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TANNER

Accountants & Advisors



Financial Statements
As of and for the Years Ended December 31, 2024 and 2023

Together with Independent Auditors' Report



TANNER

Independent Auditors' Report

To the Board of Directors of The Humane Society of Utah

Opinion

We have audited the accompanying financial statements of The Humane Society of Utah (the Organization) (a nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023, the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Organization as of December 31, 2024 and 2023, 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.

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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Organization 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 the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 Organization'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 Organization'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.

Tanner LLC

July 10, 2025

Statements of Financial Position

As of December 31,

	2024	2023
<u>Assets</u>		
Cash	\$ 2,176,788	\$ 766,844
Investments	5,716,022	5,332,200
Promise to give receivables	415,367	760,152
Inventories	81,302	64,006
Prepaid expenses	102,259	49,334
Property and equipment, net	6,026,950	6,024,406
Operating lease right-of-use-asset	142,784	19,110
Beneficial interests in assets held by third parties	3,384,172	2,791,793
Total assets	<u>\$ 18,045,644</u>	<u>\$ 15,807,845</u>
<u>Liabilities and Net Assets</u>		
Liabilities:		
Accounts payable	\$ 162,217	\$ 305,928
Accrued liabilities	403,095	252,562
Operating lease liability	140,779	19,244
Total liabilities	<u>706,091</u>	<u>577,734</u>
Commitments and contingencies		
Net assets:		
Without donor restrictions		
Undesignated	7,385,088	6,853,361
Designated	6,261,881	5,332,200
Total net assets without donor restrictions	<u>13,646,969</u>	<u>12,185,561</u>
With donor restrictions	<u>3,692,584</u>	<u>3,044,550</u>
Total net assets	<u>17,339,553</u>	<u>15,230,111</u>
Total liabilities and net assets	<u>\$ 18,045,644</u>	<u>\$ 15,807,845</u>

Statements of Activities

For the Years Ended December 31,

	2024	2023
Change in net assets without donor restrictions:		
Revenues, gains, and other support:		
Clinic fees, net	\$ 4,789,020	\$ 4,755,027
Contributions	3,930,308	2,375,138
Adoption fees, net	1,091,904	923,669
Net realized and unrealized gain on investments	88,647	135,027
Interest and dividends	267,554	218,588
In-kind contributions	110,203	80,927
Other	1,094,193	948,429
Total revenues, gains, and other support	11,371,829	9,436,805
Net assets released from restrictions	179,507	87,383
Total revenues, gains, other support and reclassifications	11,551,336	9,524,188
Program expenses:		
Shelter	3,525,522	3,399,396
Murray clinic	3,001,578	2,489,366
St. George clinic	891,186	1,409,692
Education	186,866	160,701
Wellness care	68,909	-
Advocacy/investigations	-	186
Supporting expenses:		
Management and general	476,217	419,583
Fundraising/special events/volunteer	1,939,650	979,136
Total expenses	10,089,928	8,858,060
Increase in net assets without donor restrictions	1,461,408	666,128
Change in net assets with donor restrictions:		
Contributions	235,162	207,052
Net assets released from restrictions	(179,507)	(87,383)
Net realized and unrealized gain on investments in beneficial interests	16,798	22,026
Change in value of beneficial interests	575,581	210,875
Increase in net assets with donor restrictions	648,034	352,570
Increase in net assets	2,109,442	1,018,698
Net assets, beginning of the year	15,230,111	14,211,413
Net assets, end of the year	\$ 17,339,553	\$ 15,230,111

