

# **FINANCIAL STATEMENTS**

KEYSTONE COMMUNITY SERVICES  
ST. PAUL, MINNESOTA

FOR THE YEARS ENDED  
DECEMBER 31, 2024 AND 2023



Keystone Community Services  
Table of Contents  
December 31, 2024 and 2023

|                                                                                                                                                                                                                           | <u>Page No.</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Independent Auditor's Report</b>                                                                                                                                                                                       | 3               |
| <b>Financial Statements</b>                                                                                                                                                                                               |                 |
| Statements of Financial Position                                                                                                                                                                                          | 6               |
| Statements of Activities                                                                                                                                                                                                  | 7               |
| Statements of Functional Expenses                                                                                                                                                                                         | 9               |
| Statements of Cash Flows                                                                                                                                                                                                  | 11              |
| Notes to the Financial Statements                                                                                                                                                                                         | 12              |
| <b>Single Audit and Other Required Reports</b>                                                                                                                                                                            |                 |
| Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> | 25              |
| Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance                                                                                | 27              |
| Schedule of Expenditures of Federal Awards                                                                                                                                                                                | 30              |
| Notes to the Schedule of Expenditures of Federal Awards                                                                                                                                                                   | 31              |
| Schedule of Findings and Questioned Costs                                                                                                                                                                                 | 32              |

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Keystone Community Services  
St. Paul, Minnesota

### Opinion

We have audited the accompanying financial statements of Keystone Community Services (a nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023, 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 Keystone Community Services 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 Keystone Community Services and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### 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 Keystone Community Services 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 and *Government 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 and *Government 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.

#### **Other Matters**

##### ***Supplementary Information in Relation to the Financial Statements as a Whole***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2025 on our consideration of Keystone Community Services' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Keystone Community Services' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Keystone Community Services' internal control over financial reporting and compliance.



**Abdo**  
Minneapolis, Minnesota  
June 18, 2025



## FINANCIAL STATEMENTS

Keystone Community Services  
Statements of Financial Position  
December 31, 2024 and 2023

|                                                                                                                    | <u>2024</u>          | <u>2023</u>          |
|--------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|
| Assets                                                                                                             |                      |                      |
| Current Assets                                                                                                     |                      |                      |
| Cash and cash equivalents                                                                                          | \$ 1,117,556         | \$ 5,166,242         |
| Accounts receivable, net of allowance for credit<br>losses of \$30,000 and \$30,000 in 2024 and 2023, respectively | 714,624              | 449,123              |
| Grants receivable, current                                                                                         | 2,600,000            | 261,054              |
| Pledges receivable, current                                                                                        | -                    | 88,732               |
| Inventory                                                                                                          | 132,544              | 48,170               |
| Prepaid expenses                                                                                                   | 2,241                | 11,439               |
| Total Current Assets                                                                                               | <u>4,566,965</u>     | <u>6,024,760</u>     |
| Noncurrent Assets                                                                                                  |                      |                      |
| Investments                                                                                                        | 2,096,572            | 1,866,711            |
| Grants receivable, noncurrent                                                                                      | -                    | 500                  |
| Pledges receivable, noncurrent                                                                                     | -                    | 300                  |
| Unemployment trust funds held by others                                                                            | 33,523               | 35,797               |
| Property and equipment, net                                                                                        | 9,497,521            | 8,781,036            |
| Operating right-of-use assets                                                                                      | -                    | 2,772                |
| Total Noncurrent Assets                                                                                            | <u>11,627,616</u>    | <u>10,687,116</u>    |
| Total Assets                                                                                                       | <u>\$ 16,194,581</u> | <u>\$ 16,711,876</u> |
| Liabilities and Net Assets                                                                                         |                      |                      |
| Current Liabilities                                                                                                |                      |                      |
| Accounts payable                                                                                                   | \$ 234,031           | \$ 198,263           |
| Construction payable                                                                                               | -                    | 3,068,924            |
| Accrued payroll expenses                                                                                           | 97,159               | 107,877              |
| Notes payable, current                                                                                             | 51,164               | 178,218              |
| Operating lease liabilities                                                                                        | -                    | 2,772                |
| Total Current Liabilities                                                                                          | <u>382,354</u>       | <u>3,556,054</u>     |
| Noncurrent Liabilities                                                                                             |                      |                      |
| Notes payable, noncurrent                                                                                          | <u>4,237,457</u>     | <u>4,017,510</u>     |
| Total Liabilities                                                                                                  | <u>4,619,811</u>     | <u>7,573,564</u>     |
| Net Assets                                                                                                         |                      |                      |
| Without donor restriction                                                                                          | 11,022,289           | 8,405,586            |
| With donor restriction                                                                                             | 552,481              | 732,726              |
| Total Net Assets                                                                                                   | <u>11,574,770</u>    | <u>9,138,312</u>     |
| Total Liabilities and Net Assets                                                                                   | <u>\$ 16,194,581</u> | <u>\$ 16,711,876</u> |

See Independent Auditor's Report and Notes to the Financial Statements.

Keystone Community Services  
Statement of Activities  
For the Year Ended December 31, 2024

|                                                              | Without Donor<br>Restriction | With Donor<br>Restriction | Total                |
|--------------------------------------------------------------|------------------------------|---------------------------|----------------------|
| Support and Revenue                                          |                              |                           |                      |
| Support                                                      |                              |                           |                      |
| Contributions and grants                                     | \$ 1,857,001                 | \$ 678,779                | \$ 2,535,780         |
| In-kind contributions                                        | 4,277,071                    | -                         | 4,277,071            |
| Special events, net of direct benefits to donors of \$37,990 | 105,777                      | -                         | 105,777              |
| Greater Twin Cities United Way                               | 136,250                      | -                         | 136,250              |
| Government grants                                            | 3,517,768                    | -                         | 3,517,768            |
| Total Support                                                | <u>9,893,867</u>             | <u>678,779</u>            | <u>10,572,646</u>    |
| Revenue                                                      |                              |                           |                      |
| Program service fees                                         | 1,934,624                    | -                         | 1,934,624            |
| Food sales                                                   | 248,851                      | -                         | 248,851              |
| Express Bike sales, net of costs of goods sold of \$87,375   | 364,596                      | -                         | 364,596              |
| Investment income, net                                       | 262,314                      | -                         | 262,314              |
| Miscellaneous revenue                                        | 133,071                      | -                         | 133,071              |
| Total Revenue                                                | <u>2,943,456</u>             | <u>-</u>                  | <u>2,943,456</u>     |
| Net Assets Released From Restrictions                        | <u>859,024</u>               | <u>(859,024)</u>          | <u>-</u>             |
| Total Support and Revenue                                    | <u>13,696,347</u>            | <u>(180,245)</u>          | <u>13,516,102</u>    |
| Expenses                                                     |                              |                           |                      |
| Program Services                                             |                              |                           |                      |
| Youth services                                               | 973,756                      | -                         | 973,756              |
| Senior services                                              | 2,013,152                    | -                         | 2,013,152            |
| Basic needs                                                  | 6,006,800                    | -                         | 6,006,800            |
| Social enterprise                                            | 385,371                      | -                         | 385,371              |
| Total Program Services                                       | <u>9,379,079</u>             | <u>-</u>                  | <u>9,379,079</u>     |
| Supporting Services                                          |                              |                           |                      |
| Management and general                                       | 1,089,802                    | -                         | 1,089,802            |
| Fundraising                                                  | 610,763                      | -                         | 610,763              |
| Total Supporting Services                                    | <u>1,700,565</u>             | <u>-</u>                  | <u>1,700,565</u>     |
| Total Expenses                                               | <u>11,079,644</u>            | <u>-</u>                  | <u>11,079,644</u>    |
| Change In Net Assets                                         | 2,616,703                    | (180,245)                 | 2,436,458            |
| Net Assets, Beginning of the Year                            | <u>8,405,586</u>             | <u>732,726</u>            | <u>9,138,312</u>     |
| Net Assets, End of the Year                                  | <u>\$ 11,022,289</u>         | <u>\$ 552,481</u>         | <u>\$ 11,574,770</u> |

