Riverlife

Financial Statements

Years Ended December 31, 2025 and 2024
with Independent Auditor's Report

Maher Duessel P.C.

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RIVERLIFE

YEARS ENDED DECEMBER 31, 2025 AND 2024

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Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Riverlife, which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows 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 Riverlife as of December 31, 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.

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 Riverlife, 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 Riverlife's 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 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 Riverlife'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 Riverlife'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.

Maher Duessel

Pittsburgh, Pennsylvania
May 7, 2026

RIVERLIFE

STATEMENTS OF FINANCIAL POSITION

DECEMBER 31, 2025 AND 2024

	2025	2024
Assets		
Cash and cash equivalents	$ 9,023,419	$ 10,298,750
Investments	7,440,513	6,203,143
Accounts receivable	5,600	600
Contributions receivable	1,115,387	1,509,963
Prepaid expenses and other assets	15,242	26,242
Right-of-use asset - operating	30,255	81,747
Fixed assets, net	1,137,691	703,017
Total Assets	$ 18,768,107	$ 18,823,462
Liabilities and Net Assets		
Liabilities:		
Accounts payable and accrued liabilities	$ 414,374	$ 759,380
Deferred revenue	-	15,000
Lease liability - operating	30,889	83,190
Total Liabilities	445,263	857,570
Net Assets:		
Without donor restrictions:		
Board designated	1,107,820	1,152,819
Undesignated	3,545,007	3,113,141
Total without donor restrictions	4,652,827	4,265,960
With donor restrictions:		
Purpose restricted	5,834,504	7,496,789
Time restricted	2,333,766	1,203,143
Held in perpetuity	5,501,747	5,000,000
Total with donor restrictions	13,670,017	13,699,932
Total Net Assets	18,322,844	17,965,892
Total Liabilities and Net Assets	$ 18,768,107	$ 18,823,462

See accompanying notes to financial statements.

RIVERLIFE

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Revenue:			
Public support:			
Foundations	$ 913,379	$ 1,855,282	$ 2,768,661
Government	25,000	442,955	467,955
Corporate and individual	887,455	773,496	1,660,951
Contributions of nonfinancial assets	15,590	-	15,590
Total public support	1,841,424	3,071,733	4,913,157
Revenue:			
Investment income (loss), net	305,209	1,035,623	1,340,832
Other income	11,790	-	11,790
Total revenue	316,999	1,035,623	1,352,622
Net assets released from restrictions	4,137,271	(4,137,271)	-
Total public support and revenue	6,295,694	(29,915)	6,265,779
Operating Expenses:			
Program implementation	4,372,784	-	4,372,784
General and administrative	527,696	-	527,696
Fundraising	1,008,347	-	1,008,347
Total operating expenses	5,908,827	-	5,908,827
Change in Net Assets	386,867	(29,915)	356,952
Net Assets:			
Beginning of year	4,265,960	13,699,932	17,965,892
End of year	$ 4,652,827	$ 13,670,017	$ 18,322,844

See accompanying notes to financial statements.

RIVERLIFE

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Public Support and Revenue:			
Public support:			
Foundations	$ 761,501	$ 5,934,931	$ 6,696,432
Government	15,000	1,797,104	1,812,104
Corporate and individual	753,141	481,500	1,234,641
Contributions of nonfinancial assets	37,165	-	37,165
Total public support	1,566,807	8,213,535	9,780,342
Revenue:			
Investment income (loss), net	297,742	633,818	931,560
Other income	9,449	-	9,449
Total revenue	307,191	633,818	941,009
Net assets released from restrictions	3,928,057	(3,928,057)	-
Total public support and revenue	5,802,055	4,919,296	10,721,351
Operating Expenses:			
Program implementation	3,027,587	-	3,027,587
General and administrative	427,942	-	427,942
Fundraising	921,102	-	921,102
Total operating expenses	4,376,631	-	4,376,631
Change in Net Assets	1,425,424	4,919,296	6,344,720
Net Assets:			
Beginning of year	2,840,536	8,780,636	11,621,172
End of year	$ 4,265,960	$ 13,699,932	$ 17,965,892

See accompanying notes to financial statements.