Statement of Functional Expenses

For the Year Ended December 31, 2024

	Program Expenses						Supporting Expenses			
	Shelter	Murray Clinic	St. George	Education	Wellness	Total	Management and General	Fundraising/ Special Events/ Volunteer	Total	Overall Total
			Clinic		Care					
Salaries	\$ 2,183,553	\$ 1,510,658	\$ 559,638	\$ 123,554	\$ 34,101	\$ 4,411,504	\$ 351,694	\$ 657,222	\$ 1,008,916	\$ 5,420,420
Benefits	251,612	172,088	71,125	15,443	1,479	511,747	19,233	57,431	76,664	588,411
Payroll taxes	167,843	114,584	42,651	9,598	2,977	337,653	26,248	49,493	75,741	413,394
Total salaries and related expenses	2,603,008	1,797,330	673,414	148,595	38,557	5,260,904	397,175	764,146	1,161,321	6,422,225
Travel	4,467	8,533	8,835	93	-	21,928	4,696	6,979	11,675	33,603
Special events	1,256	807	239	64	-	2,366	109	142,934	143,043	145,409
Dues and subscriptions	17,559	9,212	6,885	2,203	-	35,859	13,097	67,340	80,437	116,296
Advertising	100	-	20,856	-	-	20,956	-	217,799	217,799	238,755
Office	3,255	7,674	4,548	16	-	15,493	71	427,874	427,945	443,438
Liability insurance	14,782	10,740	651	555	-	26,728	896	2,575	3,471	30,199
Animal waste removal	21,313	12,196	67	-	-	33,576	-	-	-	33,576
Professional services	16,494	11,061	2,675	607	-	30,837	1,517	3,006	4,523	35,360
Surgical	-	218,582	14	-	-	218,596	-	-	-	218,596
Vaccination	44,616	446,673	12,406	-	-	503,695	-	-	-	503,695
Outside services	165,462	62,669	35,886	5,822	11,508	281,347	9,260	133,946	143,206	424,553
Repairs and maintenance	69,316	42,629	5,858	1,560	-	119,363	4,642	10,987	15,629	134,992
Retail store	6,334	26,219	143	-	-	32,696	-	816	816	33,512
Supplies	276,149	123,208	9,320	191	18,844	427,712	4,091	80,664	84,755	512,467
Rent	-	-	39,100	-	-	39,100	-	-	-	39,100
Utilities	77,352	51,628	10,470	2,812	-	142,262	8,213	17,093	25,306	167,568
Other expenses	56,053	74,627	30,747	19,062	-	180,489	19,235	34,418	53,653	234,142
Depreciation	148,006	97,790	29,072	5,286	-	280,154	13,215	29,073	42,288	322,442
Total expenses	\$ 3,525,522	\$ 3,001,578	\$ 891,186	\$ 186,866	\$ 68,909	\$ 7,674,061	\$ 476,217	\$ 1,939,650	\$ 2,415,867	\$ 10,089,928

Statement of Functional Expenses

For the Year Ended December 31, 2023

	Program Expenses						Supporting Expenses			
			St. George		Advocacy/	Total	Management	Fundraising/	Total	Overall Total
	Shelter	Murray Clinic	Clinic	Education	Investigations		and General	Special Events/ Volunteer		
Salaries	\$ 2,023,322	\$ 1,263,250	\$ 435,116	\$ 107,538	\$ -	\$ 3,829,226	\$ 309,147	\$ 549,711	\$ 858,858	\$ 4,688,084
Benefits	238,112	137,515	53,267	11,615	186	440,695	14,646	48,361	63,007	503,702
Payroll taxes	161,919	100,177	35,440	9,047	-	306,583	22,996	43,937	66,933	373,516
Total salaries and related expenses	2,423,353	1,500,942	523,823	128,200	186	4,576,504	346,789	642,009	988,798	5,565,302
Travel	10,877	12,066	8,719	834	-	32,496	3,922	4,453	8,375	40,871
Special events	1,468	384	197	23	-	2,072	229	91,600	91,829	93,901
Dues and subscriptions	18,807	21,541	5,103	955	-	46,406	13,459	45,435	58,894	105,300
Advertising	445	4,119	236,159	-	-	240,723	-	3,967	3,967	244,690
Office	3,907	17,408	391,417	86	-	412,818	260	32,151	32,411	445,229
Liability insurance	15,324	9,418	963	551	-	26,256	1,102	3,032	4,134	30,390
Animal waste removal	25,473	8,967	75	-	-	34,515	-	-	-	34,515
Professional services	22,096	13,758	3,335	834	-	40,023	1,668	4,586	6,254	46,277
Surgical	2,103	115,463	72,683	-	-	190,249	-	-	-	190,249
Vaccination	83,748	418,204	25,863	-	-	527,815	-	-	-	527,815
Outside services	109,854	42,333	23,928	2,721	-	178,836	7,070	27,298	34,368	213,204
Repairs and maintenance	113,681	47,310	2,041	6,008	-	169,040	6,563	11,883	18,446	187,486
Retail store	57,183	1,590	-	-	-	58,773	-	2,552	2,552	61,325
Supplies	214,981	59,975	13,470	2,323	-	290,749	2,841	12,219	15,060	305,809
Rent	-	-	37,922	-	-	37,922	-	-	-	37,922
Utilities	79,653	48,272	8,973	2,926	-	139,824	5,851	16,089	21,940	161,764
Other expenses	72,182	77,793	34,474	9,796	-	194,245	18,941	51,921	70,862	265,107
Depreciation	144,261	89,823	20,547	5,444	-	260,075	10,888	29,941	40,829	300,904
Total expenses	\$ 3,399,396	\$ 2,489,366	\$ 1,409,692	\$ 160,701	\$ 186	\$ 7,459,341	\$ 419,583	\$ 979,136	\$ 1,398,719	\$ 8,858,060

