



como friends
THRIVE ON

COMO FRIENDS

***FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024***

C O N T E N T S

	Page
INDEPENDENT AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Statements of financial position	3
Statements of activities and changes in net assets	4
Statements of cash flows	5
Statements of functional expenses	6
Notes to financial statements	8

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Como Friends
Saint Paul, Minnesota

Opinion

We have audited the accompanying financial statements of Como Friends, a Minnesota non-profit corporation, which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities and changes in net assets, cash flows, and functional expenses for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Como Friends as of December 31, 2025 and 2024, and the changes in net assets and its cash flows, for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, 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 audits in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- 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 Como Friends' 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 Como Friends' 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 audits.

Boyum & Barescheer PLLP

Boyum & Barescheer PLLP
Saint Paul, Minnesota
June 4, 2026

COMO FRIENDS

STATEMENTS OF FINANCIAL POSITION

DECEMBER 31,	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 1,391,444	\$ 1,288,834
Certificates of deposit short-term	4,373,185	3,478,104
Bequest receivable	88,184	-
Contributions receivable, current portion	179,632	104,634
Inventory	492,461	362,709
Prepaid expenses and other	72,129	98,176
Total current assets	6,597,035	5,332,457
OTHER		
Certificates of deposit long-term	657,106	1,751,593
Contributions receivable, net of current portion and unamortized discount	767,618	766,587
Property and equipment, net	152,845	146,427
Beneficial interests in assets held by others	11,559,042	10,953,811
Total other assets	13,136,611	13,618,418
Total assets	\$ 19,733,646	\$ 18,950,875
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable and grants payable	\$ 1,322,496	\$ 51,144
Accrued expenses and other liabilities	119,746	108,051
Total current liabilities	1,442,242	159,195
NET ASSETS		
Net assets without donor restrictions:		
Board reserve and project funds	2,154,536	2,951,772
Board designated endowment	159,705	151,766
Undesignated	3,332,106	3,847,511
Total net assets without donor restrictions	5,646,347	6,951,049
Net assets with donor restrictions:		
Perpetual in nature	7,937,160	7,937,160
Purpose restrictions	3,171,315	2,538,356
Time-restricted for future periods	1,536,582	1,365,115
Total net assets with donor restrictions	12,645,057	11,840,631
Total net assets	18,291,404	18,791,680
Total liabilities and net assets	\$ 19,733,646	\$ 18,950,875

The Notes to Financial Statements are an integral part of these statements.

COMO FRIENDS

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS

YEARS ENDED DECEMBER 31,	2025			2024		
	Without Donor	With Donor	Totals	Without Donor	With Donor	Totals
	Restrictions	Restrictions		Restrictions	Restrictions	
REVENUE AND SUPPORT						
Contributions	\$ 2,574,385	\$ 281,605	\$ 2,855,990	\$ 1,901,569	\$ 1,000	\$ 1,902,569
In-kind contributions	115,284	30,663	145,947	132,595	71,948	204,543
Gift shop sales	2,622,089	-	2,622,089	2,598,760	-	2,598,760
Cost of goods sold	(1,001,007)	-	(1,001,007)	(1,017,825)	-	(1,017,825)
<i>Gift shop sales, net</i>	1,621,082	-	1,621,082	1,580,935	-	1,580,935
Special events	483,507	-	483,507	501,596	-	501,596
Less cost of direct benefit to donors	(63,325)	-	(63,325)	(56,287)	-	(56,287)
<i>Special events, net</i>	420,182	-	420,182	445,309	-	445,309
Membership	326,899	-	326,899	309,106	-	309,106
Increase in beneficial interest in assets held by others	14,601	1,032,674	1,047,275	11,179	785,312	796,491
Investment return, net	279,404	-	279,404	314,582	-	314,582
Other income	111,345	-	111,345	111,946	-	111,946
Net assets released from restrictions and transfers	540,516	(540,516)	-	969,477	(969,477)	-
<i>Total revenue and support</i>	6,003,698	804,426	6,808,124	5,776,698	(111,217)	5,665,481
EXPENSES						
Programs:						
Zoo and conservatory programs	4,287,284	-	4,287,284	2,422,790	-	2,422,790
Gift shops	942,776	-	942,776	971,250	-	971,250
<i>Total program expense</i>	5,230,060	-	5,230,060	3,394,040	-	3,394,040
Support services:						
Management and general	1,162,806	-	1,162,806	917,054	-	917,054
Special events and other fundraising	915,534	-	915,534	921,513	-	921,513
<i>Total support services expense</i>	2,078,340	-	2,078,340	1,838,567	-	1,838,567
<i>Total expenses</i>	7,308,400	-	7,308,400	5,232,607	-	5,232,607
<i>Increase (decrease) in net assets</i>	(1,304,702)	804,426	(500,276)	544,091	(111,217)	432,874
Net assets, beginning of year	6,951,049	11,840,631	18,791,680	6,406,958	11,951,848	18,358,806
<i>Net assets, end of year</i>	\$ 5,646,347	\$ 12,645,057	\$ 18,291,404	\$ 6,951,049	\$ 11,840,631	\$ 18,791,680

