

# **THE WALDEN WOODS PROJECT**

**FINANCIAL STATEMENTS  
YEARS ENDED DECEMBER 31, 2015 AND 2014**

tonneson + co

Certified Public Accountants & Consultants

# **THE WALDEN WOODS PROJECT**

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
The Walden Woods Project  
Lincoln, Massachusetts

We have audited the accompanying statements of The Walden Woods Project, which comprise the statements of financial position as of December 31, 2015 and 2014, and the related statements of activities and cash flows for the years 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 U.S. generally accepted accounting principles; this includes 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.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with U.S. generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the 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 Project'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 Project'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 Walden Woods Project as of December 31, 2015 and 2014, and the changes in its net assets and its cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.

*Tonneson & Company, PC*

Wakefield, Massachusetts  
May 11, 2016

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**THE WALDEN WOODS PROJECT**  
**STATEMENTS OF FINANCIAL POSITION**  
**DECEMBER 31, 2015 AND 2014**

**ASSETS**

	<b><u>2015</u></b>	<b><u>2014</u></b>
<b>ASSETS:</b>		
Cash and cash equivalents	\$ 402,297	\$ 32,716
Investments	6,128,014	6,631,766
Contributions receivable	528,031	60,342
Prepaid expenses	388,710	163,123
Buildings, equipment, and endangered land held for preservation, net	17,066,619	17,345,712
Conservation restrictions	2,206,339	2,206,339
Collections items	704,324	704,324
Other assets	15,500	221,000
	<hr/>	<hr/>
<b>TOTAL ASSETS</b>	<b>\$ 27,439,834</b>	<b>\$ 27,365,322</b>
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**LIABILITIES AND NET ASSETS**

<b>LIABILITIES:</b>		
Note payable, bank	\$ -	\$ 675,000
Accounts payable and accrued expenses	44,671	47,557
Notes payable	100,000	214,000
	<hr/>	<hr/>
Total liabilities	144,671	936,557
	<hr/>	<hr/>
<b>NET ASSETS:</b>		
Unrestricted	16,273,503	15,587,899
Temporarily restricted	1,922,571	1,866,777
Permanently restricted	9,099,089	8,974,089
	<hr/>	<hr/>
Total net assets	27,295,163	26,428,765
	<hr/>	<hr/>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 27,439,834</b>	<b>\$ 27,365,322</b>
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See Notes to Financial Statements.

**THE WALDEN WOODS PROJECT**

**STATEMENT OF ACTIVITIES**

**YEAR ENDED DECEMBER 31, 2015**

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
<b>REVENUES:</b>				
Contributions	\$ 1,482,725	\$ 666,856	\$ 125,000	\$ 2,274,581
Grants	75,000	-	-	75,000
Merchandise sales	127,432	-	-	127,432
Investment income	60,858	2,482	-	63,340
Gain on sale of asset	146,000	-	-	146,000
Net realized and unrealized gain (loss) on investments	290,971	(402,327)	-	(111,356)
Net assets released from restrictions: Satisfaction of program and donor restrictions	211,217	(211,217)	-	-
Total revenues	<u>2,394,203</u>	<u>55,794</u>	<u>125,000</u>	<u>2,574,997</u>
<b>EXPENSES:</b>				
Contributions made	2,500	-	-	2,500
Fundraising	63,438	-	-	63,438
Depreciation and amortization	363,444	-	-	363,444
General, administrative and program	1,279,217	-	-	1,279,217
Total expenses	<u>1,708,599</u>	<u>-</u>	<u>-</u>	<u>1,708,599</u>
<b>INCREASE IN NET ASSETS</b>	685,604	55,794	125,000	866,398
<b>NET ASSETS, BEGINNING OF YEAR</b>	<u>15,587,899</u>	<u>1,866,777</u>	<u>8,974,089</u>	<u>26,428,765</u>
<b>NET ASSETS, END OF YEAR</b>	<u>\$ 16,273,503</u>	<u>\$ 1,922,571</u>	<u>\$ 9,099,089</u>	<u>\$ 27,295,163</u>

See Notes to Financial Statements.