Statements of Cash Flows

	For the Years Ended December 31,	
	2024	2023
Cash flows from operating activities:		
Increase in net assets	\$ 2,109,442	\$ 1,018,698
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation	322,442	300,904
Amortization of right-of-use asset	39,100	37,922
Gain on disposal of property and equipment	(500)	-
In-kind stock donation	(33,629)	(80,927)
Net realized and unrealized gain on investments	(88,647)	(135,027)
Net change in beneficial interests in assets held by third parties	(592,379)	(232,901)
Decrease (increase) in:		
Promise to give receivables	344,785	2,093,294
Prepaid expenses	(52,925)	8,082
Inventories	(17,296)	21,494
Increase (decrease) in:		
Accounts payable	(143,711)	85,094
Accrued liabilities	150,533	(70,220)
Operating lease liability	(41,239)	(37,512)
Net cash provided by operating activities	1,995,976	3,008,901
Cash flows from investing activities:		
Purchases of investments	(435,300)	(4,389,612)
Proceeds from sale of investments	173,754	379,006
Purchases of property and equipment	(324,486)	(381,976)
Net cash used in investing activities	(586,032)	(4,392,582)
Net change in cash	1,409,944	(1,383,681)
Cash at beginning of the year	766,844	2,150,525
Cash at end of the year	\$ 2,176,788	\$ 766,844
Supplemental disclosure of cash flow information:		
Operating lease assets obtained in exchange for lease obligations	\$ 162,774	\$ -

Notes to Financial Statements

1. Organization and Summary of Significant Accounting Policies

Organization

The Humane Society of Utah (the Organization) is a Utah not-for-profit organization that saves the lives of animals through adoptions to new loving homes, return to owners, and pet retention and shelter diversion services. The Humane Society of Utah Clinic offers vaccinations, spay/neuter surgeries, and microchips. Additionally, the Organization advocates for animal welfare legislation and provides Humane Education programming to school-age children throughout the state of Utah. The Organization is supported primarily through donor contributions and fees for clinic and other services provided.

Financial Statement Presentation and Basis of Presentation

The Organization reports its financial position and activities according to two classes of net assets:

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 Organization. These net assets may be used at the discretion of the Organization's management and the 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 Organization or by the passage of time. Other donor restrictions are perpetual in nature, wherein the donor has stipulated the funds be maintained in perpetuity.

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

Use of Estimates in Financial Statements

The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and 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.

Concentration of Credit Risk

The Organization maintains its cash in bank deposit accounts which, at times, exceed federally insured limits. To date, the Organization has not experienced a material loss or lack of access to its cash; however, no assurance can be provided that access to the Organization's cash will not be impacted by adverse conditions in the financial markets.