The Notes to Financial Statements are an integral part of these statements.

COMO FRIENDS

STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31,	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ (500,276)	\$ 432,874
Adjustments to reconcile change in net assets to net cash and cash equivalents used by operating activities:		
Depreciation	37,967	35,557
Write off of bequest receivable deemed uncollectible	-	5,000
In-kind rent received	-	(40,018)
Amortization of in-kind rent	104,634	104,634
Amortization of discount on in-kind rent receivable	(30,663)	(31,930)
Unrealized gain on investments	(275,794)	(325,933)
Increase in beneficial interest	(1,047,275)	(796,491)
Changes in assets and liabilities:		
Bequest receivable	(88,184)	9,000
Contributions receivable	(150,000)	70,000
Inventory	(129,752)	(35,918)
Prepaid expenses and other	26,047	(6,094)
Accounts payable and grants payable	1,271,352	16,549
Accrued expenses and other liabilities	11,695	10,903
<i>Cash and cash equivalents used in operating activities</i>	(770,249)	(551,867)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property and equipment	(44,385)	(30,397)
Purchase of certificates of deposit	(2,325,000)	(1,500,000)
Proceeds from redemption of certificates of deposits	2,800,200	1,700,293
<i>Cash and cash equivalents provided by investing activities</i>	430,815	169,896
CASH FLOWS FROM FINANCING ACTIVITIES		
Distributions from beneficial interest in assets held by others	442,044	417,120
<i>Cash and cash equivalents provided by financing activities</i>	442,044	417,120
<i>Net change in cash and cash equivalents</i>	102,610	35,149
Cash and cash equivalents, beginning of year	1,288,834	1,253,685
<i>Cash and cash equivalents, end of year</i>	\$ 1,391,444	\$ 1,288,834

The Notes to Financial Statements are an integral part of these statements.

COMO FRIENDS

STATEMENT OF FUNCTIONAL EXPENSES

Year Ended December 31, 2025 (with comparative totals for 2024)

	2025						2024	
	Program Services			Supporting Services			Totals	Totals
	Zoo and Conservatory Programs	Gift Shops	Total Program Services	Management and General	Special Events and Other Fundraising	Total Supporting Services		
Salaries	\$ 39,550	\$ 719,169	\$ 758,719	\$ 547,608	\$ 440,016	\$ 987,624	\$ 1,746,343	\$ 1,658,434
Payroll taxes and benefits	7,746	131,369	139,115	142,309	83,808	226,117	365,232	341,483
Total personnel costs	47,296	850,538	897,834	689,917	523,824	1,213,741	2,111,575	1,999,917
Cost of goods sold	-	1,001,007	1,001,007	-	-	-	1,001,007	1,017,825
Depreciation	-	11,720	11,720	26,247	-	26,247	37,967	35,557
Event and program costs	-	1,872	1,872	7,845	207,547	215,392	217,264	225,749
Other expenses	16	26,521	26,537	61,616	17,600	79,216	105,753	88,197
Outside services and contract labor	-	640	640	68,524	25,328	93,852	94,492	95,285
Printing, design and postage	29,067	2,489	31,556	40,113	133,385	173,498	205,054	187,889
Professional fees and consultants	64,842	5,920	70,762	111,025	-	111,025	181,787	118,210
Rent and utilities	-	30,834	30,834	89,242	66,671	155,913	186,747	176,740
Repair, maintenance and technology	-	4,956	4,956	53,065	-	53,065	58,021	49,422
Supplies	-	7,286	7,286	15,212	4,504	19,716	27,002	23,349
Zoo and conservatory programs and improvements grants	4,146,063	-	4,146,063	-	-	-	4,146,063	2,288,579
Total expenses	\$ 4,287,284	\$ 1,943,783	\$ 6,231,067	\$ 1,162,806	\$ 978,859	\$ 2,141,665	\$ 8,372,732	\$ 6,306,719
Cost of goods sold	-	(1,001,007)	(1,001,007)	-	-	-	(1,001,007)	(1,017,825)
Event costs of direct benefit to donors	-	-	-	-	(63,325)	(63,325)	(63,325)	(56,287)
Total expenses per Statements of Activities and Changes in Net Assets	\$ 4,287,284	\$ 942,776	\$ 5,230,060	\$ 1,162,806	\$ 915,534	\$ 2,078,340	\$ 7,308,400	\$ 5,232,607
As a percent of total expenses	51%	23%	74%	14%	12%	26%	100%	

