The Piton Foundation

Financial Statements

December 31, 2017

(With Independent Auditor's Report Thereon)

Kundinger, Corder & Engle, P.C.

Certified Public Accountants

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Independent Auditor's Report

Board of Directors
The Piton Foundation:

We have audited the accompanying financial statements of The Piton Foundation (the Foundation), which comprise the statement of financial position as of December 31, 2017, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Piton Foundation as of December 31, 2017, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Kundinger, Corder & Engle, P.C.

June 7, 2018

The Piton Foundation
Statement of Financial Position
December 31, 2017

Assets:		
Cash and cash equivalents	$	1,003,374
Investments (notes 2 and 3)		200,077,228
Investment interest and dividends receivable		452,478
Investment distributions receivable		418,390
Notes receivable - program related investments (note 4)		4,270,613
Interest receivable on program related investments		39,152
Excise tax and other receivables		34,984
Other assets		67,611
Total assets	$	206,363,830
Liabilities and Net Assets:		
Liabilities:		
Accounts payable and accrued expenses	$	341,974
Grants payable (note 6)		8,228,360
Total liabilities		8,570,334
Net assets:		
Unrestricted		197,793,496
Total net assets		197,793,496
Commitments (notes 3, 5, and 6)		
Total liabilities and net assets	$	206,363,830

See the accompanying notes to these financial statements.

The Piton Foundation
Statement of Activities
Year Ended December 31, 2017

Revenue, Gains and Support:	
Grant revenue	$ 30,000
Net investment return (note 2)	18,831,225
Contributed equipment, supplies and facilities (note 7)	700,415
Other revenue	130,524
Excise taxes	(175,059)
Total revenue, gains and support	19,517,105
Expenses:	
Grant awards	12,667,195
Program expenses:	
School readiness	1,075,567
Youth success	299,085
Health and mental health	309,958
Family economic security	1,136,879
Community and economic development	283,034
Shift Research Lab	743,595
Total program services	3,848,118
General and administrative expenses	1,239,269
Total expenses	17,754,582
Change in net assets	1,762,523
Net assets, beginning of year	196,030,973
Net assets, end of year	$ 197,793,496

See the accompanying notes to these financial statements.

The Piton Foundation
Statement of Cash Flows
Year Ended December 31, 2017

Cash flows from operating activities:		
Change in net assets	$	1,762,523
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation and amortization		4,672
Net realized and unrealized gains on investment		(9,234,061)
Increase in operating assets:		
Investment interest and dividends receivable		(36,402)
Excise tax and other receivables		(34,939)
Program related investments, net activity		(700,284)
Other assets		(37,128)
Decrease in operating liabilities:		
Accounts payable and accrued expenses		199,751
Grants payable		3,727,687
Net cash used in operating activities		(4,348,181)
Cash flows from investing activities:		
Net sales of investments		3,088,386
Net purchases of property and equipment		(23,114)
Net cash provided by investing activities		3,065,272
Net decrease in cash and cash equivalents		(1,282,909)
Cash and cash equivalents, beginning of year		2,286,283
Cash and cash equivalents, end of year	$	1,003,374

See the accompanying notes to these financial statements.

The Piton Foundation

Notes to Financial Statements

December 31, 2017

(1) Summary of Significant Accounting Policies

(a) General

The Piton Foundation was established in 1976. Its mission is to improve the lives of Colorado's low-income children and their families by increasing access to quality early childhood and youth development opportunities and fostering healthy family and community environments.

The Piton Foundation is classified as a private foundation as defined in Section 509(a) of the Internal Revenue Code (the Code) and is exempt from federal income tax under section 501(c)(3) of the Code.

Contributions to the Foundation to date have been received principally from the Chairman of the Foundation's Board of Directors and from his companies. The Foundation's income consists primarily of interest, dividends and gains on its investment portfolio.

(b) Basis of Presentation

The accompanying financial statements of the Foundation have been prepared on the accrual basis of accounting, and accordingly reflect all significant receivables, payables, and other liabilities.