The Organization is dependent on certain vendors for veterinary supplies. For the years ended December 31, 2024 and 2023, aggregate purchases from these vendors as a percentage of total purchases consisted of the following:

	2024	2023
Vendor A	18%	17%
Vendor B	15%	24%
Vendor C	11%	*

* Indicates vendor did not exceed 10%

Promise to Give Receivables

Financial instruments that potentially subject the Organization to concentration of credit risk consist primarily of promise to give receivables. In the normal course of its activities, the Organization receives promises to give which are recorded at the date an unconditional promise to give is received from the donor at the present value of the amount management expects to collect. Accordingly, the Organization performs ongoing evaluations of promise to give receivables and maintains allowances for possible losses, which when realized, have been within the range of management's expectations. The Organization's promise to give receivables are subject to potential concentrations of credit risk based on numerous factors, including the overall economic conditions in the geographic area in which the Organization's donors are located. The Organization does not

believe that it is subject to any unusual risks or significant risks in the normal course of its business. A major promise to give receivable is one that comprises more than 10% of the Organization's receivable balance. As of December 31, 2024 and 2023, concentrations of receivables as a percentage of total receivables consisted of the following:

	2024	2023
Donor A	19%	*
Donor B	18%	*
Donor C	10%	*
Donor D	*	73%

** Indicates donor did not exceed 10%*

Investments

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statements of financial position. Unrealized gains and losses are included in the change in net assets, less external and direct internal investment expenses.

Inventories

Inventories consist primarily of clinic supplies and retail shop goods and are stated at the lower of cost or net realizable value and accounted for on a first-in, first-out basis. The Organization periodically reviews inventories for obsolescence and management determined that an allowance for obsolete inventories was not necessary as of December 31, 2024 and 2023.

Property and Equipment

The Organization capitalizes purchases of property and equipment at cost. The fair value of donated property and equipment is similarly capitalized. The Organization capitalizes such expenditures if the purchases exceed \$1,000. Minor replacements, maintenance and repairs, which do not increase the useful lives of the property and equipment, are expensed as incurred. Depreciation is provided on a straight-line basis over the estimated useful lives of the assets or lease terms, ranging from three to thirty-nine years.

Impairment of Long-Lived Assets

The Organization reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying amount of the assets may not be recoverable through undiscounted future cash flows. If it is determined an impairment loss has occurred, such loss is recognized in the statement of activities.

Revenue Recognition

Revenue is measured as the amount of consideration that the Organization expects to receive in exchange for goods or services. Revenue is recognized after the Organization has (1) identified the customer contract, (2) identified the performance obligation in the contract, (3) determined the transaction price, (4) allocated the transaction price to the performance obligation in the contract, and (5) determined the performance obligation has been satisfied.

The Organization recognizes revenue for clinic fees, adoption fees, and retail sales provided to customers at a point in time when it satisfies the single performance obligation of performing purchased services or transferring the animals, medications, or products per implicit customer specified orders. The Organization does not have any material contract assets as of December 31, 2024 and 2023.

Contributions

Unconditional contributions received are recorded as support with or without donor restrictions, depending on the existence and nature of any donor restrictions. The Organization recognizes contributions when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barriers, and a right of return, are not recognized until the conditions on which they depend have been substantially met. For each of the years ended December 31, 2024 and 2023, conditional contributions totaled \$0.

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 statement of activities as net assets released from restrictions.

Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Such donations are reported as support without donor restrictions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated assets are placed in service. The Organization reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

Donated Services

Donated services are recognized as contributions if the services (a) create or enhance non-financial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Many individuals volunteer their time and perform a variety of tasks that assist the Organization with specific programs and assignments; however, those services do not meet the above criteria.

In-Kind Contributions

During the years ended December 31, 2024 and 2023, the Organization received in-kind contributions of certain supplies, such as pet food, newspapers, and other supplies. When documentation supporting an estimated fair value can be obtained, the contributed supplies are recorded. During the year ended December 31, 2024, in-kind contributions of supplies were \$76,574. During 2023, management determined that the value of in-kind contributions of supplies were not material to the overall financial statements. The effect of recording such contributions is generally to increase contribution revenue and supplies expense, which has no effect on the increase or decrease in net assets.

The Organization also received in-kind donations of securities. The Organization does not monetize these donations and holds the securities as investments. Total stock donations received during the years ended December 31, 2024 and 2023, were \$33,629 and \$80,927, respectively.

Advertising

The Organization expenses advertising costs as incurred. Total advertising expense was approximately \$239,000 and \$245,000 for the years ended December 31, 2024 and 2023, respectively.

Income Taxes

The Organization is a qualified charitable organization under Section 501(c)(3) of the Internal Revenue Code and under state of Utah regulations, and, as such, is not subject to federal or state income taxes on related purpose income. The Organization is subject to taxation on unrelated business income, if any.