The Notes to Financial Statements are an integral part of these statements.

COMO FRIENDS

STATEMENT OF FUNCTIONAL EXPENSES

Year Ended December 31, 2024

	Program Services			Supporting Services			Totals
	Zoo and Conservatory Programs	Gift Shops	Total Program Services	Management and General	Special Events and Other Fundraising	Total Supporting Services	
Salaries	\$ 33,100	\$ 691,101	\$ 724,201	\$ 479,521	\$ 454,712	\$ 934,233	\$ 1,658,434
Payroll taxes and benefits	6,264	117,722	123,986	132,705	84,792	217,497	341,483
Total personnel costs	39,364	808,823	848,187	612,226	539,504	1,151,730	1,999,917
Cost of goods sold	-	1,017,825	1,017,825	-	-	-	1,017,825
Depreciation	-	10,671	10,671	24,886	-	24,886	35,557
Event and program costs	-	2,483	2,483	8,891	214,375	223,266	225,749
Other expenses	4,252	17,677	21,929	45,970	20,298	66,268	88,197
Outside services and contract labor	-	1,453	1,453	72,556	21,276	93,832	95,285
Printing, design and postage	28,247	2,834	31,081	39,414	117,394	156,808	187,889
Professional fees and consultants	62,348	7,511	69,859	47,500	851	48,351	118,210
Rent and utilities	-	104,634	104,634	13,532	58,574	72,106	176,740
Repair, maintenance and technology	-	8,650	8,650	40,772	-	40,772	49,422
Supplies	-	6,514	6,514	11,307	5,528	16,835	23,349
Zoo and conservatory programs and improvements grants	2,288,579	-	2,288,579	-	-	-	2,288,579
Total expenses	\$ 2,422,790	\$ 1,989,075	\$ 4,411,865	\$ 917,054	\$ 977,800	\$ 1,894,854	\$ 6,306,719
Cost of goods sold	-	(1,017,825)	(1,017,825)	-	-	-	(1,017,825)
Event costs of direct benefit to donors	-	-	-	-	(56,287)	(56,287)	(56,287)
Total expenses per Statements of Activities and Changes in Net Assets	\$ 2,422,790	\$ 971,250	\$ 3,394,040	\$ 917,054	\$ 921,513	\$ 1,838,567	\$ 5,232,607
As a percent of total expenses	38%	32%	70%	15%	15%	30%	100%

The Notes to Financial Statements are an integral part of these statements.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Como Friends (the Organization) is a Minnesota non-profit corporation. The Organization inspires community generosity in support of Como Park Zoo & Conservatory, so it thrives for generations to come. The Organization's revenue and support is primarily from contributions, gift shop sales, and fundraising events. As Como Park Zoo and Conservatory are owned and operated by the City of Saint Paul (City), the Organization works collaboratively with the City under a Memorandum of Understanding.