**THE WALDEN WOODS PROJECT**

**STATEMENT OF ACTIVITIES**

**YEAR ENDED DECEMBER 31, 2014**

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
<b>REVENUES:</b>				
Contributions	\$ 2,097,271	\$ 15,000	\$ 25,000	\$ 2,137,271
Grants	11,999	-	-	11,999
Special event revenue	1,601,897	-	-	1,601,897
Merchandise sales	117,511	-	-	117,511
Investment income	42,575	386	-	42,961
Other Income	5,075	-	-	5,075
Net realized and unrealized gain on investments	334,863	126,434	-	461,297
Net assets released from restrictions: Satisfaction of program and donor restrictions	<u>33,897</u>	<u>(33,897)</u>	<u>-</u>	<u>-</u>
Total revenues	<u>4,245,088</u>	<u>107,923</u>	<u>25,000</u>	<u>4,378,011</u>
<b>EXPENSES:</b>				
Contributions made	6,585	-	-	6,585
Cost of special events	367,900	-	-	367,900
Fundraising	50,153	-	-	50,153
Depreciation and amortization	343,242	-	-	343,242
General, administrative, and program	<u>1,227,325</u>	<u>-</u>	<u>-</u>	<u>1,227,325</u>
Total expenses	<u>1,995,205</u>	<u>-</u>	<u>-</u>	<u>1,995,205</u>
<b>INCREASE IN NET ASSETS</b>	2,249,883	107,923	25,000	2,382,806
<b>NET ASSETS, BEGINNING OF YEAR</b>	<u>13,338,016</u>	<u>1,758,854</u>	<u>8,949,089</u>	<u>24,045,959</u>
<b>NET ASSETS, END OF YEAR</b>	<u>\$ 15,587,899</u>	<u>\$ 1,866,777</u>	<u>\$ 8,974,089</u>	<u>\$ 26,428,765</u>

See Notes to Financial Statements.

**THE WALDEN WOODS PROJECT**

**STATEMENTS OF CASH FLOWS**

**YEARS ENDED DECEMBER 31, 2015 AND 2014**

**INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS**

	<b><u>2015</u></b>	<b><u>2014</u></b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Increase in net assets	\$ 866,398	\$ 2,382,806
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation and amortization	363,444	343,242
Gain on sale of asset	(146,000)	-
Net realized and unrealized (gains) losses on investments	111,356	(461,297)
Donated marketable securities	(97,777)	(528,567)
Donated assets	(22,350)	(5,477)
Changes in operating assets and liabilities:		
Contributions receivable	(467,689)	18,897
Prepaid expenses	(242,539)	(127,749)
Collections	-	(1,210)
Accounts payable and accrued expenses	(2,886)	3,067
Net cash provided by operating activities	<u>361,957</u>	<u>1,623,712</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of buildings, equipment and endangered land	(57,549)	(1,128,804)
Proceeds from sale of property	364,000	-
Proceeds from sale of investments	1,594,512	2,762,537
Purchase of investments	(1,104,339)	(2,287,439)
Net cash provided by (used in) investing activities	<u>796,624</u>	<u>(653,706)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Proceeds from (repayments of) note payable, bank	(675,000)	(807,000)
Repayments of notes payable	(114,000)	(164,000)
Net cash used in financing activities	<u>(789,000)</u>	<u>(971,000)</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	369,581	(994)
<b>CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR</b>	<u>32,716</u>	<u>33,710</u>
<b>CASH AND CASH EQUIVALENTS, END OF YEAR</b>	<u>\$ 402,297</u>	<u>\$ 32,716</u>

See Notes to Financial Statements.

# **THE WALDEN WOODS PROJECT**

## **NOTES TO FINANCIAL STATEMENTS**

### **YEARS ENDED DECEMBER 31, 2015 AND 2014**

#### **Note 1 - Summary of Significant Accounting Policies**

**Organization** - The Walden Woods Project (the "Project") was founded by Donald Henley, a Director of the Project, and incorporated in the State of California as a public benefit corporation in October 1990. The Project's purpose is to preserve real properties in ecologically important areas. Additionally, the Project operates The Thoreau Institute at Walden Woods. The Thoreau Institute supports research and education related to Henry David Thoreau. Resources are raised through contributions from individuals, foundations and corporations, private and government grants and other fund-raising activities.