As of December 31, 2024, the Organization had no uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

Expense Allocation

The costs of providing various programs and other activities have been summarized on a functional basis in the statements of activities and in the statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The expenses that are allocated include the following:

Expenses	Allocation Method
Salaries	Time and effort
Benefits	Time and effort
Payroll taxes	Time and effort
Liability insurance	Square footage
Professional services	Square footage
Telephone	Square footage
Utilities	Square footage
Depreciation	Square footage

Fair Value of Financial Instruments

Fair value is defined as the exit price or the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants as of the measurement date (see Note 6).

Lease Commitments

The Organization leases certain office space as part of its operations. The Organization assesses whether an arrangement qualifies as a lease (i.e., conveys the right to control the use of an identified asset for a period of time in exchange for consideration) at inception and only reassesses its determination if the terms and conditions of the arrangement are changed. For all arrangements where it is determined that a lease exists, the related right-of-use assets and lease liabilities are recorded within the statement of financial position as either operating or finance leases. At inception or modification, the Organization calculates the present value of lease payments using the Organization's lease. The present value is adjusted for prepaid lease payments, lease incentives, and initial direct costs. The Organization's leases may require fixed rental payments, variable lease payments based on usage or sales and fixed non-lease costs relating to the leased asset. Variable lease payments are generally not included in the measurement of the right-of-use assets and lease liabilities. Leases with an initial term of 12 months or less are not recorded on the statements of financial position. Lease expense is recognized for these leases on a straight-line basis over the lease term. Fixed non-lease costs, for example common-area maintenance costs, taxes, insurance, and maintenance, are included in the measurement of the right-of-use asset and lease liability as the Organization does not separate lease and non-lease components.

Subsequent Events

Management has evaluated subsequent events through July 10, 2025, which is the date the accompanying financial statements were available to be issued.

2. Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the date of the statement of financial position, comprise the following as of December 31:

	2024	2023
Cash	\$ 2,176,788	\$ 766,844
Investments	5,716,022	5,332,200
Promise to give receivables	415,367	760,152
	8,308,177	6,859,196
Less amounts not available to be used within one year:		
Board designated funds	6,261,881	5,332,200
Net assets with donor restrictions (excluding endowments)	308,412	252,757
	6,570,293	5,584,957
Net Amount Available	\$ 1,737,884	\$ 1,274,239

The Organization's operations rely primarily on fees for services rendered, as well as contributions from private sources. These contributions are often to be used directly for the Organization's overall mission, and for this reason, only a portion of the Organization's overall financial assets above are not available for expenditure within one year based upon donor restrictions. The Board of Directors has designated certain net assets for a reserve, but those funds may be spent for other purposes at the discretion of the Board of Directors.

The Organization monitors its liquidity and cash flow needs through the use of a budget to ensure that cash inflows are sufficient to cover projected cash outflows. The accompanying statements of cash flows identifies the sources and uses of the Organization's cash and the positive cash flows of \$1,995,976 and \$3,008,901 generated from operating activities during the years ended December 31, 2024 and 2023, respectively.

3. Investments

Investments are stated at fair value and consist of the following as of December 31:

	2024	2023
Money Market Funds	\$ 36,276	\$ 43,790
Mutual and exchange traded funds	5,679,746	5,288,410
	\$ 5,716,022	\$ 5,332,200

Total return on investments, including dividends, interest, and realized and unrealized gains, were \$372,999 and \$375,641 for the years ended December 31, 2024 and 2023, respectively.

4. Property and Equipment

Property and equipment consist of the following as of December 31:

	2024	2023
Building	\$ 7,520,711	\$ 7,460,994
Land	1,831,481	1,831,481
Improvements and equipment	1,483,910	1,395,077
Land improvements	434,026	379,353
Leasehold improvements	234,840	120,090
Vehicles	98,670	98,670
Office furniture	49,750	42,737
Total cost	11,653,388	11,328,402
Less accumulated depreciation	(5,626,438)	(5,303,996)
	\$ 6,026,950	\$ 6,024,406

Depreciation expense on property and equipment for the years ended December 31, 2024 and 2023 was \$322,442 and \$300,904, respectively.

