the years ended June 30, 2025 and 2024, respectively. The balance due from HUD totaled 11% and 18% of costs incurred recoverable under grants at June 30, 2025 and 2024, respectively.

If these government units terminated their support for the Agency, the Agency's ability to provide services could be significantly reduced.

There were no significant donors for the year ended June 30, 2025. Contributions from one donor accounted for approximately 25% of total operating revenues for the year ended June 30, 2024. These contributions are included in general public, corporate and foundation support revenue in the accompanying statement of activities for the year ended June 30, 2024. The balance due from this donor totaled approximately 47% of unconditional promises to give at June 30, 2024.

NOTE M - NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions were available for the following purposes as of June 30:

	<u>2025</u>	<u>2024</u>
Time restrictions	\$ 1,777,500	\$ 3,610,000
Various program services	790,000	572,500
Cost of improvements and maintenance of the facility	138,152	286,193
Earnings subject to appropriation	641,109	591,502
Perpetual in nature	<u>4,923,696</u>	<u>4,915,798</u>
	<u>\$ 8,270,457</u>	<u>\$ 9,975,993</u>

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE M - NET ASSETS WITH DONOR RESTRICTIONS (Continued)

Net assets were released from restrictions by incurring costs satisfying the restricted purpose specified by donors during the years ended June 30:

	<u>2025</u>	<u>2024</u>
Time restrictions	\$ 1,832,500	\$ 702,500
Various program services	172,500	207,500
Cost of improvements and maintenance of the facility	148,041	1,233,340
Restricted purpose spending-rate distributions and appropriations	<u>529,930</u>	<u>216,000</u>
	<u>\$ 2,682,971</u>	<u>\$ 2,359,340</u>

NOTE N - ENDOWMENTS

The Agency's endowment consists of funds established by donors to provide for financial support for the operating expenses and capital expenses of the Agency. The endowment also includes certain net assets without donor restrictions that have been designated for endowment by the Board of Trustees.

The Board of Trustees has interpreted the Illinois Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds, unless there are stipulations to the contrary. As a result of this interpretation, the Agency retains in perpetuity (a) the original value of initial and subsequent gift amounts (including promises to give net of discount and allowance for doubtful accounts) donated to the endowment and (b) any accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added. Donor-restricted amounts not retained in perpetuity are subject to appropriation for expenditure by the Agency in a manner consistent with the standard of prudence prescribed by UPMIFA. The Agency considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the Agency and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the Agency
- The investment policies of the Agency

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE N - ENDOWMENTS (Continued)

As of June 30, the Agency had the following endowment net asset composition by type of fund:

	2025		
	Without Donor Restrictions	With Donor Restrictions	Total
Board-designated endowment	\$ 3,653,604	\$ -	\$ 3,653,604
Donor-designated endowment			
Original donor-restricted gift and amounts required to be maintained in perpetuity by donor	-	4,923,696	4,923,696
Accumulated investment return	-	641,109	641,109
	<u>\$ 3,653,604</u>	<u>\$ 5,564,805</u>	<u>\$ 9,218,409</u>
	2024		
	Without Donor Restrictions	With Donor Restrictions	Total
Board-designated endowment	\$ 3,393,290	\$ -	\$ 3,393,290
Donor-designated endowment			
Original donor-restricted gift and amounts required to be maintained in perpetuity by donor	-	4,915,798	4,915,798
Accumulated investment return	-	591,502	591,502
	<u>\$ 3,393,290</u>	<u>\$ 5,507,300</u>	<u>\$ 8,900,590</u>

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE N - ENDOWMENTS (Continued)

Investment and Spending Policies

The Agency has adopted investment and spending policies for the endowment that attempt to provide a predictable stream of funding for operations while seeking to maintain the purchasing power of the endowment assets. Over time, long-term rates of return should be equal to an amount sufficient to maintain the purchasing power of the endowment assets, to provide necessary capital to fund the spending policy, and to cover the costs of managing the endowment investments.

