

LACAWAC SANCTUARY
FOUNDATION, INC.

FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

LACAWAC SACTUARY FOUNDATION, INC.

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DECEMBER 31, 2024 AND 2023**

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KOHANSKI

C o m p a n y • P C

INDEPENDENT AUDITORS' REPORT

To the Board of Trustees of
Lacawac Sanctuary Foundation, Inc.

Opinion

We have audited the financial statements of Lacawac Sanctuary Foundation, Inc. (the "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 accompanying financial statements present fairly, in all material respects, the financial position of the Organization as of December 31, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). 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 the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for one year after the date that the financial statements are issued.

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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 GAAS 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 GAAS, 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.

Kohanski & Co., PC

Scranton, PA
July 17, 2025

LACAWAC SACTUARY FOUNDATION, INC.

STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
<u>ASSETS</u>		
CURRENT ASSETS:		
Cash	\$ 34,083	\$ 74,249
Restricted cash	12,029	125,023
Contributions receivable	10,373	10,827
Pledges receivable	81,875	37,500
Investments	587,518	518,075
Prepaid expenses	3,695	-
Total Current Assets	729,573	765,674
RESTRICTED INVESTMENTS	476,383	350,361
PROPERTY AND EQUIPMENT, net	6,656,984	6,287,317
BENEFICIAL INTEREST IN FUNDS HELD BY OTHERS	77,990	71,433
	<u>\$ 7,940,930</u>	<u>\$ 7,474,785</u>
<u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES:		
Current portion of notes payable	\$ 169,523	\$ 18,778
Accounts payable	56,904	215,253
Accrued payroll	11,819	9,235
Refundable advances	1,542	-
Deferred revenue	27,250	25,952
Total Current Liabilities	267,038	269,218
NOTES PAYABLE, net of current portion	28,262	47,792
Total Liabilities	<u>295,300</u>	<u>317,010</u>
NET ASSETS:		
With donor restrictions	1,334,937	1,214,388
Without donor restrictions:		
Undesignated	6,202,298	5,840,418
Board designated	108,395	102,969
Total Net Assets	<u>7,645,630</u>	<u>7,157,775</u>
	<u>\$ 7,940,930</u>	<u>\$ 7,474,785</u>

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUES AND SUPPORT:			
Public support:			
Contributions and memberships	\$ 387,516	\$ 175,303	\$ 562,819
Grant income	144,571	-	144,571
Fundraising events	<u>63,608</u>	<u>-</u>	<u>63,608</u>
Total Public Support	<u>595,695</u>	<u>175,303</u>	<u>770,998</u>
Revenues:			
Lodging and facility usage fees	173,254	-	173,254
Program income	161,183	-	161,183
Miscellaneous income	23,813	-	23,813
Interest income	1,499	-	1,499
Investment income, net	86,475	37,689	124,164
Change in value of beneficial interests	<u>-</u>	<u>6,557</u>	<u>6,557</u>
Total Revenues	<u>446,224</u>	<u>44,246</u>	<u>490,470</u>
Net Assets Released from Restrictions	<u>99,000</u>	<u>(99,000)</u>	<u>-</u>
Total Revenues and Support	<u>1,140,919</u>	<u>120,549</u>	<u>1,261,468</u>
EXPENSES:			
Program services	485,713	-	485,713
Supporting services:			
Management and general	201,150	-	201,150
Fundraising	<u>86,750</u>	<u>-</u>	<u>86,750</u>
Total Expenses	<u>773,613</u>	<u>-</u>	<u>773,613</u>
CHANGE IN NET ASSETS	367,306	120,549	487,855
NET ASSETS - Beginning	<u>5,943,387</u>	<u>1,214,388</u>	<u>7,157,775</u>
NET ASSETS - Ending	<u>\$ 6,310,693</u>	<u>\$ 1,334,937</u>	<u>\$ 7,645,630</u>