RIVERLIFE

STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2025

		Supporting Services		
	Program Implementation	General and Administrative	Fundraising	Total
Payroll and benefits	$ 612,596	$ 379,948	$ 649,352	$ 1,641,896
Projects	3,652,514	-	-	3,652,514
Special events	-	-	254,853	254,853
Consulting	13,662	3,459	6,225	23,346
Accounting	-	15,796	-	15,796
Occupancy	30,809	9,678	21,750	62,237
Operating costs	55,992	43,166	54,222	153,380
Legal	-	1,650	-	1,650
Information technology	-	608	-	608
Travel	7,211	10,524	6,355	24,090
In-kind	-	-	15,590	15,590
Contracted services	-	-	-	-
Depreciation	-	62,867	-	62,867
Development	-	-	-	-
Total expenses	$ 4,372,784	$ 527,696	$ 1,008,347	$ 5,908,827

See accompanying notes to financial statements.

RIVERLIFE

STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2024

		Supporting Services		
	Program Implementation	General and Administrative	Fundraising	Total
Payroll and benefits	$ 545,014	$ 310,876	$ 526,239	$ 1,382,129
Projects	2,444,987	-	-	2,444,987
Special events	-	-	233,599	233,599
Consulting	1,625	4,332	16,965	22,922
Accounting	-	26,951	-	26,951
Occupancy	26,750	13,270	25,829	65,849
Operating costs	3,628	39,953	23,066	66,647
Legal	-	3,894	-	3,894
Information technology	-	350	-	350
Travel	5,583	11,034	4,884	21,501
In-kind	-	-	37,165	37,165
Contracted services	-	106	-	106
Depreciation	-	17,176	-	17,176
Development	-	-	53,355	53,355
Total expenses	$ 3,027,587	$ 427,942	$ 921,102	$ 4,376,631

See accompanying notes to financial statements.

RIVERLIFE

STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
Cash Flows From Operating Activities:		
Change in net assets	$ 356,952	$ 6,344,720
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation	62,867	17,176
Reduction in lease asset	51,492	51,028
Realized and unrealized (gains) losses on investments	(892,542)	(513,315)
Contributions restricted for long-term purposes	(501,747)	(8,304,195)
Change in:		
Accounts receivable	(5,000)	265,888
Contributions receivable	394,576	(857,661)
Prepaid expenses and other assets	11,000	(12,000)
Accounts payable and accrued liabilities	(345,006)	595,595
Deferred revenue	(15,000)	(15,000)
Lease liability	(52,301)	(51,008)
Net cash provided by (used in) operating activities	(934,709)	(2,478,772)
Cash Flows From Investing Activities:		
Purchase of equipment	(497,541)	(636,071)
Sale of investments	902,558	3,966,723
Purchase of investments	(1,247,386)	(4,087,226)
Net cash provided by (used in) investing activities	(842,369)	(756,574)
Cash Flows from Financing Activities:		
Contributions restricted for long-term purposes	501,747	8,304,195
Net Increase (Decrease) in Cash and Cash Equivalents	(1,275,331)	5,068,849
Cash and Cash Equivalents:		
Beginning of year	10,298,750	5,229,901
End of year	$ 9,023,419	$ 10,298,750

See accompanying notes to financial statements.

1. Organization

Riverlife was formed over twenty-five years ago by a coalition of property owners, environmentalists, philanthropists, and community members who saw the pressing need to develop a plan to reclaim Pittsburgh's underutilized riverfronts for the people of the region and our visitors. Their vision led to the creation of Riverlife.

Since 1999, Riverlife has overseen over $150 million in investments along Pittsburgh's riverfronts, catalyzing $4.2 billion in related economic development. Riverlife centers its work on the belief that the riverfronts belong to everyone, and world-class riverfront experiences can be created for all using community-driven, equitable development and high-quality, regenerative design. Recent signature projects include the restoration and construction of the Southside Riverfront Park and Marina, Point State Park and its iconic fountain, the Mon Wharf, and initial phases of repositioning Allegheny Landing in Pittsburgh's North Shore by restoring its dock. These spaces have transformed from areas in need of care into iconic regional connectors and important spaces that celebrate Pittsburgh's riverfronts.

Currently, Riverlife is implementing objectives outlined in its award-winning "Completing the Loop" report—a community-driven plan to create world-class riverfront experiences and connect neighborhoods across the 15-mile, 1,055-acre "Loop." "Completing the Loop" won recognition through a 2022 sustainability award from the American Planning Association and a 2023 Regional & Urban Design Award from the American Institute of Architects. The Loop stretches along each side of Pittsburgh's three rivers.

On the Allegheny River, the Loop begins at the 31st Street Bridge. On the Monongahela River, the Loop begins at the Hot Metal Bridge. Both extend to Point State Park, where the Allegheny and Monongahela converge to form the Ohio River. From Point State Park, the Loop continues along the Ohio's banks up to the West End Bridge. The plan identifies key disparities and inequities, and Riverlife's long-term goal is to connect and address the physical and experiential gaps.