The Foundation is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted, temporarily restricted and permanently restricted. There are no temporarily or permanently restricted net assets at December 31, 2017.

(c) Cash and Cash Equivalents

For purposes of the statement of cash flows, the Foundation considers all unrestricted highly liquid investments with an original maturity of three months or less, and which are not held as part of an investment portfolio, to be cash equivalents.

(1) Summary of Significant Accounting Policies, Continued

(d) Investments

Investments are recorded at fair value. Fair value is determined as more fully described in note 3.

Investments in marketable equity and fixed income securities with readily determinable market values are reported at fair value based on quoted prices in active markets. The market values for alternative, private equity, private debt, and real asset investments represent the Foundation's pro-rata interest in the net assets of each investment and are based on financial information determined and reported by investment managers or on the basis of other information evaluated periodically by management. These investments are not publicly traded on national security market exchanges, are generally illiquid and may be valued differently than if readily available markets existed for such investments. Because of inherent uncertainties of valuation of these investments, the reported market values of such investments may differ significantly from realizable values.

Investment income consists of the Foundation's distributive share of any interest, dividends, and capital gains and losses generated from the Foundation's investments. Realized gains and losses attributable to the Foundation's investments are reported upon a sale or disposition of the investment. Unrealized gains and losses are included in the change in net assets in the statement of activities.

Investment funds in liquidation are reported as investment distributions receivable upon notification by the investment manager that a liquidation is in progress.

(e) Concentrations of Credit Risk

Financial instruments which potentially subject the Foundation to concentrations of credit risk consist of cash and investments. The Foundation places its cash and temporary investments with creditworthy, high quality financial institutions.

Investments are under the guidance of the Foundation's investment committee and an independent advisor. Though the market value of investments is subject to fluctuations on a year to year basis, the Foundation believes that the investment policy is prudent for the long-term welfare of the Foundation.

(1) Summary of Significant Accounting Policies, Continued

(f) Property and Equipment

Property and equipment is stated at cost or, if donated, at the approximate fair market value at the date of donation. The Foundation capitalizes all expenditures for computer hardware and software in excess of $500, office equipment in excess of $1,000, the purchase of property in excess of $25,000, and with a useful life exceeding one year. Depreciation is computed using the straight-line method over the estimated useful lives of the assets of three to seven years.

(g) Notes Receivable – Program Related Investments

The Foundation makes loans as program related investments primarily for charitable purposes. The notes are made at varying interest rates and over varying terms. Loans with below market interest rates are not discounted to net present value because the discount would not be significant to the financial statements. Loans receivable are carried at the unpaid principal balances. Past due status is determined based on contractual terms. Loans are evaluated for collectability if full principal or interest payments are not anticipated in accordance with contractual terms. If a loan is deemed uncollectible, it is charged to expense in the period it is deemed uncollectible. Interest on loans is recognized over the term of the loan and is calculated using the simple-interest method on principal amounts outstanding.

(h) Grants Payable

Grants authorized but unpaid at year-end are reported as liabilities. Grants scheduled for payments more than one year in the future are discounted using a discount rate commensurate with market conditions and the grant payment schedule at the time the grant is committed. No discount was recorded in the financial statements at December 31, 2017 because the amount would not be significant to the overall financial statements.

(i) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(1) Summary of Significant Accounting Policies, Continued

(j) Functional Allocation of Expenses

The costs of providing various programs and related supporting services have been summarized on a functional basis in the accompanying financial statements. Accordingly, certain costs have been allocated among the appropriate programs and supporting services benefited.

(k) Excise and Income Taxes

The Piton Foundation has been classified as a private foundation as defined in Section 509(a) of the Internal Revenue Code (the Code), and is exempt from federal income tax under Section 501(c)(3) of the Code. Private foundations are subject to an excise tax on net investment income, which includes realized gains on the sales of assets. The tax is equal to 2% of net investment income, but can be reduced to 1% if qualifying grant payments exceed certain minimum amounts. The foundation qualified for the 1% tax rate in 2017.