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUES AND SUPPORT:			
Public support:			
Contributions and memberships	\$ 437,056	\$ 130,300	\$ 567,356
Contribution of land	-	110,600	110,600
Grant income	215,417	-	215,417
Fundraising events	49,995	-	49,995
Total Public Support	702,468	240,900	943,368
Revenues:			
Lodging and facility usage fees	66,380	-	66,380
Program income	282,208	-	282,208
Miscellaneous income	3,356	-	3,356
Interest income	44	-	44
Investment income, net	94,861	23,144	118,005
Change in value of beneficial interests	-	7,575	7,575
Total Revenues	446,849	30,719	477,568
Net Assets Released from Restrictions	527,425	(527,425)	-
Total Revenues and Support	1,676,742	(255,806)	1,420,936
EXPENSES:			
Program services	387,115	-	387,115
Supporting services:			
Management and general	130,063	-	130,063
Fundraising	74,462	-	74,462
Total Expenses	591,640	-	591,640
CHANGE IN NET ASSETS	1,085,102	(255,806)	829,296
NET ASSETS - Beginning	4,858,285	1,470,194	6,328,479
NET ASSETS - Ending	\$ 5,943,387	\$ 1,214,388	\$ 7,157,775

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2024**

	<u>Program Services</u>	<u>Supporting Services</u>		
	<u>Environmental Programs</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
EXPENSES:				
Salaries	\$ 131,197	\$ 131,226	\$ 27,806	\$ 290,229
Payroll taxes	14,995	5,141	1,286	21,422
Employee benefits	4,888	9,772	1,628	16,288
Research and preservation programs	149,262	-	-	149,262
Depreciation	64,083	-	-	64,083
Fundraising activities	-	-	43,645	43,645
Repairs and maintenance	36,366	2,813	-	39,179
Insurance	26,573	9,112	2,277	37,962
Occupancy	23,997	8,229	2,056	34,282
Community programs	16,502	-	-	16,502
Supplies and postage	7,731	1,106	2,208	11,045
Professional fees	-	10,281	-	10,281
Marketing tourism	-	6,111	4,074	10,185
Office expense	4,827	3,862	965	9,654
Interest	-	9,106	-	9,106
Computer and internet	4,026	3,221	805	8,052
Dues and memberships	1,266	-	-	1,266
Miscellaneous	-	1,170	-	1,170
Total Expenses	<u>\$ 485,713</u>	<u>\$ 201,150</u>	<u>\$ 86,750</u>	<u>\$ 773,613</u>

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2023**

	<u>Program Services</u>	<u>Supporting Services</u>		
	<u>Environmental Programs</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
EXPENSES:				
Salaries	\$ 127,569	\$ 66,396	\$ 26,990	\$ 220,955
Payroll taxes	10,716	3,152	1,891	15,759
Employee benefits	8,751	6,125	2,625	17,501
Research and preservation programs	126,392	-	-	126,392
Depreciation	39,622	-	-	39,622
Occupancy	18,689	9,344	3,115	31,148
Fundraising activities	-	-	27,348	27,348
Insurance	12,699	10,160	2,540	25,399
Repairs and maintenance	7,607	10,861	-	18,468
Community programs	14,966	-	-	14,966
Professional fees	-	9,662	-	9,662
Marketing tourism	-	4,716	4,712	9,428
Office expense	5,291	1,764	1,764	8,819
Supplies and postage	4,757	792	2,378	7,927
Dues and memberships	6,757	-	-	6,757
Computer and internet	3,299	1,099	1,099	5,497
Interest	-	4,003	-	4,003
Miscellaneous	-	1,989	-	1,989
Total Expenses	<u>\$ 387,115</u>	<u>\$ 130,063</u>	<u>\$ 74,462</u>	<u>\$ 591,640</u>

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	\$ 487,855	\$ 829,296
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	64,083	39,622
Contribution of land	-	(110,600)
Net realized and unrealized gains on investments	(99,363)	(104,049)
Change in value of beneficial interest	(6,557)	(7,575)
Change in assets and liabilities:		
Accounts receivable	454	(10,657)
Pledges receivable	(44,375)	(37,500)
Prepaid expenses	(3,695)	-
Accounts payable	(140,159)	2,799
Accrued payroll	2,584	(2,087)
Refundable advances	1,542	(16,637)
Deferred revenue	1,298	19,817
Net Cash Provided by Operating Activities	<u>\$ 263,667</u>	<u>\$ 602,429</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of property and equipment	(451,940)	(858,048)
Sales of investments	19,271	18,383
Purchases of investments	(115,373)	(118,675)
Net Cash Used by Investing Activities	<u>(548,042)</u>	<u>(958,340)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from long-term debt	150,000	-
Payments on long-term debt	(18,785)	(18,082)
Net Cash Provided (Used) by Financing Activities	<u>131,215</u>	<u>(18,082)</u>
NET CHANGE IN CASH	(153,160)	(373,993)
CASH - Beginning	<u>199,272</u>	<u>573,265</u>
CASH - Ending	<u>\$ 46,112</u>	<u>\$ 199,272</u>