To achieve the vision, Riverlife operates through three business lines:

1. Planning: Riverlife engages in planning for efforts along and connecting to the riverfronts.

2. Capital Projects: Riverlife completes essential projects that address gaps and enhance portions of the Loop.

3. Programming: Riverlife leads, partners, and inspires riverfront programming that brings people to the Loop and enhances their experience.

All Riverlife goals are underpinned by a commitment to ongoing care and maintenance of riverfront property so that capital investments are maintained to a high standard across the system. Riverlife has raised over $7 million to launch its UpKeep initiative, which provides care and maintenance throughout the Loop.

In addition, Riverlife works with riverfront development proponents to ensure that riverfront amenities and high-quality, regenerative design are incorporated into long-term development projects. Riverlife's Design Review Committee meets with property owners and developers throughout the year to give constructive guidance so new projects enhance the public realm and help build a network of welcoming trails and open spaces, with amenities like public art and lighting, public restrooms, and kayak and bicycle rentals.

2. Summary of Significant Accounting Policies

A summary of significant accounting policies consistently applied by management in the preparation of the accompanying financial statements follows:

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and 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.

Basis of Accounting

The financial statements of Riverlife have been prepared on the accrual basis of accounting. Riverlife classifies resources for accounting and reporting purposes into separate net asset classes based on the existence or absence of donor-imposed restrictions. In the accompanying financial statements, net assets that have similar characteristics have been combined into similar categories.

A description of Riverlife's net asset categories follows:

Without Donor Restrictions - Net assets without donor restrictions are net assets that are not subject to donor-imposed restrictions or stipulations as to purpose or use.

With Donor Restrictions - Net assets with donor restrictions are net assets that are subject to donor or grantor-imposed restrictions or stipulations that may or will be met either by actions of Riverlife or the passage of time. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity.

Contributions without donor restrictions are recorded as revenue when received or pledged. Amounts that are designated for future periods or restricted by the donor for specific purposes are reported as revenue and net assets with donor restrictions. Contributions with donor restrictions are reported in the statements of activities as net assets released from restrictions when a stipulated time restriction ends or purpose restriction is accomplished. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. Amounts received from government grants are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Such grants are recognized as revenue when expenditures have been incurred in compliance with the contract provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statements of financial position.

A $1.5 million grant contract was awarded from the Hillman Foundation in March 2023. The first payment of $500,000 was received in 2023, the second payment of $500,000 was received in 2024, and the remaining payment of $500,000 was received in 2025, upon meeting the conditions of the grant.

A $2 million grant contract was awarded from the Redevelopment Authority of Allegheny County in April 2023. Riverlife incurred $394,188 in expenses in 2023 and recognized the related revenue. Riverlife incurred $1,312,254 in expenses in 2024 and recognized the related revenue. The remaining revenue of $293,558 was recognized in 2025, upon incurring the remaining allowable expenses.

A $1 million grant contract was awarded from the Buhl Foundation in September 2024. The first payment of $250,000 was received in 2024, the second payment of $250,000 was received in 2025, and the remaining $500,000 is expected to be received in 2026 and 2027 in equal payments of $250,000, upon meeting the conditions of the grant.

Cash and Cash Equivalents

Riverlife maintains, at a financial institution, cash that may exceed federally insured amounts at times. All investments with a purchased maturity of three months or less are considered to be cash equivalents.

Investments and Investments Income

Riverlife's investments are reported at fair value. Those investments received as gifts or donations are recorded at their fair value on the date received. Net appreciation or depreciation in the fair value of investments is reflected as revenue with donor restrictions or without donor restrictions in the accompanying statements of activities.

Riverlife has investments in stocks, fixed income securities, and other investment securities. Investment securities are exposed to various risks, such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near-term and that such changes could materially affect the amounts reported in the statements of financial position.

Accounts and Contributions Receivable

Contributions receivable are recorded with and without donor restrictions. Although considered a contribution for reporting purposes, Riverlife separately reports its receivables related to WDTC tax credits as accounts receivable. Receivables that are expected to be collected within one year are recorded at net realizable value. Receivables that are expected to be collected in future years are recorded at the present value of their estimated cash flows. Decisions to charge off uncollectible receivables are based on management's judgment after consideration of facts and circumstances surrounding potential uncollectible accounts. It is reasonably possible that Riverlife's estimate of an allowance for uncollectible receivables will change. Riverlife wrote off $0 in uncollectible receivables as of December 31, 2025 and 2024, respectively. No allowance was deemed necessary.