Management is required to evaluate tax positions taken and to recognize a tax liability (or asset) if there is an uncertain position that more likely than not would not be sustained upon examination by taxing authorities. Management has analyzed the tax positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the financial statements and determined there are none.

The Foundation is subject to routine audits by taxing jurisdictions. There are currently no audits for any tax periods in progress. Management believes the Foundation is no longer subject to income tax examinations for years prior to 2014.

(l) Limited Liability Corporation

The Foundation formed East 25th Avenue LLC to hold certain assets for the benefit of the Foundation. The Foundation is the sole member of the LLC; accordingly, all of the accounts and activity of the LLC are included in the financial statements of the Foundation. All intercompany activity has been eliminated in the accompanying financial statements. The assets of the LLC at December 31, 2017 totaled $45,909.

(1) Summary of Significant Accounting Policies, Continued

(m) Subsequent Events

Management is required to evaluate, through the date the financial statements are issued or available to be issued, events or transactions that may require recognition or disclosure in the financial statements, and to disclose the date through which subsequent events were evaluated. The Foundation's financial statements were available to be issued on June 7, 2018 and this is the date through which subsequent events were evaluated.

(2) Investments

The Foundation's investment assets, which include private and publicly held investments, are dedicated to providing the financial resources needed to meet the Foundation's grant making and other charitable objectives. The Foundation's investments are held in various investment structures which may include foreign domiciled funds and pooled investments.

Marketable and alternative, private equity, private debt, and real asset investments are exposed to various risks that may cause the reported value of the Foundation's investment assets to fluctuate from period to period and result in a material change to the net assets of the Foundation. Investments in equity securities fluctuate in value in response to many factors such as the activities and financial condition of individual companies, business and industry market conditions and the general economic environment. The value of bond investments and other fixed income securities fluctuate in response to changing interest rates, credit worthiness of issuers and overall economic policies that impact market conditions.

Some investment managers retained by the Foundation are permitted to use various investment strategies and techniques that are designed to achieve higher investment returns with lower volatility and low correlations to major market indices and other asset classes.

Strategies and techniques, such as the use of leverage, futures and forward contracts, option agreements, and other derivative instruments, create special risks and could increase the impact of adverse security price movements on the Foundation's investment portfolio.

At December 31, 2017, the Foundation has outstanding investment commitments totaling approximately $13,300,000.

(2) Investments, Continued

Investments at market value are comprised of the following at December 31, 2017:

Public equity	$ 63,246,056
Fixed income	61,248,816
Private equity	9,013,910
Real assets	24,263,150
Alternative assets	39,951,515
Private debt fund	2,303,781
Mission related investment	50,000
Total investments	$ 200,077,228

Net investment return consists of the following at December 31, 2017:

Interest, dividends and partnership income	$ 10,302,577
Realized gains on investments	10,280,118
Unrealized losses on investments	(1,046,057)
Investment expense	(705,413)
Net investment return	$ 18,831,225

(3) Fair Value Measurements

The carrying amount reported in the statement of financial position for cash and cash equivalents, receivables, accounts payable and accrued liabilities, and grants payable approximate fair value because of the immediate or short term maturities of these financial instruments.

The carrying amount of program-related loans receivable approximates fair value as any discount would not be significant.

(3) Fair Value Measurements, Continued

The Foundation reports its investments in accordance with fair value standards. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This standard requires an entity to maximize the use of observable inputs (such as quoted prices in active markets) and to minimize the use of unobservable inputs (such as appraisals or other valuation techniques) to determine fair value. In addition, the Foundation reports certain investments using the "practical expedient" method. The practical expedient allows net asset value ("NAV") per share to represent fair value for reporting purposes when the criteria for using this method are met. Fair value measurement standards also require the Foundation to classify these financial instruments into a three-level hierarchy, with the exception of those valued at net asset value per share, based on the priority of inputs to the valuation technique. Investments measured and reported at fair value are classified and disclosed in one of the following categories:

Level 1 – Quoted prices are available in active markets for identical investments as of the reporting date. The type of investments included in Level 1 includes listed equities, listed derivatives, mutual funds, cash, and cash equivalents.