See Independent Auditor's Report and Notes to the Financial Statements.

**Keystone Community Services**  
**Statement of Activities**  
**For the Year Ended December 31, 2023**

|                                                            | Without Donor<br>Restriction | With Donor<br>Restriction | Total                      |
|------------------------------------------------------------|------------------------------|---------------------------|----------------------------|
| Support and Revenue                                        |                              |                           |                            |
| Support                                                    |                              |                           |                            |
| Contributions and grants                                   | \$ 2,200,688                 | \$ 674,258                | \$ 2,874,946               |
| In-kind contributions                                      | 3,340,980                    | -                         | 3,340,980                  |
| Greater Twin Cities United Way                             | 50,000                       | -                         | 50,000                     |
| Government grants                                          | 1,576,396                    | -                         | 1,576,396                  |
| Total Support                                              | <u>7,168,064</u>             | <u>674,258</u>            | <u>7,842,322</u>           |
| Revenue                                                    |                              |                           |                            |
| Program service fees                                       | 2,067,256                    | -                         | 2,067,256                  |
| Food sales                                                 | 210,284                      | -                         | 210,284                    |
| Express Bike sales, net of costs of goods sold of \$99,066 | 273,451                      | -                         | 273,451                    |
| Investment loss, net                                       | 289,492                      | -                         | 289,492                    |
| Miscellaneous revenue                                      | 124,615                      | -                         | 124,615                    |
| Total Revenue                                              | <u>2,965,098</u>             | <u>-</u>                  | <u>2,965,098</u>           |
| Net Assets Released From Restrictions                      | <u>853,217</u>               | <u>(853,217)</u>          | <u>-</u>                   |
| Total Support and Revenue                                  | <u>10,986,379</u>            | <u>(178,959)</u>          | <u>10,807,420</u>          |
| Expenses                                                   |                              |                           |                            |
| Program Services                                           |                              |                           |                            |
| Youth services                                             | 892,675                      | -                         | 892,675                    |
| Senior services                                            | 2,057,077                    | -                         | 2,057,077                  |
| Basic needs                                                | 4,826,186                    | -                         | 4,826,186                  |
| Social enterprise                                          | 346,038                      | -                         | 346,038                    |
| Total Program Services                                     | <u>8,121,976</u>             | <u>-</u>                  | <u>8,121,976</u>           |
| Supporting Services                                        |                              |                           |                            |
| Management and general                                     | 1,044,149                    | -                         | 1,044,149                  |
| Fundraising                                                | 827,969                      | -                         | 827,969                    |
| Total Supporting Services                                  | <u>1,872,118</u>             | <u>-</u>                  | <u>1,872,118</u>           |
| Total Expenses                                             | <u>9,994,094</u>             | <u>-</u>                  | <u>9,994,094</u>           |
| Change In Net Assets                                       | 992,285                      | (178,959)                 | 813,326                    |
| Net Assets, Beginning of the Year                          | <u>7,413,301</u>             | <u>911,685</u>            | <u>8,324,986</u>           |
| Net Assets, End of the Year                                | <u><u>\$ 8,405,586</u></u>   | <u><u>\$ 732,726</u></u>  | <u><u>\$ 9,138,312</u></u> |

See Independent Auditor's Report and Notes to the Financial Statements.

Keystone Community Services  
Statements of Functional Expenses  
For the Year Ended December 31, 2024

|                                       | Program Services  |                     |                     |                   |                        | Supporting Services      |                   |                        |                      |
|---------------------------------------|-------------------|---------------------|---------------------|-------------------|------------------------|--------------------------|-------------------|------------------------|----------------------|
|                                       | Youth Services    | Basic Needs         | Senior Services     | Social Enterprise | Total Program Services | General & Administrative | Fundraising       | Total Support Services | Total Expenses       |
| Personnel Expenses                    |                   |                     |                     |                   |                        |                          |                   |                        |                      |
| Salaries                              | \$ 679,004        | \$ 622,223          | \$ 1,380,037        | \$ 295,707        | \$ 2,976,971           | \$ 596,770               | \$ 273,380        | \$ 870,150             | \$ 3,847,121         |
| Payroll taxes                         | 54,119            | 49,515              | 109,678             | 23,419            | 236,731                | 42,191                   | 22,027            | 64,218                 | 300,949              |
| Employee benefits                     | 42,982            | 44,411              | 102,710             | 25,998            | 216,101                | 78,256                   | 24,205            | 102,461                | 318,562              |
| Total Personnel Expenses              | 776,105           | 716,149             | 1,592,425           | 345,124           | 3,429,803              | 717,217                  | 319,612           | 1,036,829              | 4,466,632            |
| Expenses                              |                   |                     |                     |                   |                        |                          |                   |                        |                      |
| Client assistance                     | 10,071            | 54,116              | 1,761               | -                 | 65,948                 | -                        | 5,164             | 5,164                  | 71,112               |
| Conference & staff training           | 4,431             | 1,998               | 2,749               | 897               | 10,075                 | 2,867                    | 1,623             | 4,490                  | 14,565               |
| Depreciation                          | 5,845             | 451,128             | 18,528              | -                 | 475,501                | 6,552                    | 1,517             | 8,069                  | 483,570              |
| Equipment rental & maintenance        | 10,603            | 9,904               | 4,203               | -                 | 24,710                 | 31,781                   | 2,446             | 34,227                 | 58,937               |
| Food                                  | 9,662             | 386,617             | 149,949             | 1,097             | 547,325                | 2,336                    | 112               | 2,448                  | 549,773              |
| In-kind donations of food             | -                 | 4,173,082           | -                   | -                 | 4,173,082              | -                        | -                 | -                      | 4,173,082            |
| Miscellaneous                         | 5,897             | 3,171               | 3,260               | 110               | 12,438                 | 70,575                   | 43,971            | 114,546                | 126,984              |
| Occupancy                             | 19,994            | 73,696              | 42,396              | 17,652            | 153,738                | 54,077                   | 3,046             | 57,123                 | 210,861              |
| Organization dues & subscriptions     | 8,261             | 15,656              | 96,260              | 1,576             | 121,753                | 23,171                   | 17,121            | 40,292                 | 162,045              |
| Outside printing                      | 531               | 14,116              | 3,629               | -                 | 18,276                 | 3,849                    | 41,425            | 45,274                 | 63,550               |
| Postage & shipping                    | 104               | 102                 | 2,620               | 465               | 3,291                  | 708                      | 9,507             | 10,215                 | 13,506               |
| Professional fees/contracted services | 33,658            | 16,330              | 48,574              | 4,129             | 102,691                | 157,086                  | 149,923           | 307,009                | 409,700              |
| Recruitment                           | 100               | 2,192               | 232                 | -                 | 2,524                  | 292                      | 20                | 312                    | 2,836                |
| Supplies                              | 52,197            | 66,501              | 20,507              | 13,217            | 152,422                | 11,073                   | 13,486            | 24,559                 | 176,981              |
| Telephone                             | 9,142             | 3,773               | 11,439              | 633               | 24,987                 | 4,537                    | 1,101             | 5,638                  | 30,625               |
| Transportation                        | 27,155            | 18,269              | 14,620              | 471               | 60,515                 | 3,681                    | 689               | 4,370                  | 64,885               |
| Total Expenses                        | <u>\$ 973,756</u> | <u>\$ 6,006,800</u> | <u>\$ 2,013,152</u> | <u>\$ 385,371</u> | <u>\$ 9,379,079</u>    | <u>\$ 1,089,802</u>      | <u>\$ 610,763</u> | <u>\$ 1,700,565</u>    | <u>\$ 11,079,644</u> |