Fixed Assets

Fixed assets, including equipment and fixtures, are stated at cost. Depreciation is provided on the straight-line method over the estimated useful lives of the related properties, which ranges from five to 20 years. Riverlife reviews the recoverability of the carrying value of long-lived assets whenever events or changes in circumstances indicate that the carrying amount of an asset might not be recoverable. Property and equipment consist of the following at December 31:

	2025	2024
Leasehold improvements	$ 83,439	$ 83,439
Furniture and fixtures	79,463	73,801
Barges	500,000	500,000
Barge: furniture and equipment	519,255	124,725
Care and maintenance	97,349	-
	1,279,506	781,965
Less: accumulated depreciation	(141,815)	(78,948)
Total	$ 1,137,691	$ 703,017

Depreciation expense totaled $62,867 and $17,176 for the years ended December 31, 2025 and 2024, respectively.

Endowment Fund

Riverlife has interpreted Pennsylvania State Act 141 of 1998 (Act) 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, Riverlife classifies as net assets with donor restrictions (a) the original value of gifts donated to the endowment held in perpetuity, and (b) the original value of subsequent gifts to the endowment held in perpetuity. As allowed by the endowment and gift instruments, the realized and unrealized appreciation (depreciation) and investment income, recognized when earned, on the endowment are included in net assets with donor restrictions. These amounts are restricted by time until Riverlife makes the annual draw on the endowment to be used at management's discretion.

Leases

Riverlife has one lease for office space. Riverlife determines if an arrangement is a lease at inception. The lease is included in right-of-use (ROU) assets – operating and lease liability – operating on the statements of financial position. Riverlife does not have any leases that meet the criteria of a finance lease.

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

Riverlife's lease agreement does not contain any material residual value guarantees or material restrictive covenants.

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

<u>Deferred Revenue</u>

Deferred revenue as of December 31, 2024 was $15,000 and related to sponsorships received prior to year-end for the Party at the Pier events; amounts were recognized as revenue when the related events occured.

<u>Contributed Nonfinancial Assets</u>

Riverlife recognizes contribution revenue for services received at their estimated fair value if they create or enhance nonfinancial assets, or if they require specialized skills that would need to be purchased if they were not donated. Amounts recognized in 2025 and 2024 were all related to Riverlife's special event. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions. No amounts have been reflected in the accompanying financial statements for donated services of the members of the Board of Directors (Board) because no objective basis is available to measure the value of such services; however, Board members have donated a substantial amount of time to the operation of Riverlife.

Income Taxes

Riverlife is a non-profit organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code (IRC) and is classified as an entity that is not a private foundation under the meaning of Section 509(a) of the IRC. Additionally, Riverlife annually files a Form 990.

Functional Expenses

The costs of providing Riverlife's various programs and supporting services have been summarized on a functional basis in the accompanying schedule of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. Specific expenses that are readily identifiable to a single program or activity are charged directly to that function. Certain categories of expenses are attributable to more than one program or supporting function. Salaries, payroll taxes, communications, and insurance are allocated on the basis of time and effort. All other expenses are allocated based upon actual usage. These expenses are allocated on a reasonable basis that is consistently applied.

Fair Value Measurement

Riverlife defines fair value as the price that would be received from selling an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Riverlife applies the following fair value hierarchy to the measurement.

Fair values for Level 1 financial instruments are determined by quoted prices in the active market for identical financial instruments. Fair values for Level 2 financial instruments are determined by other significant observable inputs (quoted prices for similar financial instruments, interest rates, prepayment speeds, credit risk, etc.). Fair values for Level 3 financial instruments are determined by significant unobservable inputs, including Riverlife's own assumptions in determining the fair value of financial instruments.

The fair value of Riverlife's investments is based on Level 1 inputs.

Subsequent Events

Subsequent events have been evaluated through the Independent Auditor's Report date, which is the date the financial statements were available to be issued.

3. Liquidity and Availability

Financial assets available within one year of the balance sheet date for general expenditure are as follows:

	2025	2024
Cash and cash equivalents	$ 9,023,419	$ 10,298,750
Accounts receivable	5,600	600
Current contributions receivable	865,387	1,009,963
Less: net assets with donor restrictions subject to expenditure for a specific purpose	5,834,504	7,496,789
Less: board designated funds	1,107,820	1,152,819
	$ 2,952,082	$ 2,659,705

As part of Riverlife's liquidity management, it has a revolving credit agreement (See Note 8). Riverlife has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. Riverlife's funds consist of net assets with donor restrictions that are subject to expenditure for specific purposes, and, therefore, are not available for general expenditure.