5. Beneficial Interests in Assets Held by Third Parties

The earnings received in cash from the trust's and the foundation's investments are recognized as net assets with donor restrictions (temporary in nature) until appropriated by the Board of Directors. The Organization's pro-rata interests in the assets held by the trust and the foundation are recorded based upon the fair value of the assets held by these parties and are permanent in nature. The recorded values of the interests in the trust and the foundation are evaluated annually and the changes in values are recognized in the statements of activities as restricted gains or losses. The total revaluation gain for the Organization's interests in the trust and foundation was \$592,379 and \$232,901 for the years ended December 31, 2024 and 2023, respectively.

The Organization is also named as the beneficiary of an irrevocable trust, which has been valued by a valuation expert. This irrevocable trust represents a remainder interest in a trust that, when distributed, is required to be held in perpetuity and only the earnings thereon will be available to fund the activities of the Organization. However, these funds are not expected to be received in the near future. This trust is recorded at fair value and is restricted in perpetuity. The changes in value are recognized in the statement of activities as restricted gains or losses.

6. Fair Value Measurements

Authoritative guidance establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. Observable inputs are market inputs participants would use in valuing the asset or liability and are developed based on market data obtained from sources independent of the Organization. Unobservable inputs are inputs that reflect the Organization's assumptions about the factors market participants would use in valuing the asset or liability. The guidance establishes three levels of inputs that may be used to measure fair value:

- Level 1 inputs are quoted prices in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date.
- Level 2 inputs are other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the asset or liability that are supported by little or no market activity and that are significant to the fair value of the underlying asset or liability.

The following tables summarize the Organization's financial assets that were accounted for at fair value on a recurring basis as of December 31, 2024 and 2023, and the fair value calculation input hierarchy level that the Organization has determined applies to each asset category.

As of December 31, 2024				
Investments				
Description	Level 1	Level 2	Level 3	Total
Mutual and exchange traded funds:				
Government	\$ 3,959,688	\$ -	\$ -	\$ 3,959,688
Bonds	647,089	-	-	647,089
Large cap	618,949	-	-	618,949
International	209,885	-	-	209,885
Other	120,830	-	-	120,830
Mid Cap	88,016	-	-	88,016
Small cap	35,289	-	-	35,289
Bank Sweep	36,276	-	-	36,276
Total	\$ 5,716,022	\$ -	\$ -	\$ 5,716,022
Beneficial Interests in Assets Held by Third Parties				
Description	Level 1	Level 2	Level 3	Total
Remainder interest trust	\$ -	\$ -	\$ 3,076,111	\$ 3,076,111
Foundation under agreement	-	228,364	-	228,364
Charitable trust	-	79,697	-	79,697
Total	\$ -	\$ 308,061	\$ 3,076,111	\$ 3,384,172
As of December 31, 2023				
Investments				
Description	Level 1	Level 2	Level 3	Total
Mutual and exchange traded funds:				
Government	\$ 3,950,681	\$ -	\$ -	\$ 3,950,681
Bonds	492,895	-	-	492,895
Large cap	488,080	-	-	488,080
International	162,852	-	-	162,852
Mid cap	69,222	-	-	69,222
Other	96,987	-	-	96,987
Small cap	27,693	-	-	27,693
Bank Sweep	43,790	-	-	43,790
Total	\$ 5,332,200	\$ -	\$ -	\$ 5,332,200

Beneficial Interests in Assets Held by Third Parties

Description	Level 1	Level 2	Level 3	Total
Remainder interest trust	\$ -	\$ -	\$ 2,500,530	\$ 2,500,530
Foundation under agreement	-	215,065	-	215,065
Charitable trust	-	76,198	-	76,198
Total	\$ -	\$ 291,263	\$ 2,500,530	\$ 2,791,793

The activity of level 3 investments consisted of the following:

Balance, January 1, 2023	\$ 2,289,655
Realized and unrealized losses and dividends, net of expenses	210,875
Balance, December 31, 2023	2,500,530
Realized and unrealized gains and dividends, net of expenses	575,581
Balance, December 31, 2024	\$ 3,076,111

7. Designations on Net Assets

The Board of Directors has adopted a policy to designate excess funds received from donations in investment accounts for future projects or contingencies.