**Basis of Presentation** - The accompanying financial statements have been prepared on the accrual basis in accordance with U.S. generally accepted accounting principles.

The Project has classified the net assets, into three categories, based on the existence or absence of donor imposed restrictions. The three categories are defined as follows:

*Unrestricted* - Net assets not subject to any restriction on their use.

*Temporarily restricted* - Net assets whose use is limited by law or donor-imposed restriction that will either expire with the passage of time or be fulfilled by meeting the restriction.

*Permanently restricted* - Net assets subject to donor-imposed restrictions that require the assets be held for conservation purposes or invested in perpetuity to produce income for general or specific purposes.

Revenues are reported as an increase in unrestricted net assets, unless the use of the related assets is limited by donor-imposed restrictions or by law. Expenses are generally reported as a decrease in unrestricted net assets. Expiration of temporary restrictions is reflected in the statements of activities as net assets released from restrictions. Realized gains and losses from the sale, or other disposition of investments, are reported as revenue in unrestricted net assets unless their use is restricted by specific donor-imposed stipulation or by law.

**Cash and Cash Equivalents** - The Project considers all highly liquid investments with a maturity of three months or less to be cash equivalents. Cash and cash equivalents consisted of cash and money market accounts.

**Contributions** - All contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Unconditional promises to give with due dates scheduled after the statements of financial position date are shown as increases in temporarily or permanently restricted net assets. If a restriction is fulfilled in the same time period in which the contribution is received, the Project reports the support as unrestricted.

Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable values. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-free interest rates applicable to the years in which the promises are received. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as revenue until such time as the conditions are substantially met.

**Contributions Receivable** - All contributions receivable have been reviewed by management, and they have determined that no allowance for doubtful accounts is required as of December 31, 2015 and 2014.



# THE WALDEN WOODS PROJECT

## NOTES TO FINANCIAL STATEMENTS

### YEARS ENDED DECEMBER 31, 2015 AND 2014

#### Note 1 - Summary of Significant Accounting Policies (Continued)

**Investments** - Investments are reported at fair market value. The fair value of investments is based on the underlying investments valued at quoted market prices. Purchases and sales of investments are recorded on the trade date. The gain or loss on the sale of investments is determined using average cost. Unrealized gains and losses are included in the statements of activities.

**Buildings, Equipment and Endangered Land Held for Preservation** - Buildings, equipment and endangered land held for preservation are stated at cost or fair value at date of the gift, net of accumulated depreciation. Depreciation expense is computed on a straight-line basis over the estimated useful lives of the assets:

	<b>Estimated useful lives</b>
Buildings and improvements	25 years
Land improvements	10 years
Equipment	3-10 years

**Conservation Restrictions** - Donated conservation restrictions are carried at appraised value at time of donation. Appraised value is based on the difference of the estimated value of the related conservation land before and after the restriction is granted. The Project holds other conservation restrictions which are not recorded in the financial statements because there is no reasonable estimate of their value.

**Collections Items** - The Project capitalizes collection items at cost or if donated to the Project, at an appraised value at times of the donation. The Project's collection items are artifacts of historical significance which are catalogued and preserved for educational, research and scientific purposes.

**Income Taxes** - The Project is a non-profit corporation organized under the laws of Massachusetts and is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, the financial statements do not reflect a provision for income taxes. This determination has been reviewed according to guidance in a Financial Accounting Standards Board pronouncement related to accounting for uncertainty in income taxes. In determining the recognition of uncertain tax positions, the Project applies a more-likely-than-not recognition threshold and determines the measurement of uncertain tax positions by considering the amounts and probabilities of the outcomes that could be realized upon ultimate settlement with taxing authorities. As of December 31, 2015, the Project has no uncertain tax positions that qualify for either recognition or disclosure in the financial statements. The Project is generally subject to potential examination by taxing jurisdictions for the prior three years.

The Project is potentially subject to Unrelated Business Income Tax (UBIT) relating to the sale of produce at a farm stand, which is not related to the Project's primary purpose of preserving conservation land. For the years ended December 31, 2015 and 2014, the Project did not incur any UBIT related to its farm stand operation.