For purposes of analyzing resources available to meet general expenditures, Riverlife considers all expenditures related to its ongoing activities of riverfront program implementation, general and administrative functions, and fundraising to be general expenditures.

4. Contributions Receivable

Contributions receivable at December 31 are as follows:

	2025	2024
In one year or less	$ 865,387	$ 1,009,963
Between one year and five years	250,000	500,000
Total	$ 1,115,387	$ 1,509,963

Due to the short-term nature of the expected collections, the net realizable value is considered a reasonable estimate of the fair value. Unconditional promises to give that are expected to be collected in future years have not been discounted as the discount is deemed to be immaterial to the financial statements. No allowance is deemed necessary as all receivables are expected to be collected.

Contributions receivable are measured at fair value using a present value technique that includes significant unobservable inputs (donor credit risk and expected collection timing). Accordingly, contributions receivable are classified within Level 3 of the fair value hierarchy. The carrying amount of current contributions receivable approximates fair value due to short maturities; however, classification in the hierarchy is based on the valuation inputs and therefore remains Level 3.

5. Investments

The following summarizes investments as recorded on the statement of financial position:

	2025	2024
Money market fund	$ 74,903	$ 127,700
Fixed income and bonds	2,153,013	1,725,789
Stock and equity	5,212,597	4,349,654
Total	$ 7,440,513	$ 6,203,143

Investment income (loss) is summarized as follows for the years ended December 31:

	2025	2024
Interest and dividend income (including interest on bank accounts and accrued interest earned)	$ 479,760	$ 447,269
Net unrealized gain (loss)	238,408	(145,065)
Net realized gain (loss)	654,134	658,380
Investment fees	(31,470)	(29,024)
Total investment income (loss)	$ 1,340,832	$ 931,560

6. Net Assets

The Board of Riverlife has designated the following amounts and purposes:

Strategic Innovation Fund – established to provide Riverlife access to catalytic investment that can leverage funding to further priorities outlined in the strategic plan and provide the agility to respond to opportunities that would otherwise go untapped. The amount designated is $391,745 and $436,744 as of December 31, 2025 and 2024, respectively.

Operating Reserve Fund – intended to provide an internal source of funding for short-term cash shortfalls, including, but not limited to: an unexpected one-time expense, an unanticipated loss or delay in funding, and uninsured losses of fixed assets. The operating reserve fund is not intended to replace a permanent loss of funding or to eliminate an ongoing budget deficit. The amount of the operating reserve will be a minimum of three months of operating expenses, with the goal of maintaining up to six months of operating expenses in reserve. The amount designated is $716,075 and $716,075 as of December 31, 2025 and 2024, respectively.

Net assets with donor restrictions at December 31 were available for the following purposes or periods:

	2025	2024
Subject to passage of time:		
Accumulated earnings on endowment	$ 1,938,766	$ 1,203,143
Operating grants	395,000	-
Endowment held in perpetuity	5,501,747	5,000,000
Total time restricted	7,835,513	6,203,143
Subject to expenditure for specified purpose:		
Care and maintenance	288,584	213,101
Grant Street Crossing	27,000	27,000
Trail signage	3,710	3,710
Artwalk	2,488	2,488
Allegheny Landing Phase I	3,907,648	2,752,474
West End Bridge Planning	910,284	547,571
Manchester Public Art	-	6,250
Barges	22,947	534,495
Allegheny Riverfront Park	520,831	2,892,521
Activation Programming	150,556	14,653
Boat Tours	456	2,526
North Shore Ecosystem Restoration	-	500,000
Total specified purpose	5,834,504	7,496,789
Total Net Assets with Donor Restrictions	$ 13,670,017	$ 13,699,932

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors or grantors. Net assets were released during the years ended December 31 for the following purposes:

	2025	2024
Satisfaction of time	$ -	$ 70,000
Satisfaction of purpose restriction:		
Care & Maintenance	244,768	2,521
Allegheny Landing, Phase I	152,326	167,717
Artwalk	60,772	14,102
Completing the Loop Planning	-	3,740
West End Bridge Planning	272,493	1,429,000
Allegheny Riverfront Park	2,613,700	1,355,860
Boat Tours	5,067	2,465
Activation Programming	140,597	51,847
Manchester Public Art	25,000	6,500
Barges	622,548	824,305
	$ 4,137,271	$ 3,928,057

7. Endowment

During 2024, Riverlife received a $5 million contribution to establish a riverfront care and maintenance fund to be held in perpetuity. The fund will be used for routine, remedial, life-cycle maintenance and related project management. The fund will be invested in exchange traded funds, mutual funds, and other pooled investment vehicles with a moderate growth objective. Riverlife made the first draw on the fund during 2025, and annual draws will represent 3.25% of the rolling 36-month investment value. The donor requires a 5% annual spending limit on their gift.