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**STATEMENTS OF CASH FLOWS (CONT'D)
YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
SUPPLEMENTAL INFORMATION:		
Cash	\$ 34,083	\$ 74,249
Restricted cash	<u>12,029</u>	<u>125,023</u>
	<u>\$ 46,112</u>	<u>\$ 199,272</u>
 Cash paid for interest	 <u>\$ 9,106</u>	 <u>\$ 4,003</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES:		
 Construction-in-progress in accounts payable	 <u>\$ 18,190</u>	 <u>\$ 176,716</u>

The accompanying notes are an integral part of these financial statements.

LACAWAC SACTUARY FOUNDATION, INC.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

NOTE 1: NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

The Lacawac Sanctuary Foundation, Inc. (the "Organization") maintains marshes, forest, and lakes within its sanctuary and operates facilities for ecological research and education. The Organization is supported primarily through grants and contributions, program and membership fees, and lodging and facility use rentals.

Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Accordingly, all significant receivables, payables, and other accruals are reflected.

Basis of Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets; net assets without donor restrictions and net assets with donor restrictions.

Net Assets without Donor Restrictions

These net assets generally result from revenues generated by receiving contributions that have no donor restrictions, providing services, and receiving interest from operating investments, less expenses incurred in providing program-related services, raising contributions, and performing administrative functions. Contributions that are restricted by the donor are also reported as increases in net assets without donor restrictions if the restrictions expire in the fiscal year in which the contributions are recognized.

Net Assets with Donor Restrictions

These net assets result from gifts of cash and other assets that are received with donor stipulations that limit the use of the donated assets, either permanently or temporarily until the donor restriction expires, that is until the stipulated time restriction ends or the purpose of the restriction is accomplished, the net assets are restricted. When restrictions expire, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

**NOTE 1: NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES
(CONT'D)**

Use of Estimates

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

For the purpose of the statement of cash flows, the Organization considers all unrestricted highly liquid investments with an initial maturity of three months or less to be a cash equivalent.

Restricted Cash

Restricted cash consists of donor restricted contributions and grants received for capital projects or equipment needed for the Organization.

Contributions Receivable

Contributions receivable that are expected to be collected within one year are recorded at net realizable value. Contributions receivable 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. We determine the allowance for uncollectable contributions based on historical experience, an assessment of economic conditions, and a review of subsequent collections. Contributions receivable are written off when deemed uncollectable.

Investments

Equity securities with readily determinable fair-values and debt securities are valued at fair-value based on quoted market prices. Adjustments to reflect increases or decreases in market value, referred to as unrealized gains and losses, are reported in the statement of activities. The basis of investments received as gifts is fair-value as determined upon receipt. The basis of investments sold is determined by use of the specific identification method.

All realized gains and losses arising from the sale of investments and ordinary income from investments are reported as changes in unrestricted net assets unless their use is restricted by explicit donor imposed stipulations.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

**NOTE 1: NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES
(CONT'D)**

Fair-value Measurements

The Organization measures its investments at fair-value on a recurring basis. A fair-value hierarchy prioritizes the inputs to valuation techniques used to measure fair-value. This hierarchy consists of three broad levels that are ranked to indicate the quality and reliability of the resulting fair-value measure. Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets and have the highest priority. Level 2 inputs consist of observable inputs other than quoted prices for identical assets, and Level 3 inputs have the lowest priority. The Organization uses appropriate valuation techniques based on the available inputs to measure the fair-value of its investments. When available, the Organization measures fair-value using Level 1 inputs because they generally provide the most reliable evidence of fair-value. Level 3 inputs are only used when Level 1 or Level 2 inputs are not available.

Property and Equipment

Property and equipment are recorded at cost and are depreciated over their estimated useful lives using the straight-line method of depreciation. Repairs and minor equipment are charged against current operations when incurred. Management has set the capitalization threshold for reporting property and equipment at \$5,000.

A portion of the Organization's land and buildings was acquired from the Nature Conservancy which has a reversionary interest in the property if the Organization were to use the property for other than that stated purpose. The basis of the buildings was not determined at the time of transfer and, accordingly, is not being depreciated in these financial statements. This policy is not in accordance with Accounting Principles Generally Accepted in the United States of America, but the difference is not believed to be material.

Deferred Revenue

Deferred revenue consists of fees received in advance of being earned.