# **THE WALDEN WOODS PROJECT**

## **NOTES TO FINANCIAL STATEMENTS**

### **YEARS ENDED DECEMBER 31, 2015 AND 2014**

#### **Note 1 - Summary of Significant Accounting Policies (Continued)**

**Concentrations of Credit Risk** - The Project is not aware of any concentrations of credit risk. The Project's bank offers supplemental deposit insurance in addition to FDIC insurance which insures all deposits above the FDIC insurance levels.

**Use of Estimates in the Preparation of Financial Statements** - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect 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 the estimates included in the financial statements.

**Donated Assets** - Non-cash donations are recorded as contributions at their estimated fair values at the date of donation. For the years ended December 31, 2015 and 2014, donated assets received by the Project amounted \$120,127 and \$534,044, respectively.

**Subsequent Events** - The date to which events occurring after December 31, 2015 have been evaluated for possible adjustment to the financial statements or disclosure is the date of the Independent Auditor's Report, which is the date the financial statements were available to be issued.

#### **Note 2 - Fair Value Measurement**

Accounting principles generally accepted in the United States of America defines fair value as the price that would be received to sell an asset or paid to transfer a liability, in an orderly transaction between market participants. Further, accounting principles generally accepted in the United States of America require the Project to maximize the use of observable market inputs, minimize the use of unobservable market inputs, and disclose in the form of an outlined hierarchy the details of such fair value measurements. Accounting principles generally accepted in the United States of America specify a hierarchy of valuation techniques based on whether the inputs to a fair value measurement are considered to be observable or unobservable in a marketplace. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect the Project's market assumptions. This hierarchy requires the use of observable market data when available.

These inputs have created the following fair value hierarchy:

Level 1 - Quoted market prices in active markets for identical assets or liabilities.

Level 2 - Observable inputs other than those included in Level 1. For example, quoted prices for similar assets in active markets or quoted prices for identical assets in inactive markets.

Level 3 - Unobservable inputs reflecting management's own assumptions about the inputs used in estimating the value of the asset.

# THE WALDEN WOODS PROJECT

## NOTES TO FINANCIAL STATEMENTS

### YEARS ENDED DECEMBER 31, 2015 AND 2014

#### Note 2 - Fair Value Measurement (Continued)

The following is the Project's methodology for assets measured at fair value. There has been no changes in the methodologies used at December 31, 2015 and 2014.

**Common stocks** - Certain common stocks are valued at the closing price reported in the active market in which the individual securities are traded. If a quoted market price for unrestricted common stock of the issuer is not available, restricted common stocks are valued at a multiple of current earnings less an appropriate discount. The multiple chosen is consistent with multiples of similar companies based on current market prices. Investments in corporate stocks are classified as Level 1 of the valuation hierarchy.

**Mutual funds** - Mutual funds and exchange traded funds are valued using the Net Asset Value ("NAV") provided by the administrator of the fund and calculated at the close of business on the NYSE. The NAV is based on the value of the underlying assets owned by the fund, minus its liabilities, and then divided by the number of shares outstanding. Investments in mutual funds and exchange traded funds are classified within Level 1 of the valuation hierarchy.

**Corporate and U.S. Government bonds** - Corporate bonds are valued at the closing price reported in the active market in which the bond is traded (or are valued based on yields currently available on comparable securities of issuers with similar credit ratings). Plan investments in corporate bonds are classified as Level 1 of the valuation hierarchy as all are available to be traded in an active market.

The following table summarizes the Project's financial assets measured at fair value on a recurring basis in accordance with accounting principles generally accepted in the United States of America as of December 31, 2015:

	<b>Quoted Prices in Active Markets for Identical Assets Level 1</b>	<b>Significant Other Observable Inputs Level 2</b>	<b>Unobservable Inputs Level 3</b>
Investment portfolio:			
Common stocks:			
Basic materials	\$ 102,034	\$ -	\$ -
Consumer goods	978,734	-	-
Energy	79,778	-	-
Financial	750,105	-	-
Healthcare	643,725	-	-
Industrial goods	436,665	-	-
Telecommunications Services	73,490	-	-
Technology	932,883	-	-
Corporate bonds	950,973	-	-
U.S. Government bonds	832,992	-	-
U.S. Government money market funds	309,976	-	-
Mutual funds:			
Income funds	8,771	-	-
Value funds	13,514	-	-
Growth funds	9,710	-	-
International/global funds	4,664	-	-
	<u>\$ 6,128,014</u>	<u>\$ -</u>	<u>\$ -</u>