Keystone Community Services  
Statements of Functional Expenses (Continued)  
For the Year Ended December 31, 2023

|                                        | Program Services  |                     |                     |                   |                        | Supporting Services      |                   |                        |                     |
|----------------------------------------|-------------------|---------------------|---------------------|-------------------|------------------------|--------------------------|-------------------|------------------------|---------------------|
|                                        | Youth Services    | Basic Needs         | Senior Services     | Social Enterprise | Total Program Services | General & Administrative | Fundraising       | Total Support Services | Total Expenses      |
| Personnel Expenses                     |                   |                     |                     |                   |                        |                          |                   |                        |                     |
| Salaries                               | \$ 581,965        | \$ 569,758          | \$ 1,328,336        | \$ 239,842        | \$ 2,719,901           | \$ 652,854               | \$ 302,805        | \$ 955,659             | \$ 3,675,560        |
| Payroll taxes                          | 47,596            | 46,667              | 109,052             | 19,779            | 223,094                | 52,424                   | 24,778            | 77,202                 | 300,296             |
| Employee benefits                      | 36,440            | 37,955              | 87,998              | 16,393            | 178,786                | 93,813                   | 21,073            | 114,886                | 293,672             |
| Total Personnel Expenses               | 666,001           | 654,380             | 1,525,386           | 276,014           | 3,121,781              | 799,091                  | 348,656           | 1,147,747              | 4,269,528           |
| Expenses                               |                   |                     |                     |                   |                        |                          |                   |                        |                     |
| Client assistance                      | 23,745            | 69,028              | 470                 | -                 | 93,243                 | 2,736                    | -                 | 2,736                  | 95,979              |
| Conference & staff training            | 9,926             | 574                 | 4,368               | 282               | 15,150                 | 4,048                    | 442               | 4,490                  | 19,640              |
| Depreciation                           | 23,198            | 145,304             | 21,285              | 31,697            | 221,484                | 7,300                    | 1,646             | 8,946                  | 230,430             |
| Equipment rental & maintenance         | 10,436            | 14,167              | 530                 | 30                | 25,163                 | 21,871                   | -                 | 21,871                 | 47,034              |
| Food                                   | 9,688             | 280,684             | 139,416             | 2,154             | 431,942                | 12                       | -                 | 12                     | 431,954             |
| In-kind donations of food              | -                 | 3,357,118           | -                   | -                 | 3,357,118              | -                        | -                 | -                      | 3,357,118           |
| Miscellaneous                          | 5,048             | 5,630               | 129,913             | 477               | 141,068                | 15,647                   | 83,582            | 99,229                 | 240,297             |
| Occupancy                              | 25,186            | 191,310             | 63,191              | 17,099            | 296,786                | 65,650                   | 3,974             | 69,624                 | 366,410             |
| Organization dues & subscriptions      | 7,746             | 12,344              | 77,271              | 2,894             | 100,255                | 15,276                   | 18,134            | 33,410                 | 133,665             |
| Outside printing                       | 261               | 3,761               | 767                 | 467               | 5,256                  | 2,009                    | 39,023            | 41,032                 | 46,288              |
| Postage & shipping                     | 11                | 652                 | 2,643               | 525               | 3,831                  | 1,139                    | 6,558             | 7,697                  | 11,528              |
| Professional fees /contracted services | 30,786            | 22,448              | 54,518              | 2,896             | 110,648                | 66,248                   | 218,591           | 284,839                | 395,487             |
| Recruitment                            | 704               | 2,551               | 931                 | 45                | 4,231                  | 327                      | 50                | 377                    | 4,608               |
| Supplies                               | 38,307            | 38,754              | 14,826              | 10,788            | 102,675                | 33,788                   | 105,246           | 139,034                | 241,709             |
| Telephone                              | 9,159             | 7,853               | 9,370               | 313               | 26,695                 | 3,915                    | 1,188             | 5,103                  | 31,798              |
| Transportation                         | 32,473            | 19,628              | 12,192              | 357               | 64,650                 | 5,092                    | 879               | 5,971                  | 70,621              |
| Total Expenses                         | <u>\$ 892,675</u> | <u>\$ 4,826,186</u> | <u>\$ 2,057,077</u> | <u>\$ 346,038</u> | <u>\$ 8,121,976</u>    | <u>\$ 1,044,149</u>      | <u>\$ 827,969</u> | <u>\$ 1,872,118</u>    | <u>\$ 9,994,094</u> |