Level 2 – Pricing inputs are other than quoted prices in active markets, which are either directly or indirectly observable as of the reporting date, and fair value is determined through the use of models or other valuation methodologies. Investments which are generally included in this category include corporate bonds and agency securities, less liquid and restricted equity securities and certain over-the-counter derivatives.

Level 3 – Pricing inputs are unobservable for the investment and include situations where there is little, if any, market activity for the investment. The inputs into the determination of fair value require significant management judgment or estimation. Investments that are included in this category generally include limited partnership interests in corporate private equity and real estate funds, funds of hedge funds, and distressed debt.

In certain cases, the inputs used to measure fair value may fall into different levels of the fair value hierarchy. In such cases, an instrument's level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement. These classifications (Level 1, 2 and 3) are intended to reflect the observability of inputs used in the valuation of financial instruments and are not necessarily an indication of risk or liquidity.

(3) Fair Value Measurements, Continued

Market price is affected by a number of factors, including the type of instrument and the characteristics specific to the instrument, as well as the effects of market, interest and credit risk. Instruments with readily available active quoted prices or for which fair value can be measured from actively quoted prices generally will have a higher degree of market price observability and a lesser degree of judgment used in measuring fair value. It is reasonably possible that change in values of these instruments will occur in the near term and that such changes could materially affect amounts reported in the Foundation's financial statements.

The following table summarizes the valuation of the Foundation's investments by the fair value hierarchy levels as of December 31, 2017:

	Fair Value	Assets Measured at NAV (a)	Level 1	Level 2	Level 3
Public equities	$63,246,056	63,578	63,182,478	-	-
Fixed income	61,248,816	-	-	61,248,816	-
Private equity	9,013,910	9,013,910	-	-	-
Real assets	24,263,150	24,263,150	-	-	-
Alternative assets	39,951,515	39,951,515	-	-	-
Private debt fund	2,303,781	2,303,781	-	-	-
Mission related investment	50,000	-	-	50,000	-
Total	$200,077,228	75,595,934	63,182,478	61,298,816	-

(a) Certain investments that are measured at fair value using net asset value per share (or its equivalent) practical expedient, which is a reasonable estimate of fair value, have not been classified in the fair value hierarchy. The fair value amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to the amounts presented in the statements of financial position.

Level 1 assets have been valued using a market approach. Level 2 assets have been valued using models or other methodologies. All other assets have been valued at net asset value per share, or its equivalent. There were no changes in the valuation techniques during the current year. The Foundation recognizes transfers between levels in the fair value hierarchy at the end of the reporting period.

(3) Fair Value Measurements, Continued

The following table summarizes the significant information required by ASU No. 2009-12 as of December 31, 2017:

Fund Description	Investment Strategy	Fair Value	Unfunded Commitment	Redemption Frequency	Redemption Notice Period
Public equity	Long/short hedge fund in Asia (A)	$63,578	None	Initial one-year lock-up, then can exit quarterly.	30 days
Real assets	Affordable housing fund (B)	12,647,729	None	Initial two year lock-up, followed by three year gate.	N/A
Real assets	Clean energy fund (C)	1,427,387	1,582,415	Five-year fund life with one-year extension.	N/A
Alternative	Long-term absolute returns (D)	36,671	None	Initial two-year lock-up, then 25% of capital every six months.	60 days
Private equity	An expansion-stage venture capital fund (E)	143,438	1,800,000	Ten year fund with three one-year extensions.	N/A
Private equity	An education technology sector fund (F)	3,074,283	734,571	Ten year fund life with two one-year extensions.	N/A
Private equity	Invest in microfinance institutions (G)	2,045,857	735,000	Ten-year life with two one-year extensions.	N/A
Private equity	Fund of funds that invest in private equity funds (H)	1,820,254	925,000	Twelve-year life with two one-year extensions.	N/A
Alternative	Finance fund targeting short duration investments (I)	18,820,022	None	Quarterly.	90 days
Private debt fund	Mezzanine debt and structured equity financing (J)	2,303,781	579,896	Ten-year life with two one-year extensions.	N/A