Riverlife received an additional $500,000 contribution in 2025 for the care and maintenance fund. The contribution was received in stock, and the value of the stock on the contribution date of $501,747 was invested as the endowment. The fund is to be used for riverfront care and maintenance. The fund will be invested in public equity, fixed income and cash with a moderate growth objective. There is no annual spending on the fund required by the donor.

Changes in endowment net assets for the fiscal year ended December 31 as follows:

	2025	2024
Beginning balance	$ 6,203,143	$ 5,569,325
Purchases/reinvestments	501,747	-
Endowment draws	(300,000)	-
Interest/dividend income	174,551	149,527
Realized gain (loss)	654,134	658,380
Unrealized gain (loss)	238,408	(145,065)
Investment fees	(31,470)	(29,024)
Total endowment	$ 7,440,513	$ 6,203,143

During 2024, Riverlife received a $1 million grant to help bridge cash flow related to the RACP grant reimbursement. Upon reimbursement from RACP, or no later than July 1, 2026, this amount is to be deposited into the endowment investment fund, and considered restricted in perpetuity for care and maintenance.

8. Line of Credit

As of December 31, 2023, Riverlife had a revolving credit agreement with maximum borrowing of $250,000 and interest rate at the prime lending rate plus 1.00% (8.50%). In October 2024, Riverlife terminated the existing line of credit and opened a new line of credit with the maximum borrowing of $500,000 and interest rate at the prime lending rate (7.50%). There were no borrowings outstanding at December 31, 2025.

9. Employee Benefit Plan

Riverlife sponsors a defined contribution 401(k) plan covering all its employees. Participation in the plan is subject to the eligibility provisions of the plan. Profit-sharing contributions are made at the discretion of Riverlife. Employees may elect to contribute from their salaries amounts equal to the salary reduction dollar limit set by the Internal Revenue Service with a safe harbor contribution of 3%. Employer contributions to the plan were approximately $78,000 and $32,000 for the years ended December 31, 2025 and 2024, respectively.

10. Leases

During 2020, Riverlife entered into a new lease agreement for office space. The effective date of the lease was December 1, 2020; however, rental payments were not required until the Commencement Date of the lease, which was April 19, 2021. There are no renewal options included in the lease. A new lease was executed in 2026 for a seven year term through August 2033. Total payments under the new lease will be approximately $663,000.

The lease includes fixed rental payments. Total operating lease cost was $56,221 and $59,777 as of December 31, 2025 and 2024.

During the years ended December 31, 2025 and 2024, other information related to the lease is as follows:

	2025	2024
Supplemental Cash Flows information		
Cash paid for amounts included in the measurement of lease liabilities:		
Operating cash flows from operating lease	$ 56,221	$ 59,777
Remaining lease term:		
Operating lease	0.58 years	1.58 years
Discount rate:		
Operating lease	0.90%	0.90%

Future minimum payments under the operating lease are as follows:

2026	$ 30,982
Less effects of discounting	(93)
	$ 30,889

11. Concentrations, Commitments, and Contingencies

Approximately, 67% and 49% of Riverlife's contributions receivable are due from one donor as of December 31, 2025 and 2024, respectively.

Under the terms of government grants, periodic audits are required, and certain costs may be questioned as not being appropriate expenditures under the terms of the grants. Such audits could lead to reimbursement to the grantor agencies. Riverlife believes that disallowances, if any, will not have a materially adverse effect on the financial statements. See more detail of applicable grants in Note 2.

As of December 31, 2025, Riverlife has four open contracts for subsequent years. The four contracts include Allegheny Riverfront Park Upper-Level Restoration with Frank J. Zottola Construction, Allegheny Landing Park with Studio dwg, West End Bridge Access Structures with El Dorado, Inc., West End Connectivity with Merritt Chase, and West End Trail with Toole Design. The total amount committed is $6,187,566.