Keystone Community Services  
Statements of Cash Flows  
For the Years Ended December 31, 2024 and 2023

|                                                                                                    | 2024                | 2023                |
|----------------------------------------------------------------------------------------------------|---------------------|---------------------|
| Cash Flows from Operating Activities                                                               |                     |                     |
| Change in net assets                                                                               | \$ 2,436,458        | \$ 813,327          |
| Adjustments to reconcile change in net assets to net cash provided (used) by operating activities: |                     |                     |
| Depreciation expense                                                                               | 483,570             | 230,430             |
| Operating lease expense in excess of cash paid                                                     | -                   | (166)               |
| Net realized and unrealized investment gain                                                        | (185,399)           | (166,600)           |
| Change in assets and liabilities:                                                                  |                     |                     |
| Accounts receivable                                                                                | (265,501)           | (15,678)            |
| Grants receivable                                                                                  | (2,338,446)         | 160,933             |
| Pledge receivable                                                                                  | 89,032              | 105,834             |
| Inventory                                                                                          | (84,374)            | 25,575              |
| Prepaid expenses                                                                                   | 9,198               | 5,523               |
| Unemployment funds held by others                                                                  | 2,274               | (7,850)             |
| Accounts payable                                                                                   | 35,768              | 55,722              |
| Construction payable                                                                               | (3,068,924)         | 3,068,924           |
| Accrued payroll expenses                                                                           | (10,718)            | 247                 |
| Accrued vacation                                                                                   | -                   | 22,779              |
| Cash Provided (Used) by Operating Activities                                                       | <u>(2,897,062)</u>  | <u>4,299,000</u>    |
| Cash Flows from Investing Activities                                                               |                     |                     |
| Purchases of property and equipment                                                                | (928,943)           | (5,998,900)         |
| Proceeds from sales of investments                                                                 | 15,895              | 13,966              |
| Purchases of investments                                                                           | (60,357)            | (54,378)            |
| Net Cash Used by Investing Activities                                                              | <u>(973,405)</u>    | <u>(6,039,312)</u>  |
| Cash Flows from Financing Activities                                                               |                     |                     |
| Proceeds from note payable                                                                         | -                   | 2,592,509           |
| Payments on note payable                                                                           | (178,219)           | (31,679)            |
| Net Cash Provided (Used) by Financing Activities                                                   | <u>(178,219)</u>    | <u>2,560,830</u>    |
| Change in Cash and Cash Equivalents                                                                | (4,048,686)         | 820,518             |
| Cash and Cash Equivalents at Beginning of Year                                                     | <u>5,166,242</u>    | <u>4,345,724</u>    |
| Cash and Cash Equivalents at End of Year                                                           | <u>\$ 1,117,556</u> | <u>\$ 5,166,242</u> |
| Supplemental Disclosure of Cash Flow Information                                                   |                     |                     |
| Cash paid during the year for:                                                                     |                     |                     |
| Interest                                                                                           | <u>\$ 99,318</u>    | <u>84,859</u>       |
| Supplemental Disclosure of Noncash Investing and Financing Activities                              |                     |                     |
| Property and equipment purchased through financing                                                 | <u>\$ 271,112</u>   | <u>\$ -</u>         |

See Independent Auditor's Report and Notes to the Financial Statements.

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 1: Summary of Significant Accounting Policies**

**A. Organization and Purpose**

Keystone Community Services (the Organization), is a not-for-profit organization founded in 1939. The mission of the Organization is to strengthen the capacity of individuals and families to improve their quality of life. The Organization provides human services in the areas of basic needs, youth programs, and senior services in Ramsey County.

Programs

Keystone supports residents primarily in Saint Paul and Ramsey County, offering services at six community locations in Saint Paul. Program areas include:

- **Keystone Youth Development Programs** help Saint Paul youth succeed at school and in careers. We operate the Community Kids after-school program at West 7th Community Center for youth in grades K-11, a tutoring program at McDonough Community Center that supports children in grades K-8, our youth employment and training program for teens which includes our social enterprise, Express Bike Shop, and Keystone's Best Buy Teen Tech Center. In 2024, 347 youth participated in Keystone youth programs and in 2023, 343 youth participated.
- **Keystone Basic Needs Programs** helps Saint Paul and Ramsey County individuals and families meet their needs for emergency food support and other social services each year. Keystone operates two food shelves, Midway and Rice Street as well as three mobile food programs - Foodmobile program, Grocery Delivery and summer Free Farmer's Market produce distributions. We also offer crisis assistance, case management services, and referrals. In 2024 and 2023, Keystone supported 52,124 and 51,068 people, respectively.
- **Keystone Senior Programs** help Saint Paul seniors remain healthy and independent. Keystone offers senior exercise and social programs at two community centers in Saint Paul: Merriam Park and West 7th. We also provide in-home care management, Meals on Wheels and health advocacy support to help Ramsey County seniors live safely and independently in their own homes. In 2024, 2,952 seniors participated in Keystone programs and in 2023, 1,943 seniors were served.
- **Keystone Social Enterprise Programs** are offered at two multi-service centers, West 7th Community Center and Merriam Park Community Center, and include programs that annually serve neighbors of all ages and backgrounds. Activities offered for the community include community art activities, family fun activities, Fare for All, tax assistance, and free legal clinics.

**B. Basis of Presentation**

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Net assets, revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions

Those resources over which the Organization has discretionary control. Designated amounts represent those revenues that the Board of Directors has set aside for a particular purpose.

Net Assets With Donor Restrictions

Those resources subject to donor-imposed restrictions, which are satisfied by actions of the Organization or passage of time, or are to be maintained permanently by the Organization.

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 1: Summary of Significant Accounting Policies (Continued)**

**C. Cash and Cash Equivalents**

For purposes of the statement of cash flows, the Organization considers all investments purchased with a maturity of three months or less to be cash equivalents.

**D. Accounts Receivable**

Fee-for-service receivables consist primarily of noninterest-bearing amounts due for services performed. Management determines the allowance for credit losses based on historical experience, an assessment of current conditions, a review of subsequent collections, and reasonable and supportable forecasts regarding future events. Fee-for-service receivables are written off when deemed uncollectable. At December 31, 2024 and 2023, the allowance for credit losses was \$30,000 and \$30,000, respectively.

**E. Pledges**

The Organization records unconditional promises to give expected to be collected within one year at net realizable value. Unconditional promises to give expected to be collected in future years are initially recorded at fair value using present value techniques incorporating risk-adjusted discount rates designed to reflect the assumptions market participants would use in pricing the asset. In subsequent years, amortization of the discounts is included in contribution revenue in the statement of activities. Management determines the allowance for uncollectable promises to give based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Management expects all pledges to be collected; there is no allowance for uncollectible amounts as of December 31, 2024 and 2023.

**F. Grants Receivable**

Government grant revenue is recognized when the allowable activity is performed. Government grants receivable consist of amounts due from government agencies for program services rendered as of December 31, 2024 and 2023. These amounts are based on reimbursement requests submitted to the government agencies. All amounts are expected to be collected within the next year, and therefore, no allowance for uncollectible accounts has been recorded.

**G. Inventories**

Inventories, consisting primarily of The Emergency Food Assistance Program (TEFAP) food, pedal bikes and bike parts, are stated at lower of cost or net realizable value, with cost determined on a first-in, first-out (FIFO) basis. TEFAP inventory is used in the operations of Keystone's Basic Needs program and pedal bikes and bike parts are used in the operations of the Express Bike Shop.

**H. Investments**

Investments are recorded at cost, or if donated, at fair value on the date of donation based upon quoted market prices, when available, or estimates of fair value. Thereafter, investments are reported at their fair values in the statement of financial position. Investment income or loss and unrealized gains or losses are reported in the statement of activities and consists of interest and dividend income and realized and unrealized capital gains and losses, less investment management fees.

**I. Property and Equipment**

Property and equipment over \$2,500 are carried at cost or, if donated, at the approximate fair value at the date of donation. Depreciation is computed on the straight-line method over the estimated useful lives of the assets ranging from 3 to 30 years, or in the case of capitalized leased assets or leasehold improvements, the lesser of the useful life of the asset or the lease term. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are current expenses.