8. Net Assets with Donor Restrictions

Net assets with donor restrictions (excluding endowments) consist of the following as of December 31:

	2024	2023
Funds for care of dogs and cats	\$ 96,477	\$ 39,704
Pet retention	91,000	5,000
Education	62,086	150,000
Other	37,849	37,053
Advocacy	21,000	21,000
	\$ 308,412	\$ 252,757

9. Endowments

Financial Accounting Standards Board (FASB) Accounting Standards Codification Topic 958 (ASC 958), Not-for-profit entities, provides guidance on the net asset classification of donor-restricted endowment funds for a not-for-profit organization that is subject to an enacted version of the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA). The state of Utah has adopted UPMIFA.

Net assets with donor restrictions, perpetual in nature (endowments), included the following as of December 31:

	2024	2023
Beneficial interest in trust (Notes 5 and 6)	\$ 3,076,111	\$ 2,500,530
Beneficial interest in foundation (Notes 5 and 6)	228,364	215,065
Beneficial interest in trust (Notes 5 and 6)	79,697	76,198
	\$ 3,384,172	\$ 2,791,793

Interpretation of Relevant Law

The Organization has interpreted UPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as restricted net assets (a) the original value of gifts donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified as restricted in perpetuity is classified as part of donor restricted net assets until those amounts are appropriated 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 endowment funds:

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

Spending Policy

The Organization may use, for any purpose deemed appropriate by its Board of Directors in fulfilling the Organization's charitable purpose, the interest payments received from the beneficial interests in assets held by third parties.

Return Objectives and Risk Parameters

Investment decisions for the foundation and trust, which the Organization has a beneficial interest in (See Note 5), are made by the donors or their agents. The primary investment objectives of these donors are (1) the long-term preservation of the real (inflation adjusted) purchasing power of portfolio assets and income, after accounting for spending, inflation, and costs of portfolio management, and (2) to earn a total rate of return that exceeds the spending rate, and at the same time to perform well when compared with selected weighted market indices. The portfolio assets are invested in a diversified pool of securities with an overall emphasis on quality, diversification, and potential for earnings growth.

Changes in endowment net assets for the years ended December 31, 2024 and 2023 are as follows:

	2024		
	Without donor restriction	With donor restriction	Total
Endowment net assets, beginning of the year	\$ -	\$ 2,791,793	\$ 2,791,793
Increase in value	-	592,379	592,379
Endowment net assets, end of year	\$ -	\$ 3,384,172	\$ 3,384,172
	2023		
	Without donor restriction	With donor restriction	Total
Endowment net assets, beginning of the year	\$ -	\$ 2,558,892	\$ 2,558,892
Decrease in value	-	232,901	232,901
Endowment net assets, end of year	\$ -	\$ 2,791,793	\$ 2,791,793

10. Commitments and Contingencies

Operating Lease

Beginning in June 2020, the Organization began leasing its St. George, Utah facility under a non-cancelable operating lease, which expires in June 2028. The weighted average remaining lease term is 3.5 years as of December 31, 2024. The discount rate used to compute the present value of future payments is 1.04%. This operating lease contains a renewal option and is subject to escalating rent payments. Future minimum annual lease payments under this non-cancelable operating lease as of December 31, 2024, are as follows:

<u>Years Ending December 31,</u>	
2025	\$ 39,766
2026	40,728
2027	41,719
2028	21,241
	<u>143,454</u>
Less: Amounts representing interest	<u>(2,675)</u>
	<u>\$ 140,779</u>

Rent expense approximated \$39,000 and \$38,000 for the years ended December 31, 2024 and 2023, respectively.

Litigation

In the normal course of operations, the Organization may become party to lawsuits or other claims. Management is not aware of any such claims for which the uninsured amount would be material to the Organization's financial position.

11. 403(b) Retirement Plan

The Organization sponsors a defined contribution 403(b) retirement plan (the Retirement Plan). Employees who have completed three months of service are eligible to participate in the Retirement Plan. Employees may elect to contribute to the retirement Plan up to 100% of their annual compensation subject to federal maximums. As set forth in the Retirement Plan document, the Organization, at its sole discretion, may elect to make a matching or profit-sharing contribution on behalf of employees during a Retirement Plan year. The Organization made matching contributions in the amount of \$59,846 and \$55,723 for the years ended December 31, 2024 and 2023, respectively.