(3) Fair Value Measurements, Continued

Fund Description	Investment Strategy	Fair Value	Unfunded Commitment	Redemption Frequency	Redemption Notice Period
Alternative	Provides short and medium-term debt financing (K)	$8,067,363	None	Monthly.	30 days
Real assets	Conservation investment and sustainable forest and land management (L)	4,925,816	500,000	Twelve-year life with up to three one-year extensions.	N/A
Alternative	Financing to small and medium enterprises (M)	10,000,000	None	Open-ended vehicle.	30 day notice and the potential for a 30% annual gate depending on the pace of redemptions from other investors.
Private equity	Provide growth equity to high quality companies (N)	653,989	1,659,224	Ten-year fund life with two one-year extensions.	N/A
Real assets	Diversified real assets fund (O)	5,262,218	2,467,556	Ten-year fund life with two one-year extensions.	N/A
Private equity	Global emerging markets debt (P)	380,278	None	Three years from initial close with two one-year extensions at the option of the manager.	N/A
Private equity	Early stage technology fund (Q)	67,015	900,000	Ten-year life with two one-year extensions.	N/A
Private equity	Secondary clean tech equity fund (R)	828,796	1,400,000	Eight-year life with three one-year extensions.	N/A
Alternative	Open end impact fund focused on financial inclusion (S)	3,027,459	None	Quarterly.	90 days

(3) Fair Value Measurements, Continued

(A) A long/short hedge fund which primarily invests in the equity securities of companies located in developed and emerging Asia with the exception of Japan. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(B) The fund acquires and manages a mix of affordable housing types, including self-regulated market rate, low income housing tax credit, manufactured housing, and age 55+ communities. The fund uses an evergreen structure and eventually the fund intends to convert into a publicly traded affordable housing REIT (3-5 years). The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(C) This clean energy fund focuses on making debt investments in renewable energy or energy efficient infrastructure projects including solar, wind, geothermal, biofuel, natural gas, and water projects utilizing commercially proven technologies. Debt instruments may include senior, subordinated, and mezzanine debt as well as warrants and preferred equity. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(D) A hedge fund focused on generating long term absolute returns through a portfolio of absolute value and relative value investments. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(E) The fund invests in high-growth companies creating a healthier, smarter and cleaner future. The fund invests primarily in expansion-stage businesses, characterized by strong customer validation, proven business models and robust forward business momentum. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(F) This fund is an early-stage impact investing fund focused solely in the education technology sector. This fund is projected to invest in approximately 25 companies with a primary focus on State A & B. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(G) Invests in microfinance institutions and companies serving the needs of the underserved population in emerging markets. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

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(3) Fair Value Measurements, Continued

(H) This is a fund of funds which invest in locally based private equity funds anchored in countries with more than 4% annual GDP growth, and which target small, medium enterprises that benefit from an expanding middle class. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(I) A finance fund targeting short duration investments with high certainty of cash flows that are uncorrelated to the public markets and overall economy. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(J) The fund provides mezzanine debt and structured equity financing to small companies in low, middle income zones to catalyze job and wealth creation in these communities. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(K) The fund provides short and medium-term debt financing and term deposits to low-income finance institutions, which include microfinance institutions, small and medium enterprises, banks and other regulated or unregulated financial institutions in emerging and developed markets. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(L) The fund invests in properties with high conservation value, often in partnership with non-profit conservation organizations or government agencies. By working to identify and realize value from conservation opportunities, usually by selling conservation easements of fee interests to public agencies the fund achieves attractive returns while protecting ecological and social value of undeveloped lands. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(M) This fund provides financing to small medium enterprises, many of whom have been shut out of the bank financing market, by partnering with peer to peer lending platforms that leverage technology to increase efficiencies in the lending process. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(3) Fair Value Measurements, Continued