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 1: Summary of Significant Accounting Policies (Continued)**

**J. Leases**

The Organization determines if an arrangement is a lease at inception. If an arrangement contains a lease, the Organization performs a lease classification test to determine if the lease is an operating lease or a finance lease. Right-of-use (ROU) assets represent the right to use an underlying asset for the lease term and lease liabilities represent the Organization's obligation to make lease payments arising from the lease. Operating lease liabilities are recognized on the commencement date of the lease based on the present value of the future lease payments over the lease term and are included in long-term liabilities and current liabilities on the statement of financial position. ROU assets are valued at the initial measurement of the lease liability, plus any indirect costs or rent prepayments, and reduced by any lease incentives and any deferred lease payments. Operating ROU assets are recorded on the face of the statement of financial position and are amortized over the lease term. To determine the present value of lease payments on lease commencement, the Organization uses the implicit rate when readily determinable. Lease terms include options to extend or terminate the lease when it is reasonably certain that the Organization will exercise that option. Lease expense is recognized on a straight-line basis over the life of the lease and is included within operating expenses on the statement of activities. The Organization has made the following elections related to leases:

- The Organization has elected to use a risk-free rate as the discount rate on all classes of underlying assets when an implicit rate is not readily available.
- The Organization has elected the practical expedient to account for the lease and non-lease components as a single lease component for classes of underlying assets.
- The Organization has elected to apply the short-term lease exception to all leases with a term of one year or less. Short-term leases will not be capitalized.

**K. Revenue Recognition**

**Revenue**

Program service fees are recognized when the service is rendered, revenue is recognized at a point in time.

In the case of food and bike sales, revenue is recognized at the time of the sale, is recognized at a point in time.

**Performance Obligations**

The performance obligations related to program service fees are satisfied when the service is rendered; therefore, revenue is recognized at a point in time.

The performance obligations related to the sale of food and bikes is satisfied upon completion of the sale; therefore, the performance obligation is satisfied at a point in time.

Keystone Community Services performance obligations are as follows:

|                    | <u>December 31, 2024</u> | <u>December 31, 2023</u> | <u>January 1, 2023</u> |
|--------------------|--------------------------|--------------------------|------------------------|
| At a point in time | <u>\$ 259,005</u>        | <u>\$ 224,374</u>        | <u>\$ 231,796</u>      |

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 1: Summary of Significant Accounting Policies (Continued)**

**K. Revenue Recognition (Continued)**

**Contract Balances**

Billing primarily occurs concurrently with revenue recognition. However, the Organization may offer payment terms resulting in accounts receivable, which are considered contract assets. Billing may occur in advance of revenue recognition, resulting in contract liabilities, which are recorded as deferred revenue on the statement of financial position. These deferred revenues are liquidated when revenue is recognized.

Accounts receivable included on the statement of financial position represents all amounts billed and earned in the current year. Accounts receivable consist of amounts primarily due to the Organization for the service fees earned but not received. Contract assets consist of the following at:

|                             | <u>December 31, 2024</u> | <u>December 31, 2023</u> | <u>January 1, 2023</u> |
|-----------------------------|--------------------------|--------------------------|------------------------|
| Food and bike receivables   | \$ 57,306                | \$ 14,101                | \$ 8,383               |
| Program service receivables | <u>421,817</u>           | <u>427,344</u>           | <u>546,015</u>         |
| Allowance for credit losses | <u>\$ 30,000</u>         | <u>\$ 30,000</u>         | <u>\$ 8,000</u>        |

**Support**

All grants and contributions are considered to be available for unrestricted use unless specifically restricted by the donor. The Organization reports grants and contributions as restricted support if they are received with donor or grantor stipulations that limit the use of the donations. When a donor 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 combined statement of activities as net assets released from restrictions. Net Assets with donor restrictions are reported as net assets without donor restrictions if the restrictions are met in the same period as received.

**L. In-kind Contributions**

The Organization reports gifts of non-cash assets as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Donated marketable securities are sold when received. These securities and other noncash donations are recorded as contributions at their estimated fair market values at the date of donation or on the date the securities are sold.

**M. Cash and Cash Equivalents**

The Organization maintains cash balances with banks insured by the Federal Deposit Insurance Corporation (FDIC). These deposits may, from time to time, exceed the balances insured by the FDIC.

**N. Donated Services**

The Organization has a large and dedicated team of volunteers that perform a variety of tasks that assist the Organization with specific programs and supporting services. These services are not recognized in the financial statements since the criteria for recording the services were not met. In 2024, 1,553 volunteers supported Keystone services and in 2023, 2,076 volunteers provided support.

The Organization records donated professional services at the respective fair values of the services received.

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 1: Summary of Significant Accounting Policies (Continued)**

**O. Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**P. Allocation of Functional Expenses**

Salaries and related expenses are allocated based on job descriptions and management estimates. Expenses, other than salaries and related payroll expenses, that are not directly identifiable by program or support service, are allocated based on management estimates of employee headcount and square footage.

**Q. Advertising Costs**

The Organization uses advertising to promote its programs among the audiences it serves. Advertising costs are expensed as incurred. Advertising expense for the years ending December 31, 2024 and 2023 was \$5,317 and \$6,229, respectively.

**R. Tax Status**

The Organization is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and Minnesota Statute 290.05.

**S. Subsequent Events**

In preparing the financial statements, the Organization has evaluated events and transactions for the potential recognition or disclosure through June 18, 2025, the date the financial statements were available to be issued.

On April 9, 2025, the Organization paid off the remaining balance of its mortgage related to the building located at 1790 University Avenue West, Saint Paul, Minnesota. The mortgage payoff amount was \$1,695,886. This event does not affect the financial position of the Organization as of December 31, 2024, and therefore, has not been recognized in the accompanying financial statements.

**Note 2: Property and Equipment**

Property and equipment consist of the following at December 31:

|                                | 2024                       | 2023                       |
|--------------------------------|----------------------------|----------------------------|
| Equipment and vehicles         | \$ 988,107                 | \$ 731,476                 |
| Land and Buildings             | 9,857,636                  | 2,493,110                  |
| Leasehold Improvements         | 581,175                    | 581,175                    |
| Construction-in-process        | -                          | 6,421,102                  |
| Total Property and Equipment   | <u>11,426,918</u>          | <u>10,226,863</u>          |
| Less: Accumulated Depreciation | <u>(1,929,397)</u>         | <u>(1,445,827)</u>         |
| Property and Equipment, Net    | <u><u>\$ 9,497,521</u></u> | <u><u>\$ 8,781,036</u></u> |

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 3: Fair Value Measurements**

Fair value measurement accounting literature establishes a fair value hierarchy based on the priority of the inputs to the valuation methodologies used to measure fair value. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used to measure the financial instruments fall within different levels of hierarchy, the categorization is based on the lowest level input that is significant to the fair value measurement of the instrument. Investments recorded in the Statement of Financial Position are categorized based on the inputs to valuation techniques as follows:

**Level 1** - Inputs to the valuation methodology are unadjusted quoted prices for identical assets in an active market that the Organization has the ability to access.