Basis of accounting and presentation

The financial statements of the Organization have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, payables, and other liabilities. Financial statement presentation follows the recommendations of the Financial Accounting Standards Board in its *ASC 958*. Under *ASC 958, Financial Statements of Not-for-Profit Organizations*, the Organization is required to report information regarding financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions, based upon the existence or absence of time, purpose or perpetual restrictions.

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 reported amounts of assets and liabilities, contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Actual results could differ from those estimates.

Cash and cash equivalents

For purposes of the statement of cash flows, the Organization considers short-term, highly liquid investments and investments purchased with a maturity of three months or less to be cash equivalents. The Organization maintains deposits in financial institutions that may, at times, exceed federal depository insurance limits. Amounts that exceed FDIC insurance are subject to credit risk. However, the Organization maintains its cash with high quality financial institutions which the Organization believes limits these risks.

Certificates of deposit

Certificates of deposit are classified as available-for-sale and are recorded based on their carrying value, which approximates fair value.

Board reserve and project funds

Board reserve and project funds (Board Funds) include cash and bequests receivable. These funds have been established to provide a resource for operating expenses in case of unexpected downturns or crisis situations as well as fund programs and capital projects as directed by the Board of Directors. Bequests, absent restrictions, are classified within board funds per the policy of the Organization.

Contributions receivable

Unconditional promises to give to the Organization that are expected to be collected within one year are reported at net realizable value. Unconditional promises to give that are expected to be collected beyond one year are recorded at the present value of estimated future cash flows using a discount rate which approximates the yield on the 10-year U.S. Treasury Note. In years subsequent to the initial present value calculations, amortization of the discounts is recorded as contribution revenue. No allowance for uncollectible amounts is provided since all amounts are deemed collectible.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 1. (CONTINUED)

Inventory

Inventory consists of items held for sale in the Organization's gift shop and is valued at lower of cost or net realizable value, using the first-in, first-out (FIFO) method.

Property and equipment

Property and equipment purchased with estimated useful lives in excess of one year are recorded at acquired cost. Leasehold improvements, furniture, fixtures, and equipment additions with a cost or value over \$500 are reported at cost if purchased or at estimated fair value if acquired by donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets.

Equipment	3-10 years
Furniture and fixtures	3-15 years
Leasehold improvements	8-17 years

Leases are recorded at the shorter of their estimated useful lives or the lease term.

Leases

The Organization follows FASB ASU 2016-02, *Leases*. The FASB requires that all leases be classified as either operating or financing type lease and that a right of use asset and lease liability be recorded on the statement of financial position. At December 31, 2025 and 2024, there were no right of use assets or lease liabilities, since the office and gift shop leases are below market leases as further discussed in Note 9.

Beneficial interests in assets held by others

The Organization established as endowments four separate charitable funds which are held by the Saint Paul and Minnesota Foundation (the Foundation) under terms of separate fund agreements as further discussed in Note 8. The charitable funds were funded by certain contributions to the Organization. The estimated fair values of the funds have been recognized by the Organization as beneficial interests in assets held by others. The amount of the principal originally contributed to a fund is classified based on the existence and nature of any donor restrictions

Annual adjustments to the fair values of the amounts reported as assets are recognized as increases or decreases in the beneficial interests in assets held by others and are classified based on the existence and nature of any donor restrictions.

Revenue from exchange transactions

Gift shop sales

Gift shop sales are recognized at the time of sale and presented on the statements of activities as gross sales less the cost of the items sold.

Special events revenue

Special events revenue consists of both exchange and contribution revenues. Exchange revenue is comprised of ticket sales, sponsorships, auction revenue and contest revenue. Each of these types of revenue is recognized at the time of the event as the related benefits are transferred to the customer.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 1. (CONTINUED)

Revenue from contributions

Contributions, including unconditional promises to give, are recognized as revenue without donor restrictions or with donor restrictions, based on the existence and nature of any donor restrictions.

Donor-restricted contributions are reported as net assets with donor restrictions. When a stipulated time restriction ends or a 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.

Contribution revenue and investment income that is donor-restricted as to purpose or timing of use is recognized as unrestricted revenue if the specified restriction is met in the same period as the revenue is reported.

Contributed services, materials, and facilities are recorded as in-kind contributions at their estimated fair values. Contributed services are recorded only if the services create or enhance nonfinancial assets or require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not contributed.