Revenue Recognition

Contributions are recognized when cash, securities or other assets, or an unconditional promise to give is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

**NOTE 1: NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES
(CONT'D)**

Revenue Recognition (Cont'd)

A portion of the Organization's revenue is derived from cost-reimbursable grants, which are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position.

Donated Services

No amounts have been reflected in the financial statements for donated services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Organization with specific assistance programs, campaign solicitations, and various committee assignments.

Functional Allocation of Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the statement of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. Expenses that are allocated include salaries, benefits, and payroll taxes, which are allocated on an estimate of time and effort. In addition, occupancy costs, insurance, repairs and maintenance, supplies, office expenses, and computer costs are allocated based on estimates of percentage of use.

Income Taxes

The Organization is a not-for-profit corporation that is exempt from income taxes under section 501(c)3 of the Internal Revenue Code. No provision for Federal or state income taxes is required.

In accordance with the Financial Accounting Standards Board guidance on accounting for uncertainty in income taxes, management evaluated the Organization's tax positions and concluded that the Organization had taken no uncertain tax positions that require adjustment to the financial statements to comply with the provisions of this guidance. With few exceptions, the Organization is no longer subject to tax examinations by Federal, state, or local tax authorities for years before December 31, 2021.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

**NOTE 1: NATURE OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES
(CONT'D)**

Financial Instruments and Credit Risk

The Organization manages deposit concentration risk by placing cash, money market accounts, and certificates-of-deposit with financial institutions believed by management to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. To date, the Organization has not experienced losses in any of these accounts. Investments are made by investment managers whose performance is monitored by management and the investment committee of the Board of Trustees. Although the fair-values of investments are subject to fluctuation on a year-to-year basis, the Organization believes that the investment policies and guidelines are prudent for the long-term welfare of the Organization.

Subsequent Events

Management has evaluated subsequent events through July 17, 2025, which is the date the financial statements were available to be issued, for events requiring recording or disclosure in the financial statements for the year ended December 31, 2024.

NOTE 2: LIQUIDITY AND AVAILABILITY

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

	<u>2024</u>	<u>2023</u>
Cash	\$ 5,291	\$ 48,297
Accounts receivable	10,373	10,827
Pledges receivable	35,625	10,625
Unrestricted investments	<u>587,518</u>	<u>518,075</u>
	<u>\$ 638,807</u>	<u>\$ 587,824</u>

In addition to financial assets available to meet general expenditures over the year, the Organization operates on a balanced budget and anticipates covering its general expenditures by collecting sufficient program fees, rental income, memberships and contributions.

LACAWAC SACTUARY FOUNDATION, INC.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

NOTE 2: LIQUIDITY AND AVAILABILITY (CONT'D)

The Organization also has a \$25,000 line-of-credit, which it could draw upon in the event of an unanticipated liquidity need. The available balance on the line-of-credit was \$25,000 at December 31, 2024 and 2023.

Restricted cash and investments consist of donor-restricted funds designated for specific purposes. Donor-restricted funds are not available for general expenditure.

NOTE 3: PLEDGES RECEIVABLE

Pledges receivable at December 31, 2024 were \$81,875 and are expected to be collected as follows:

<u>Year Ending December 31,</u>	
2025	\$ 35,625
2026	35,625
2027	<u>10,625</u>
	<u>\$ 81,875</u>

No discount has been applied to the pledges receivable at December 31, 2024 as the amount is immaterial to the financial statements.

NOTE 4: INVESTMENTS

Investments are summarized as follows at December 31:

	<u>2024</u>	<u>2023</u>
Cash equivalents	\$ 88,528	\$ 42,702
Exchange traded funds	86,106	116,944
Mutual funds - fixed income	264,826	132,912
Mutual funds - equity	<u>624,441</u>	<u>575,878</u>
	<u>\$ 1,063,901</u>	<u>\$ 868,436</u>

As of December 31, 2024 and 2023, all investments were considered Level 1 investments.

LACAWAC SACTUARY FOUNDATION, INC.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

NOTE 5: PROPERTY AND EQUIPMENT

Property and equipment consist of the following at December 31,:

	<u>2024</u>	<u>2023</u>
Land, building, and improvements	\$ 6,982,120	\$ 5,773,823
Equipment	87,194	82,094
Furniture and fixtures	55,749	55,749
Construction-in-progress	<u>18,265</u>	<u>797,912</u>
	7,143,328	6,709,578
Less: accumulated depreciation	<u>(486,344)</u>	<u>(422,261)</u>
	<u>\$ 6,656,984</u>	<u>\$ 6,287,317</u>

Depreciation expense was \$64,083 and \$39,622 for the years ended December 31, 2024 and 2023, respectively.