**Level 2** - Inputs to the valuation methodology include:

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

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

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

*Certificates of Deposit and Money Market Funds:* Valued at cash value.

*Common Stock, Exchange Traded Funds and Corporate Bonds and Notes:* Valued at the daily closing price of the underlying stocks and bonds. The stocks and bond funds held by the Organization are deemed to be actively traded.

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 3: Fair Value Measurements (Continued)**

The Organization's investments reported at fair value in the accompanying statement of financial position consist of the following:

| December 31, 2024         | Level 1             | Level 2     | Level 3     | Total               |
|---------------------------|---------------------|-------------|-------------|---------------------|
| Investments:              |                     |             |             |                     |
| Common stock              | \$ 1,157,475        | \$ -        | \$ -        | \$ 1,157,475        |
| Money market funds        | 66,924              | -           | -           | 66,924              |
| Certificates of deposit   | 29,805              | -           | -           | 29,805              |
| Corporate bonds and notes | 738,524             | -           | -           | 738,524             |
| Exchange traded funds     | 103,844             | -           | -           | 103,844             |
| Total Investments         | <u>\$ 2,096,572</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 2,096,572</u> |
| December 31, 2023         | Level 1             | Level 2     | Level 3     | Total               |
| Investments:              |                     |             |             |                     |
| Common stock              | \$ 1,015,682        | \$ -        | \$ -        | \$ 1,015,682        |
| Money market funds        | 71,850              | -           | -           | 71,850              |
| Certificates of deposit   | 29,092              | -           | -           | 29,092              |
| Corporate bonds and notes | 649,260             | -           | -           | 649,260             |
| Exchange traded funds     | 100,827             | -           | -           | 100,827             |
| Total Investments         | <u>\$ 1,866,711</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 1,866,711</u> |

**Note 4: Unemployment Fund**

The Organization has elected to opt out of participation in the Minnesota Unemployment Insurance Program. The Organization is self-insured for unemployment claims through Unemployment Services Trust (UST). Payments to UST are accumulated and used to pay future claims. An expense is recorded as claims are paid by UST. The Organization believes there is no significant liability for claims incurred during the fiscal year ending December 31, 2024.

**Note 5: Line of Credit**

During 2022, Keystone Community Services entered into a \$500,000 revolving line of credit with Old National Bank through September 15, 2025. The credit is secured by all assets of the Organization. Borrowings under the line bear interest at the bank's prime rate. The line of credit had no balance due at December 31, 2024 and 2023.

**Note 6: Leases**

Effective February 2017, the Organization entered into a building lease agreement with 1910 University Partners LLC that calls for monthly payments of \$2,646, increasing annually. The lease has been modified and extended with the latest amendment extended the lease through December 2023, with monthly payments of \$4,113.

Effective August 2019, the Organization entered into a building lease with Midwest Special Services, Inc. that calls for monthly payments of \$100. The lease has been modified so that payments were \$1,380 in 2022 and expired on May 31, 2023.

The Organization has entered into various vehicle leases with Jim Carlson Leasing. Most of these leases are short-term leases, with options to purchase the vehicle that were not exercised by the Organization. One of these leases is not short-term and has been capitalized. The lease commenced September 2022 and calls for monthly payments of \$350 and ended August 2024.

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 6: Leases (Continued)**

Additional information about the Organization's leases for the years ended December 31, 2024 and 2023 is as follows:

|                                                                        | 2024            | 2023             |
|------------------------------------------------------------------------|-----------------|------------------|
| Lease Expense (included in operating expenses)                         |                 |                  |
| Operating lease expense                                                | \$ 2,768        | \$ 28,920        |
| Short-term lease expense                                               | -               | 10,464           |
|                                                                        | <u>\$ 2,768</u> | <u>\$ 39,384</u> |
| <br>Other Information                                                  |                 |                  |
| Cash paid for amounts included in the measurement of lease liabilities |                 |                  |
| Operating cash flows from operating leases                             | \$ 2,768        | \$ 28,810        |
| Weighted-average remaining lease term in years for operating leases    | -               | 0.67             |
| Weighted-average discount rate for operating leases                    | 0.00%           | 3.52%            |

**Note 7: Distributions from Community Endowments**

The Organization receives annual distributions from three endowments. These endowments are managed by Saint Paul and Minnesota Foundation and have distributed earnings from the endowments to the Organization every year since the endowments were created. The amount to be distributed from a fund is 5.5% of the fund's average market value over the last 16 calendar quarters but not less than 4.5% of the fund's current market value and not more than 6.25% of the current market value, less administrative fees. A spending policy factor is used to convert current market value into 16-quarter average market value.

Endowment fund balances and related distributed earnings for the years ended December 31:

|                                  | Balance              |                   |
|----------------------------------|----------------------|-------------------|
|                                  | 2024                 | 2023              |
| St. Paul Foundation              | \$ 248,436           | \$ 240,807        |
| Oneida Education Center Fund     | 106,352              | 103,087           |
| Minnesota Community Foundation   | 45,196               | 43,808            |
|                                  | <u>\$ 399,984</u>    | <u>\$ 387,702</u> |
| <br>Total Endowments             |                      |                   |
|                                  | Distributed Earnings |                   |
|                                  | 2024                 | 2023              |
| St. Paul Foundation              | \$ 11,449            | \$ 11,341         |
| Oneida Education Center Fund     | 4,902                | 4,856             |
| Minnesota Community Foundation   | 2,083                | 2,063             |
|                                  | <u>\$ 18,434</u>     | <u>\$ 18,260</u>  |
| <br>Total Distributions Received |                      |                   |

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 8: Notes Payable**

The Organization had long-term debt at December 31, 2024 and 2023 as follows:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>2024</u>         | <u>2023</u>         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| The Organization obtained a note payable to U.S Bank National Association on September 20, 2019 for their pension liability. Prior to 2019, the Organization participated in a multiemployer defined benefit pension plan with 16 other agencies called the Twin Cities Nonprofit Partners Pension Plan. Of the approximately 1,060 participants, 5.3% were Keystone's employees, and the plan froze benefit accruals starting on December 31, 2004. In September 2019, the agencies voted to shut down the plan. As a result, the obligations to the participants needed to be funded. In order to fulfill this obligation, U.S. Bank was chosen as the banker for a group loan to fulfill the annuities required to satisfy obligation to participants. The note is due in monthly payments of \$3,360 including interest at 4.36%. The payment schedule reflects a 5-year amortization; all unpaid principal and accrued interest is payable on October 1, 2024 with an option to continue the note for another five-year period with a new interest rate. The Organization exercised the option to prepay a portion of the loan during the year. The note was secured by a \$15,000 collateral deposit made by the Organization at the time of the loan. | \$ -                | \$ 178,218          |
| The Organization entered into a mortgage with Sunrise Bank on December 28, 2020 in the amount of \$1,425,000. In 2023 the loan was renegotiated to allow draws of principal up to a balance of \$3,214,151, at an interest rate of 6.02%, due in interest only installments until 2025, then in payments of \$11,393 until a final balloon payment in March of 2028.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1,696,112           | 1,425,000           |
| The Organization entered into a note payable with the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota and the City of Saint Paul, Minnesota, in the amount of \$2,602,255 with an interest rate of 0%. Monthly payments are deferred until January 25, 2033, the Borrower's refinance of the Property, the Borrower's voluntary or involuntary sale or conveyance of the Property or any portion thereof or any foreclosure of the Property. As long as the Organization is in compliance with the terms and conditions of the note, 50% of the loan will be forgiven January 25, 2028 and the remainder will be forgiven January 25, 2033.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>2,592,509</u>    | <u>2,592,509</u>    |
| Total Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4,288,621           | 4,195,727           |
| Less: Current Portion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>(40,438)</u>     | <u>(178,218)</u>    |
| Total Long Term Debt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>\$ 4,248,183</u> | <u>\$ 4,017,509</u> |