Memberships

Membership revenue has components of both exchange and contribution revenue recognition. Certain membership levels are entitled to benefits along with their membership from discounted purchases in the gift shop and to certain events to points redeemable at the amusement park. The amount of benefit assigned to memberships is considered de minimis and therefore the cost of the membership is treated as a contribution.

The Organization holds events during the year in order to raise funds. Revenue from sponsorships and ticket sales related to a fundraising event is recognized when the event takes place. Contributions received and promises to give as a result of the event follow the revenue recognition for contribution revenue noted above.

Income taxes

Como Friends is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization is a publicly-supported organization and contributions to it qualify as a charitable tax deduction for the contributors as permitted by law. The Organization generates unrelated business income from a portion of its gift shop sales. Income taxes resulting from unrelated business income totaled approximately \$1,600 and \$2,500 for the years ended December 31, 2025 and 2024, respectively.

The Organization has not been recently audited; and accordingly, the information tax returns for the past three years are open to examination. Management has evaluated its tax positions and has concluded that they do not result in anything that would require either recording or disclosure in the financial statements.

Functional expenses

Expenses are classified on a direct allocation basis, except for certain expenses allocated among the program services and supporting services categories based upon the estimated time expended by staff in those categories. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include salaries and benefits which are allocated on the basis of time spent and postage which is allocated on the basis of usage.

Subsequent events

Management has evaluated the effects of subsequent events through June 4, 2026, the date that the financial statements were available to be released.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 2. AVAILABILITY AND LIQUIDITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position dates, comprise the following at:

DECEMBER 31,	2025	2024
Cash	\$ 1,391,444	\$ 1,288,834
Certificates of deposit short-term	4,373,185	3,478,104
Contributions receivable, current	179,632	104,634
Prepaid expenses and other	72,129	98,176
Expected distributions from beneficial interests in assets held by others	89,143	80,098
<i>Subtotal</i>	6,105,533	5,049,846
Less:		
In-kind contributions receivable, current	(104,632)	(104,634)
Prepaid expenses and other, non-cash	(45,828)	(58,130)
Net assets with donor restrictions, board reserve, or board project funds in excess of long-term future liquid assets	(2,622,782)	(2,238,765)
Additional liquid assets committed to zoo and conservatory projects within one year (Note 6)	(1,330,932)	(1,141,773)
<i>Total</i>	\$ 2,001,359	\$ 1,506,544

The Organization's goal is to maintain financial assets to meet 120 days of operating expense (approximately \$900,000). As part of its liquidity plan, available cash is placed in tiered certificates of deposit. See Note 6 for board designated net assets. The board can un-designate funds to be used for general expenditures as necessary.

NOTE 3. CONTRIBUTIONS RECEIVABLE

Contributions receivable consisted of unconditional promises to give for the following purposes at:

	DECEMBER 31, 2025	DECEMBER 31, 2024	JANUARY 1, 2024
General operating	\$ 150,000	\$ -	\$ 70,000
In-kind- facility rent	990,232	1,094,866	1,159,466
Less: unamortized discount	(192,982)	(223,645)	(255,559)
<i>Totals</i>	947,250	871,221	973,907
Less: current portion	(179,632)	(104,634)	(160,865)
<i>Contributions receivable, net</i>	\$ 767,618	\$ 766,587	\$ 813,042

All contributions receivable excluding current contributions receivable are scheduled to be received annually through the lease-term ending December 2038.

The Organization has received intentions to give from individuals that have named the Organization as a beneficiary. These gifts have not been recognized as assets or contribution revenue as they are considered conditional promises to give.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 4. PROPERTY AND EQUIPMENT

Property and equipment is stated at cost and consisted of the following at:

DECEMBER 31,	2025	2024
Equipment	\$ 204,738	\$ 179,981
Furniture and fixtures	31,644	31,644
Leasehold improvements	159,546	139,918
Total	395,928	351,543
Accumulated depreciation	(243,083)	(205,116)
Property and equipment, net	\$ 152,845	\$ 146,427

Depreciation expense was \$37,967 and \$35,557 for the years ended December 31, 2025 and 2024, respectively.