# THE WALDEN WOODS PROJECT

## NOTES TO FINANCIAL STATEMENTS

### YEARS ENDED DECEMBER 31, 2015 AND 2014

#### Note 2 - Fair Value Measurement (Continued)

The following table summarizes the Project's financial assets measured at fair value on a recurring basis in accordance with accounting principles generally accepted in the United States of America as of December 31, 2014:

	<b>Quoted Prices in Active Markets for Identical Assets Level 1</b>	<b>Significant Other Observable Inputs Level 2</b>	<b>Unobservable Inputs Level 3</b>
Investment portfolio:			
Common stocks:			
Basic materials	\$ 129,776	\$ -	\$ -
Consumer goods	986,128	-	-
Energy	266,320	-	-
Financial	671,864	-	-
Healthcare	667,121	-	-
Industrial goods	540,540	-	-
Technology	797,338	-	-
Corporate bonds	958,117	-	-
U.S. Government bonds	743,794	-	-
U.S. Government money market funds	832,086	-	-
Mutual funds:			
Income funds	9,133	-	-
Value funds	14,232	-	-
Growth funds	10,231	-	-
International/global funds	5,086	-	-
	<u>\$ 6,631,766</u>	<u>\$ -</u>	<u>\$ -</u>

#### Note 3 - Contributions Receivable

Contributions receivable consists of the following at December 31, 2015:

	<b>Unrestricted</b>	<b>Temporarily Restricted</b>	<b>Total</b>
Restricted for endowment	\$ -	\$ 486,856	\$ 486,856
Assistance for future unrestricted operations	-	39,175	39,175
Operating funds	-	2,000	2,000
	<u>\$ -</u>	<u>\$ 528,031</u>	<u>\$ 528,031</u>

# THE WALDEN WOODS PROJECT

## NOTES TO FINANCIAL STATEMENTS

### YEARS ENDED DECEMBER 31, 2015 AND 2014

#### Note 3 - Contributions Receivable (Continued)

Contributions receivable consists of the following at December 31, 2014:

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Assistance for future unrestricted operations	\$ -	\$ 58,342	\$ 58,342
Operating funds	-	2,000	2,000
	<u>\$ -</u>	<u>\$ 60,342</u>	<u>\$ 60,342</u>

At December 31, 2015, contributions receivable are expected to be collected as follows:

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
One to five years	\$ -	\$ 528,031	\$ 528,031
	<u>\$ -</u>	<u>\$ 528,031</u>	<u>\$ 528,031</u>

#### Note 4 - Investments

Investments consisted of the following at December 31, 2015 and 2014:

	<u>2015</u>	<u>2014</u>
Equity securities	\$ 3,997,414	\$ 4,059,087
Fixed income securities	1,783,965	1,701,911
U.S. Government money market funds	309,976	832,086
Mutual funds	36,659	38,682
	<u>\$ 6,128,014</u>	<u>\$ 6,631,766</u>

The Project invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and those changes could materially affect the amounts reported on the statements of financial position.

For the years ended December 31, 2015 and 2014, the Project incurred investment management fees of \$47,832 and \$47,807, respectively.

# THE WALDEN WOODS PROJECT

## NOTES TO FINANCIAL STATEMENTS

### YEARS ENDED DECEMBER 31, 2015 AND 2014

#### Note 5 - Buildings, Equipment and Endangered Land Held for Preservation

Buildings, equipment and endangered land held for preservation consists of the following at December 31, 2015 and 2014:

		<u>2015</u>		<u>2014</u>
Buildings, improvements and equipment	\$	9,592,214	\$	9,525,323
Less accumulated depreciation		<u>(6,310,182)</u>		<u>(5,964,198)</u>
		3,282,032		3,561,125
Walden Woods Endangered Land:				
Fairhaven Road		1,247,986		1,247,986
Concord Commons		2,195,688		2,195,688
Brister's Hill		2,522,111		2,522,111
Baker Farm Road		556,857		556,857
Fairhaven Hill		704,286		704,286
Sudbury Road		1,800,000		1,800,000
Baker Farm Road (Adams property)		1,375,000		1,375,000
The Farm at Walden Woods		2,703,538		2,703,538
Concord Turnpike		<u>679,121</u>		<u>679,121</u>
	\$	<u><u>17,066,619</u></u>	\$	<u><u>17,345,712</u></u>

#### Note 6 - Restricted Net Assets

Restricted net assets consists of the following at December 31, 2015 and 2014:

	<u>2015</u>		<u>2014</u>	
	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>
Donor stipulations:				
Purchase of buildings and trees	\$ 4,900	\$ -	\$ 4,900	\$ -
Thoreau Institute/Educational Program Development	-	3,435,864	-	3,385,864
Ecological restoration/Interpretive trails	376,300	3,663,225	387,742	3,588,225
Specific restrictions	76,751	-	76,751	-
Conservation restrictions	<u>-</u>	<u>2,000,000</u>	<u>-</u>	<u>2,000,000</u>
Total donor stipulations	<u>457,951</u>	<u>9,099,089</u>	<u>469,393</u>	<u>8,974,089</u>
Endowment:				
Restricted investment income	27,588	-	25,106	-
Net unrealized gain on investments	<u>909,001</u>	<u>-</u>	<u>1,311,936</u>	<u>-</u>
Total endowment	<u>936,589</u>	<u>-</u>	<u>1,337,042</u>	<u>-</u>
Contributions receivable - operations	<u>528,031</u>	<u>-</u>	<u>60,342</u>	<u>-</u>
Total	\$ <u><u>1,922,571</u></u>	\$ <u><u>9,099,089</u></u>	\$ <u><u>1,866,777</u></u>	\$ <u><u>8,974,089</u></u>

# **THE WALDEN WOODS PROJECT**

## **NOTES TO FINANCIAL STATEMENTS**

### **YEARS ENDED DECEMBER 31, 2015 AND 2014**

#### **Note 7 - Endowment**

The Project's endowment consists of donor restricted funds established for a variety of purposes. As required by U.S. generally accepted accounting principles, net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

The Project has interpreted the Massachusetts Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result, the Project classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Project.

In accordance with UPMIFA, the Project considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

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

***Investment Return Objectives, Risk Parameters and Strategies*** - The Project's policy is to invest the endowment in a socially responsible manner, as determined by the Project's Board of Directors. The investment objective is to preserve and grow the value of the investments. To this end, the investments are managed using a Balanced Capital Growth strategy that works towards preserving and growing principal on a risk-adjusted basis over time.

***Spending Policy*** - The Project's policy is to delay spending of investment income earned on the Project Endowment unless necessary to support the activities and operations of the Project.

**THE WALDEN WOODS PROJECT**

**NOTES TO FINANCIAL STATEMENTS**

**YEARS ENDED DECEMBER 31, 2015 AND 2014**

**Note 7 - Endowment (Continued)**

The endowment net asset composition by type of fund as of December 31, 2015 is as follows:

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
Donor restricted endowment funds	\$ -	\$ 805,466	\$ 9,099,089	\$ 9,904,555
Endowment Net Assets				
Beginning of Year	\$ -	\$ 1,149,854	\$ 8,974,089	\$ 10,123,943
Contributions	-	-	125,000	125,000
Investment loss	-	(344,388)	-	(344,388)
End of Year	\$ -	\$ 805,466	\$ 9,099,089	\$ 9,904,555

The endowment net asset composition by type of fund as of December 31, 2014 is as follows:

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
Donor restricted endowment funds	\$ -	\$ 1,149,854	\$ 8,974,089	\$ 10,123,943
Endowment Net Assets				
Beginning of Year	\$ -	\$ 1,040,789	\$ 8,949,089	\$ 9,989,878
Contributions	-	-	25,000	25,000
Investment gain	-	109,065	-	109,065
End of Year	\$ -	\$ 1,149,854	\$ 8,974,089	\$ 10,123,943