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 8: Notes Payable (Continued)**

Scheduled maturities of long-term debt as of December 31, 2024 are as follows:

| Years Ending December 31, | Amount                     |
|---------------------------|----------------------------|
| 2025                      | \$ 40,438                  |
| 2026                      | 38,093                     |
| 2027                      | 30,045                     |
| 2028                      | 1,587,536                  |
| 2029                      | -                          |
| Thereafter                | <u>2,592,509</u>           |
| Total                     | <u><u>\$ 4,288,621</u></u> |

**Note 9: Net Assets with Donor Restriction**

The Organization had the following donor-restricted net assets at December 31:

|                                      | 2024                     | 2023                     |
|--------------------------------------|--------------------------|--------------------------|
| Food shelf and basic needs           | \$ 422,481               | \$ 459,694               |
| Pledges receivable - time restricted | 130,000                  | 89,032                   |
| General Operations - time restricted | -                        | 70,500                   |
| Express bike                         | -                        | 33,000                   |
| Youth program                        | -                        | 55,500                   |
| Teen tutoring employment             | -                        | 25,000                   |
| Total Donor Restricted Net Assets    | <u><u>\$ 552,481</u></u> | <u><u>\$ 732,726</u></u> |

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 10: In-kind Contributions**

In-kind contributions consist of food, bikes, and other products donated by individuals, schools, civic groups, businesses, and churches. A pound of food was valued at an estimate of \$1.92 for the years ended December 31, 2024 and 2023, respectively. There is a 10% spoilage factor for food donated that is not usable. None of the in-kind donations are donor restricted.

The Organization had the following in-kind contributions for years ended December 31:

|                 | <u>2024</u>         | <u>2023</u>         | <u>Usage in<br/>Programs/Activities</u>                    | <u>Fair Value Techniques</u>                                                          |
|-----------------|---------------------|---------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Food            | \$ 4,159,793        | \$ 3,149,680        | School lunches and food distribution center                | Estimated fair value per pound of food based on donor recommended food value          |
| Bikes           | 73,670              | 97,235              | Repaired and resold or granted by Express Bike Shop        | Estimated fair value per bike received based on similar used bikes or donor valuation |
| School supplies | 22,114              | 40,234              | Used in youth programming and distributed to the community | Estimated fair value based on similar items in the market                             |
| Household goods | <u>21,494</u>       | <u>53,831</u>       | Distribution to individuals in all programs                | Estimated fair value based on similar items in the market                             |
| Total           | <u>\$ 4,277,071</u> | <u>\$ 3,340,980</u> |                                                            |                                                                                       |

**Note 11: Lease Income**

The Organization leases its property to various organizations and programs. These leases are considered operating leases and range from \$30 to \$1,700 per month. Many leases are on a month-to-month basis. The total lease income for the years ended December 31, 2024 and 2023 was \$39,749 and \$43,471, respectively. The lessees do not have the option to purchase the underlying assets.

As of December 31, 2024, future minimum lease payments to be received of the leases are as follows:

| <u>Year Ended December 31,</u> | <u>Amount</u>     |
|--------------------------------|-------------------|
| 2025                           | \$ 39,748         |
| 2026                           | 38,189            |
| 2027                           | <u>32,599</u>     |
| Total                          | <u>\$ 110,536</u> |

Keystone Community Services  
Notes to the Financial Statements  
December 31, 2024 and 2023

**Note 12: Facilities**

The building used by the Organization for its community and administrative service programs is located at 2000 St. Anthony Avenue, St. Paul, Minnesota. The facility was transferred to the City of St. Paul, reserving to the Organization the free and exclusive occupancy, management, control, use and maintenance, in perpetuity, at a cost of \$1. The building had an approximate cost of \$522,000 at the time of transfer.

**Note 13: Liquidity and Availability of Financial Assets**

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 sheet date, comprise the following:

|                                                                                           | <u>2024</u>         | <u>2023</u>         |
|-------------------------------------------------------------------------------------------|---------------------|---------------------|
| Cash and cash equivalents                                                                 | \$ 1,117,556        | \$ 5,166,242        |
| Accounts receivable                                                                       | 714,624             | 449,123             |
| Grants receivable                                                                         | 2,600,000           | 261,554             |
| Pledges receivable                                                                        | -                   | 89,032              |
| Investments                                                                               | 2,096,572           | 1,866,711           |
| Total Financial Assets                                                                    | <u>6,528,752</u>    | <u>7,832,662</u>    |
| Less Financial Assets Unavailable for Current Year Spending due to:                       |                     |                     |
| Net assets with donor restrictions                                                        | (422,481)           | (573,194)           |
| Grants receivable, noncurrent                                                             | -                   | (500)               |
| Pledges receivable, noncurrent                                                            | -                   | (300)               |
| Total Financial Assets Unavailable for Current Year Spending                              | <u>(422,481)</u>    | <u>(573,994)</u>    |
| Financial assets available to meet cash needs for<br>general expenditures within one year | <u>\$ 6,106,271</u> | <u>\$ 7,258,668</u> |

As part of liquidity management, the organization structures its financial assets to be available as its general expenditures, liabilities, and other obligations become due.

## SINGLE AUDIT AND OTHER REQUIRED REPORTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Directors  
Keystone Community Services  
Saint Paul, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Keystone Community Services (the Organization), a Minnesota not-for-profit corporation, which comprise the statement of financial position as of December 31, 2024, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 18, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Organization's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



**Abdo**  
Minneapolis, Minnesota  
June 18, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE  
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL  
OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Board of Directors  
Keystone Community Services  
Saint Paul, Minnesota

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the Organization's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Organization's major federal programs for the year ended December 31, 2024. The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Organization complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Organization's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Organization's federal programs.

## **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Organization's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.