NOTE 5. FAIR VALUE OF FINANCIAL INSTRUMENTS

The Organization follows ASC 820, *Fair Value Measurement*, which 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 measurement) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy under ASC 820 are described as follows:

- Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets to which the Organization has access.
- Level 2: Inputs to the valuation methodology include quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in inactive markets; inputs other than quoted market prices that are observable for the asset or liability; and inputs that are derived principally from or corroborated by observable market data by correlation or other means. 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.

The asset 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 relevant observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value:

Certificates of deposit (CDs): Valued at their carrying value, which approximates fair value.

Beneficial interests in assets held by others: Valued accordance with Level 3 inputs and are based upon the estimates provided by the Foundation in the absence of readily determinable values.

Such values may differ from the values that would have been used had a ready market existed for these interests, and the differences could be significant.

There have been no changes in the methodologies used at December 31, 2025 and 2024.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 5. CONTINUED)

The fair values of financial instruments consisted of the following at:

DECEMBER 31, 2025	Level 1	Level 2	Level 3	Total
Certificates of deposit	\$ -	\$ 5,030,291	\$ -	\$ 5,030,291
Beneficial interest in assets held by others	-	-	11,559,042	11,559,042
<i>Total investments at fair value</i>	\$ -	\$ 5,030,291	\$ 11,559,042	\$ 16,589,333

DECEMBER 31, 2024	Level 1	Level 2	Level 3	Total
Certificates of deposit	\$ -	\$ 5,229,697	\$ -	\$ 5,229,697
Beneficial interest in assets held by others	-	-	10,953,811	10,953,811
<i>Total investments at fair value</i>	\$ -	\$ 5,229,697	\$ 10,953,811	\$ 16,183,508

Changes in the fair values of the Organization's Level 3 assets consisted of the following:

YEARS ENDED DECEMBER 31,	2025	2024
Balance, beginning of year	\$ 10,953,811	\$ 10,574,440
Investment gain	1,047,275	796,491
Distributions	(442,044)	(417,120)
<i>Balance, end of year</i>	\$ 11,559,042	\$ 10,953,811

NOTE 6. BOARD DESIGNATED NET ASSETS

Board designated net assets consisted of the following at:

DECEMBER 31,	2025	2024
Cash/CDs—Board Project Fund	\$ 1,245,067	\$2,088,224
Cash/CDs—Board Reserve Fund	909,469	863,548
<i>Subtotal</i>	2,154,536	2,951,772
Helen and Ruth Peterson fund	159,705	151,766
<i>Totals</i>	\$ 2,314,241	\$ 3,103,538

The purpose of the Board Project Fund is to hold operating surplus funds and gifts/bequests without donor restriction until the Board of Directors designates how the funds will be utilized. The Board Project Fund is included in financial assets available for general expenditure within one year (Note 2). Board Project Funds totaling \$1,330,932 included in the Board Funds have been designated by the Board for use in 2026, primarily for projects at Como Park Zoo and Conservatory (Note 2).

The Board of Directors has established the Board Reserve Fund as funds held in reserve to provide a resource for operating expenses in case of unexpected downturns or crisis situations. This fund exists to stabilize the Organization's operations in case of unexpected events, losses of income or large unbudgeted expenses. This fund is included in financial assets available for general expenditure within one year (Note 2).

The Helen and Ruth Peterson Fund was designated by the Board of Directors as an endowment fund to make donations to Como Park Zoo and Conservatory.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 7. NET ASSETS WITH DONOR RESTRICTIONS

The following schedule reflects net assets with donor restrictions for specified purposes or future periods at:

DECEMBER 31,	2025	2024
Amounts required to be maintained in perpetuity:		
The Marjorie McNeely Conservatory at Como Park endowment fund	\$ 5,966,414	\$ 5,966,414
E.M. Pearson endowment fund - general operations	1,330,727	1,330,727
Charlotte Partridge Ordway Japanese Garden endowment fund	640,019	640,019
<i>Total perpetual in nature</i>	\$ 7,937,160	\$ 7,937,160
Amounts restricted by purpose:		
Marjorie McNeely Conservatory Support	\$ 16,379	\$ 16,379
Animal care	98,353	98,353
Woodland park	52,605	-
Como staff development	26,107	26,107
Big cats	53,500	-
Conservation	9,807	9,807
Other	41,718	16,719
<i>Total restricted by purpose</i>	298,469	167,365
Amounts restricted by purpose and time:		
The Marjorie McNeely Conservatory at Como Park endowment fund	2,346,862	1,903,208
Charlotte Partridge Ordway Japanese Garden endowment fund	525,984	467,783
<i>Total restricted by purpose and time</i>	2,872,846	2,370,991
<i>Total purpose restrictions</i>	\$ 3,171,315	\$ 2,538,356
Amounts time-restricted for future periods:		
General operating support	\$ 150,000	\$ -
E.M. Pearson endowment fund - general operations	589,332	493,894
In-kind facility rent	797,250	871,221
<i>Total time-restricted for future periods</i>	\$ 1,536,582	\$ 1,365,115
<i>Total net assets with donor restrictions</i>	\$ 12,645,057	\$ 11,840,631

NOTE 8. ENDOWMENT COMPOSITION AND CHANGES TO ENDOWMENT NET ASSETS

The Organization's endowments consist primarily of the four charitable funds with the Saint Paul & Minnesota Foundation (the Foundation) established for a variety of purposes. Its endowments include both donor-restricted endowment funds and funds designated by the Board of Directors to function as endowments. As required by U.S. GAAP, net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence and nature of donor-imposed restrictions.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 8. (CONTINUED)

Interpretation of Relevant Law—Endowment funds are regulated by the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as enacted by the State of Minnesota. The Organization’s Board of Directors has interpreted UPMIFA, as enacted by the State of Minnesota, as requiring the preservation of the fair value of the original gift as of the date of the donor-restricted endowment funds, unless there are explicit donor stipulations to the contrary. At December 31, 2025 and 2024, there were no such donor stipulations. As a result of this interpretation, the Organization is to retain in perpetuity (a) the original value of initial and subsequent gift amounts including promises to give at fair value 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 Organization in a manner consistent with the standard of prudence prescribed by UPMIFA.

In accordance with UPMIFA, the Organization 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 Organization 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 Organization
- The investment policies of the Organization

Return Objectives and Risk Parameters—The Organization is subject to the investment policy of the Foundation, as defined in the respective fund agreements for the charitable funds held by the Foundation for the Organization’s benefit. The Foundation’s investment objective is to earn a high risk-adjusted return that preserves the purchasing power of assets and seeks to maximize the amount available to meet the charitable needs of communities. The assets are to be managed in a manner that will attempt to produce a relatively predictable and stable stream of funds for charitable purposes.

Strategies Employed for Achieving Objectives—To satisfy its long-term rate-of-return objectives, the Organization relies on the Foundation’s total return strategy, in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Spending Policy and the Relationship of the Investment Objectives to the Spending Policy—The Organization’s spending policy mirrors the distribution policy of the Foundation. The Foundation’s policy appropriates for distribution each year an amount equal to 5.00% of the underlying assets, based upon a 21 quarter moving average of the market value of the assets, but not less than 4.25% of the fund’s current market value and not more than 5.50% of the fund’s current market value, less administrative fees. In establishing this policy, the Foundation considered the long-term expected return on its endowment. Accordingly, over the long term, the Foundation expects the current spending policy to allow the endowment to grow at a rate that is consistent with the Foundation’s objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term, as well as to provide additional real growth through new gifts and investment return.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 8. (CONTINUED)

Historically, funds have been distributed from the Foundation in accordance with the Foundation’s spending policy. However, three of the four endowments with the Foundation allow for exceptions to that spending policy: The Helen and Ruth Peterson Fund of the Como Friends, the E.M. Pearson Foundation Fund of Como Friends, and the Charlotte Partridge Ordway Japanese Garden Endowment Fund. The Foundation has agreed that upon the request of the Como Friends Board of Directors all principal and accumulated earnings of these funds would be released to the Organization. Although any principal restricted in perpetuity in accordance with the donor’s wishes would have to remain in the endowment, the use of the accumulated earnings and board designated amounts would be at the Board’s discretion.