The target minimum rate of return is five percent on an annual basis. Actual returns in any given year may vary from this amount. To satisfy this long-term rate-of-return objective, the investment portfolio is structured on a total-return approach through which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). A significant portion of the funds are invested to seek growth of principal over time.

The Agency uses an endowment spending-rate formula to determine the maximum amount to spend from the endowment each year. The rate, determined and adjusted from time to time by the Board of Trustees, is applied to the average fair value of the endowment investments for the prior 12 quarters at June 30 of each year to determine the spending amount for the upcoming year. During the years ended June 30, 2025 and 2024, the spending rate maximum was 7%. In establishing this policy, the Agency considered the long-term expected return on the endowment and set the rate with the objective of maintaining the purchasing power of the endowment over time.

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE N - ENDOWMENTS (Continued)

Investment and Spending Policies (Continued)

Changes in endowment net assets as of and for the years ended June 30 are as follows:

	2025		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, July 1, 2024	\$ 3,393,290	\$ 5,507,300	\$ 8,900,590
Contributions	-	7,891	7,891
Investment return, net	448,390	579,544	1,027,934
Appropriation of endowment assets pursuant to spending-rate policy	<u>(188,076)</u>	<u>(529,930)</u>	<u>(718,006)</u>
June 30, 2025	<u>\$ 3,653,604</u>	<u>\$ 5,564,805</u>	<u>\$ 9,218,409</u>
	2024		
	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, July 1, 2023	\$ 2,926,254	\$ 5,113,648	\$ 8,039,902
Contributions	-	5,000	5,000
Investment return, net	467,036	604,652	1,071,688
Appropriation of endowment assets pursuant to spending-rate policy	<u>-</u>	<u>(216,000)</u>	<u>(216,000)</u>
June 30, 2024	<u>\$ 3,393,290</u>	<u>\$ 5,507,300</u>	<u>\$ 8,900,590</u>

Access Living of Metropolitan Chicago

NOTES TO FINANCIAL STATEMENTS

June 30, 2025 and 2024

NOTE O - SUBSEQUENT EVENTS

Management has evaluated subsequent events through November 21, 2025, the date that these financial statements were available to be issued. Management has determined that no events or transactions, other than the items in Note I, have occurred subsequent to the statement of financial position date that would require additional disclosure in the financial statements.

SUPPLEMENTAL INFORMATION

MILLER COOPER & Co., Ltd

ACCOUNTANTS AND CONSULTANTS

INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL INFORMATION

Board of Directors
Access Living of Metropolitan Chicago
Chicago, Illinois

We have audited the financial statements of Access Living of Metropolitan Chicago ("the Agency"), as of June 30, 2025, and the year then ended and have issued our report thereon dated November 21, 2025, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole.

The accompanying Consolidated Year End Financial Report is presented for purposes of additional analysis as required by the Grant Accountability and Transparency Act (GATA) and is not a required part of the financial statements. The accompanying Consolidated Year End Financial Report is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Consolidated Year End Financial Report is fairly stated in all material respects in relation to the financial statements as a whole.

Purpose of this Report

The purpose of this report is solely to comply with the provisions of the Grant Accountability and Transparency Act and is not intended to be the Agency's primary presentation of its financial position and changes in its financial position. Accordingly, this report is not suitable for any other purpose.

MILLER, COOPER & CO., LTD.



Certified Public Accountants

Deerfield, Illinois
November 21, 2025



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	CSFA #	Program Name	State	Federal	Match	Total
View	444-30-1167	DHS Independent Living State Grants - Not subject to 2CFR 200.203, 204 and 206	990,767.68	376,330.00		1,367,097.68
View	444-30-3333	Pathways to Partnerships: Improving Transition Outcomes of Illinois Students with Disabilities	0.00	371,477.61		371,477.61
View	503-00-2047	Promotion of the Arts - Partnership agreement (657)	10,000.00	0.00		10,000.00
Edit		All other federal expenditures		1,309,861.84		1,309,861.84
Totals:			1,000,767.68	2,057,669.45	0.00	3,058,437.13