The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



**Abdo**  
Minneapolis, Minnesota  
June 18, 2025



**Keystone Community Services**  
Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2024

| Federal Grantor<br>Cluster Title<br>Program Title<br>Pass-Through Agency                    | Assistance<br>Listing<br>Number | Pass-Through<br>Identification<br>Number | Federal<br>Expenditures |
|---------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------|-------------------------|
| <b>United States Department of Agriculture</b>                                              |                                 |                                          |                         |
| SNAP Cluster                                                                                |                                 |                                          |                         |
| State Administrative Matching Grants for the Supplemental<br>Nutrition Assistance Program   |                                 |                                          |                         |
| Passed Through the State of Minnesota                                                       | 10.561                          | GRK%220005                               | \$ 90,267               |
| Total SNAP Cluster                                                                          |                                 |                                          | <u>90,267</u>           |
| Food Distribution Cluster                                                                   |                                 |                                          |                         |
| Emergency Food Assistance Program (Food Commodities)                                        |                                 |                                          |                         |
| Passed Through Second Harvest Heartland                                                     | 10.569                          | GRK%144570                               | 1,041,240               |
| Total Food Distribution Cluster                                                             |                                 |                                          | <u>1,041,240</u>        |
| <b>Total United States Department of Agriculture</b>                                        |                                 |                                          | <u>1,131,507</u>        |
| <b>United States Department of Housing and Urban Development</b>                            |                                 |                                          |                         |
| CDBG - Entitlement Grants Cluster                                                           |                                 |                                          |                         |
| Community Development Block Grants/Entitlement Grants                                       |                                 |                                          |                         |
| Passed-Through the Housing and Redevelopment Authority of<br>the City of St Paul, Minnesota | 14.218                          | None Noted                               | 2,592,509               |
| Passed Through Ramsey County, Minnesota                                                     | 14.218                          | None Noted                               | 39,716                  |
| Total CDBG - Entitlement Grants Cluster                                                     |                                 |                                          | <u>2,632,225</u>        |
| <b>United States Department of the Treasury:</b>                                            |                                 |                                          |                         |
| Coronavirus State and Local Fiscal Recovery Funds                                           |                                 |                                          |                         |
| COVID-19: Passed Through the State of Minnesota                                             | 21.027                          | A-ARPVI-2022-<br>KEYSTOCS-00028          | <u>1,806</u>            |
| <b>United States Department of Education</b>                                                |                                 |                                          |                         |
| Special Education Cluster                                                                   |                                 |                                          |                         |
| Special Education Grants to States                                                          |                                 |                                          |                         |
| COVID-19: Passed Through the Minnesota Department of<br>Education                           | 84.027                          | None Noted                               | 43,082                  |
| Total Special Education Cluster                                                             |                                 |                                          | <u>43,082</u>           |
| Twenty-First Century Community Learning Centers                                             |                                 |                                          |                         |
| Passed-Through the Minnesota Department of Education                                        | 84.287                          | S287C190023                              | <u>290,820</u>          |
| <b>Total United States Department of Education</b>                                          |                                 |                                          | <u>333,902</u>          |
| <b>United States Department of Health and Human Services</b>                                |                                 |                                          |                         |
| Aging Cluster                                                                               |                                 |                                          |                         |
| Special Programs for the Aging, Title III, Part C, Nutrition Services                       |                                 |                                          |                         |
| Passed Through Metro Meals on Wheels                                                        | 93.945                          | None Noted                               | 64,883                  |
| Total Aging Cluster                                                                         |                                 |                                          | <u>64,883</u>           |
| <b>United States Department of Homeland Security</b>                                        |                                 |                                          |                         |
| Emergency Food and Shelter National Board Program                                           |                                 |                                          |                         |
| Passed Through Ramsey County, Minnesota                                                     | 97.024                          | 503200-019                               | <u>4,480</u>            |
| Total Federal Expenditures                                                                  |                                 |                                          | <u>\$ 4,168,803</u>     |

See Accompanying Notes to the Schedule of Expenditures of Federal Awards.

Keystone Community Services  
Notes to the Schedule of Expenditures of Federal Awards  
For the Year Ended December 31, 2024

**Note 1: Basis of Presentation**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Organization under programs of the federal government for the year ended December 31, 2024. The information in this schedule is presented in accordance with the requirement of the Uniform Guidance, *Audits of States, Local Governments, and Non-Profit Organizations*. Because the schedule presents only a selected portion of the operations of the Organization, it is not intended to and does not present the financial position, changes in net assets or cash flows of the Organization.

**Note 2: Summary of Significant Accounting Policies for Expenditures**

Expenditures reported on this schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in 2 CFR 200.516(a), *Cost Principles for Non-Profit Organizations*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**Note 3: Pass-through Entity Identifying Numbers**

Pass-through entity identifying numbers are presented where available.

**Note 4: Subrecipients**

No federal expenditures presented in this schedule were provided to subrecipients.

**Note 5: Indirect Cost Rate**

During the year ended December 31, 2024, the Organization did not elect to use the 10% de minimis indirect cost rate.

**Note 6: Loan or Loan Guarantee Programs**

The balance of the loan outstanding for the Community Development Block Grants/Entitlement Grants program, Assistance Listing Number 14.218, as of December 31, 2024 is \$2,592,509.

Keystone Community Services  
Schedule of Findings and Questioned Costs  
For the Year Ended December 31, 2024

**Section I - Summary of Auditor's Results**

Financial Statements:

|                                                                               |               |
|-------------------------------------------------------------------------------|---------------|
| Type of auditor's report issued:                                              | Unmodified    |
| Internal control over financial reporting:                                    |               |
| Material weaknesses identified?                                               | No            |
| Significant deficiencies identified not considered to be material weaknesses? | None Reported |
| Noncompliance material to financial statements noted?                         | No            |

Federal Awards:

|                                                                                                                            |               |
|----------------------------------------------------------------------------------------------------------------------------|---------------|
| Internal control over major programs:                                                                                      |               |
| Material weaknesses identified?                                                                                            | No            |
| Significant deficiencies identified not considered to be material weaknesses                                               | None Reported |
| Type of auditor's report issued on compliance for major programs:                                                          | Unmodified    |
| Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) of the Uniform Guidance? | No            |

**Assistance  
Listing  
Number**

---

Identification of Major Programs:

|                                                                          |            |
|--------------------------------------------------------------------------|------------|
| Food Distribution Cluster                                                | 10.569     |
| Dollar threshold used to distinguish between Type A and Type B Programs: | \$ 750,000 |
| Auditee qualified as low-risk auditee pursuant to the Uniform Guidance   | Yes        |

**Section II - Findings - Financial Statement Audit**

There are no significant deficiencies, material weaknesses, or instances of noncompliance related to the financial statements that are required to be reported in accordance with Government Auditing Standards.

**Section III - Findings and Questioned Costs - Major Federal Award Programs Audit**

There are no significant deficiencies, material weaknesses, or instances of material noncompliance including questioned costs that are required to be reported in accordance with the Uniform Guidance.

**Other Issues**

The Summary Schedule of Prior Audit Findings is not required because there were no prior year audit findings required to be reported in accordance with 2 CFR 200.516(a) of the Uniform Guidance.

A Corrective Action Plan is not required because there were no current year findings required to be reported in accordance with 2 CFR 200.516(a) (Uniform Guidance).