# THE WALDEN WOODS PROJECT

## NOTES TO FINANCIAL STATEMENTS

### YEARS ENDED DECEMBER 31, 2015 AND 2014

#### Note 8 - Note Payable, Bank

The Project has a line of credit agreement, which is subject to renewal on July 31, 2017. The maximum borrowings available under the agreement are \$2,000,000, payable on demand and bear interest at the bank's prime rate (3.50% at December 31, 2015). The agreement is collateralized by a security interest in substantially all of the Project's marketable securities. The primary purpose of the line of credit is to fund working capital requirements. The agreement contains certain financial and non-financial covenant requirements. Management is not aware of any violations of the covenants as of December 31, 2015. At December 31, 2014, borrowings outstanding under the line of credit agreement amounted to \$675,000. There are no borrowings outstanding under the line of credit agreement as of December 31, 2015.

#### Note 9 - Notes Payable

Notes payable consists of the following at December 31, 2015 and 2014:

	<u>2015</u>	<u>2014</u>
Non-interest bearing note payable, collateralized by collection items, payable in five annual principal payments of \$14,000 beginning in 2011.	\$ -	\$ 14,000
Non-interest bearing note payable, collateralized by collections items, payable in annual principal payments of \$150,000 in 2014 and \$100,000 in 2015 and 2016.	<u>100,000</u>	<u>200,000</u>
	100,000	214,000
Less amount due within one year	<u>100,000</u>	<u>114,000</u>
Long-term portion	<u>\$ -</u>	<u>\$ 100,000</u>

Annual principal installments scheduled for payment over future years are as follows:

<u>Year ending December 31,</u>	<u>Amount</u>
2016	\$ 100,000

#### Note 10 - Contributed Services

The Project has recognized contribution revenue (and corresponding expenses) for contributed professional services based upon compensation that would have been paid for such services. For the years ended December 31, 2015 and 2014, the Project received approximately \$10,000 and \$35,000 in contributed services related to legal expenses, respectively

A substantial number of volunteers have made significant contributions of their time to develop the Project's programs, principally the Thoreau Institute. The value of this contributed time is not reflected in these statements as no objective basis is available to measure the value of such services.

# **THE WALDEN WOODS PROJECT**

## **NOTES TO FINANCIAL STATEMENTS**

### **YEARS ENDED DECEMBER 31, 2015 AND 2014**

#### **Note 11 - Retirement Plan**

The Project has established a 403(b) defined contribution retirement plan in which eligible employees can elect to defer a percentage of their compensation. The Project also contributes 5% of an employee's salary for eligible employees. All employee deferrals are subject to IRS limitations. Contributions of \$25,748 and \$23,089 were made during the years ended December 31, 2015 and 2014, respectively.

While the Project expects to continue the plan indefinitely, it has reserved the right to modify, amend or terminate the plan. In the event of termination, the entire amount contributed under the plan must be applied to the payments of benefits to the participants or their beneficiaries.

#### **Note 12 - Interest Expense**

Interest expense incurred by the Project for the years ended December 31, 2015 and 2014 was \$3,743 and \$22,131, respectively.

#### **Note 13 - Functional Allocation of Expenses**

The costs of providing various programs and related supporting activities for the years ended December 31, 2015 and 2014 have been summarized on a functional basis as follows:

	<b><u>2015</u></b>	<b><u>2014</u></b>
Program services expenses	\$ 1,284,592	\$ 1,194,809
Management and general expenses	344,738	333,859
Fundraising expenses	<u>64,262</u>	<u>54,579</u>
	<b><u>\$ 1,693,592</u></b>	<b><u>\$ 1,583,247</u></b>

For the years ended December 31, 2015 and 2014, the functional allocation of expenses includes reconciling adjustments of \$(15,007) and \$(411,958), respectively when compared to the total expenses on the accompanying statements of activities. The reconciling adjustments relate to the classification of certain revenues and expenses that for Federal Form 990 purposes are classified differently than on the accompanying statements of activities.

#### **Note 14 - Statements of Cash Flows Supplemental Notes**

Cash paid for interest during the years ended December 31, 2015 and 2014 amounted to \$3,743 and \$22,131, respectively.