Endowment net assets consisted of the following at:

DECEMBER 31, 2025	Without Donor Restriction	With Donor Restrictions	Total
Marjorie McNeely Conservatory at Como Park endowment fund	\$ -	\$ 8,313,276	\$ 8,313,276
E.M. Pearson endowment fund	-	1,920,058	1,920,058
Charlotte Partridge Ordway Japanese Garden endowment fund	-	1,166,003	1,166,003
Helen and Ruth Peterson Fund of Como Friends	159,705	-	159,705
Totals	\$ 159,705	\$ 11,399,337	\$ 11,559,042

DECEMBER 31, 2024	Without Donor Restriction	With Donor Restrictions	Total
Marjorie McNeely Conservatory at Como Park endowment fund	\$ -	\$ 7,869,622	\$ 7,869,622
E.M. Pearson endowment fund	-	1,824,621	1,824,621
Charlotte Partridge Ordway Japanese Garden endowment fund	-	1,107,802	1,107,802
Helen and Ruth Peterson fund of Como Friends	151,766	-	151,766
Totals	\$ 151,766	\$ 10,802,045	\$ 10,953,811

From time to time, certain donor-restricted endowment funds may have fair values less than the amount required to be maintained by donors or by law (underwater endowments). The Organization has interpreted UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law. At December 31, 2025 and 2024, there were no donor-restricted endowment funds under water.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 8. (CONTINUED)

Changes in endowment net assets consisted of the following:

	Without Donor Restriction	With Donor Restrictions	Total
JANUARY 1, 2024	\$ 147,083	\$ 10,427,357	\$ 10,574,440
Investment return:			
Investment gain	9,248	657,050	666,298
Interest and dividends, net	1,931	128,260	130,191
Appropriation of endowment assets for expenditure	(6,496)	(410,622)	(417,118)
DECEMBER 31, 2024	\$ 151,766	\$ 10,802,045	\$ 10,953,811
Investment return:			
Investment gain	12,363	882,944	895,307
Interest and dividends, net	2,238	149,729	151,967
Appropriation of endowment assets for expenditure	(6,662)	(435,381)	(442,043)
DECEMBER 31, 2025	\$ 159,705	\$ 11,399,337	\$ 11,559,042

NOTE 9. IN-KIND CONTRIBUTIONS

In-kind contributions are included in contributions on the statements of activities and changes in net assets. Contributed services, materials, and facilities consisted of the following:

YEARS ENDED DECEMBER 31,	2025	2024
Management and general:		
Office facilities	\$ 1,330	\$ 40,832
Program:		
Gift shop facilities	29,477	31,199
Fund development:		
Materials	3,320	5,150
Promotion and event expenses	111,820	127,362
Totals	\$ 145,947	\$ 204,543

The Organization's office space, located on the Como Park Zoo and Conservatory Campus, is rented from the City for \$1 per year. This lease is effective through December 31, 2026. The lease is treated as a gift-in-kind that is utilized by the Organization. The estimated lease value totaled \$30,832 and \$60,480 for the years ended December 31, 2025 and 2024, respectively.

In addition, under a separate lease agreement with the City, gift shop space is rented from the City for \$1 per year. This lease was extended through December 31, 2038. The lease is treated as a gift-in-kind that is utilized by the Organization. The estimated lease value totaled \$766,418 and \$810,741 for the years ended December 31, 2025 and 2024, respectively.

All other gifts-in-kind were monetized for purposes of gift shop sales or fundraising.

COMO FRIENDS

NOTES TO FINANCIAL STATEMENTS

NOTE 10. RETIREMENT PLAN

The Organization has a 403(b) retirement plan for employees meeting certain eligibility requirements. Eligible employees can elect to make salary reduction contributions to the plan. The Organization matches employee contributions up to 5% of employee compensation. Organization contributions totaled \$72,074 and \$67,163 for the years ended December 31, 2025 and 2024, respectively.

NOTE 11. CONCENTRATIONS

Contributions receivable

Approximately 77% and 93% of the contributions receivable balance was an in-kind contribution receivable related to leased space (Notes 2 and 9) due from one donor for the years ended December 31, 2025 and 2024, respectively. The entire balance of the in-kind contribution receivable related to leased space (Notes 2 and 9) as of December 31, 2025 and 2024.

The Organization's physical operations consist of office facilities and gift shop facilities. These facilities are in-kind contributions from the City and therefore considered a concentration.