(N) The fund provides growth equity to high quality companies whose business models are delivering solutions to social and environmental challenges faced by low income populations. The companies typically have scalable business models. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(O) The fund is a diversified real assets fund seeking to invest in sustainable opportunities where the managers perceive mispriced risk, and where the investments alleviate stress on resources or solve environmental problems. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(P) A longer lock-up fund that invests in less liquid, fundamental opportunities in the emerging markets across Asia, Latin America, and Eastern Europe. The fund invests predominantly in credits that have two to three-year investment horizons but also opportunistically invest in equities. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(Q) This fund invests in early-stage technology companies based primarily in Colorado. Two thirds of the fund is invested in Series A and the rest is in Series B. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(R) This fund is a secondary equity fund focused on the untapped market of clean tech funds at significant market discounts. The objective of the fund is to capitalize on the investment opportunity in 300 plus venture capital and infrastructure funds in clean tech that were launched from 2005-2010. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(S) This fund is an open-end impact fund focused on financial inclusion in both emerging markets and under-served markets in developed countries. The fund's objective is to increase access to finance for small and medium sized enterprises. The fund aims to invest (directly or indirectly) on supplier invoices through factoring, invoice discounting or supply chain finance instruments. The fair value of investments in this category have been calculated using the NAV of the Foundation's ownership in the partners' capital.

(4) Program Related Investments

Program related investments are comprised of the following at December 31, 2017:

Note receivable from the Foundation for Wyatt Academy, interest at 1% with quarterly interest and principal payments, with a final payment of all outstanding principal and interest due in full July 2018.	$ 566,335
Note receivable from the Foundation for Urban Land Conservancy, interest at 2.0% with quarterly interest-only payments with the principal due in full March 2021.	600,000
Note receivable from the Foundation for ACCION New Mexico/Colorado, interest at 2.0% with quarterly interest-only payments with the principal due in full September 2020.	1,000,000
Note receivable from the Foundation for the Calvert Social Investment Foundation, interest at 2.5% with annual interest-only payments with the principal due in full August 2021.	1,250,000
Note receivable from the Foundation for the Enterprise Community Partners Regional TOD Fund, interest at 2% with quarterly interest-only payments with principal due in full April 2020. The Foundation has approved a maximum loan of up to $875,000 with capital called as needed.	100,078
Note receivable from Colorado Housing & Finance Authority Fresh Food Finance Fund, interest at 2.0% with annual interest-only payments with the principal due in full July 2023. The Foundation has approved a maximum loan of up to $1,000,000 with capital called as needed.	754,200
Total program related investments	$ 4,270,613

(4) Program Related Investments, Continued

The notes receivable are scheduled to mature as follows for years ending December 31:

2018	$ 566,335
2019	–
2020	1,100,078
2021	1,850,000
Thereafter	754,200
	$ 4,270,613

(5) Retirement Plan

The Foundation has a retirement plan under applicable sections of the Code. Employees are eligible to participate in the retirement plan upon date of hire. The retirement plan allows employees to defer a discretionary amount of their salaries, not to exceed a defined limit, to the retirement plan. The Foundation will make a discretionary matching contribution of 75% of elective deferrals up to 10% of compensation per pay period. The Foundation contributed $106,430, net of plan forfeitures, to the retirement plan for the year ended December 31, 2017.

(6) Grants Payable

Grants which have been approved but not paid are due in the following years ended December 31:

2018	$ 3,141,089
2019	1,863,984
2020	1,173,287
2021	1,050,000
2022	1,000,000
	$ 8,228,360

At December 31, 2017, the Foundation has approved, for future payment, grants totaling $1,839,200, payment of which is contingent upon satisfaction by the intended recipients of prior conditions.

(7) Related Parties

Gary Community Investment Company provides office space, equipment and supplies to the Foundation without charge. During the year ended December 31, 2017, the Foundation recognized revenue and related expense of $700,415 for contributed equipment, supplies and facilities received from Gary Community Investment Company.

(8) Lease Commitment

Effective January 1, 2018, the Foundation entered into a non-cancellable operating lease for office space through February 29, 2024. Future minimum lease payments are as follows for years ended December 31:

2018	$ 278,983
2019	283,388
2020	287,793
2021	292,198
2022	296,603
Thereafter	351,298
Total future minimum lease payments	$ 1,790,263