NOTE 6: BENEFICIAL INTEREST IN TRUSTS HELD BY OTHERS

The Organization is the beneficiary of three trusts held by the Scranton Area Foundation. Income from the trusts is paid to the Organization to support the expenses of undergraduate students whose research deals with the natural resources of the sanctuary and for the future purchase of land around the sanctuary. The trusts are recorded at the fair-value of the underlying investments which are classified within level 3 of the fair-value hierarchy because the trust assets can never be redeemed by the Organization.

Distributions from the trusts are received only when requested by the Board of Trustees for specific projects or programs and are distributed in accordance with each Foundation's spending policy. Distributions of \$3,000 and \$36 were received in the years ended December 31, 2024 and 2023, respectively.

Reconciliations of assets measured using Level 3 inputs as of December 31:

	<u>2024</u>	<u>2023</u>
Beginning Balance	\$ 71,433	\$ 63,822
Change in value	9,557	7,647
Distributions	<u>(3,000)</u>	<u>(36)</u>
Ending Balance	<u>\$ 77,990</u>	<u>\$ 71,433</u>

LACAWAC SACTUARY FOUNDATION, INC.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

NOTE 7: DEMAND NOTE PAYABLE

The Organization has a \$25,000 line-of-credit with interest payable monthly at the prime rate plus .75% (8.4% at December 31, 2024). The line-of-credit is secured by substantially all of the Organization's assets. Borrowings on the line-of-credit are to be used for working capital. There was no outstanding balance as of December 31, 2024 and December 31, 2023.

NOTE 8: NOTES PAYABLE

Notes payable consist of the following at December 31,:

	<u>2024</u>	<u>2023</u>
Bank note payable in monthly installments of \$1,408, including interest at 4.875%. The note matures May 2027 with a balloon payment due of all outstanding principal and interest, and is secured by some of the Organization's investments.	\$ 38,373	\$ 52,975
Bank note payable in monthly installments of \$349. The note is noninterest bearing and matures March 2027. This note is secured by a vehicle with a net book value of \$7,023.	9,412	13,595
Bank note payable in monthly installments of \$3,564 including interest at 6.5% through March 2029 with a balloon payment due of outstanding principal and interest. This note was paid in full on February 11, 2025.	<u>150,000</u>	<u>-</u>
	197,785	66,570
Less: current portion	<u>(169,523)</u>	<u>(18,778)</u>
	<u>\$ 28,262</u>	<u>\$ 47,792</u>

LACAWAC SACTUARY FOUNDATION, INC.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

NOTE 8: NOTES PAYABLE (CONT'D)

The aggregate annual principal payments required on the notes payable are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2025	\$ 169,523
2026	20,299
2027	<u>7,963</u>
	<u>\$ 197,785</u>

NOTE 9: NET ASSETS WITH DONOR RESTRICTIONS

The Organization's net assets with donor restrictions are available for the following purposes at December 31:

	<u>2024</u>	<u>2023</u>
Subject to expenditure specified purposes:		
Building improvements	\$ 15,000	\$ 30,000
Limnological research	50,701	42,348
Maintenance of lab	33,873	27,463
Future land purchase	40,488	37,056
Student research	24,687	22,663
High school age programs	12,779	11,678
Field trip programs	105,834	100,000
Science programs	<u>108,395</u>	<u>-</u>
	<u>391,757</u>	<u>271,208</u>
Subject to restriction in perpetuity:		
Land for nature preserve	765,600	765,600
Limnological research	101,330	101,330
Maintenance of lab	<u>76,250</u>	<u>76,250</u>
	<u>943,180</u>	<u>943,180</u>
	<u>\$ 1,334,937</u>	<u>\$ 1,214,388</u>

LACAWAC SACTUARY FOUNDATION, INC.

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

NOTE 10: BOARD DESIGNATED NET ASSETS

The Board of Directors designated that a gift received from the estate of Susan S. Kilham be used for science and research purposes. The balance of the designated funds is \$108,395 and \$102,969 at December 31, 2024 and 2023, respectively.

NOTE 11: CONTRIBUTED NONFINANCIAL ASSETS

Contributed nonfinancial assets recognized within the statement of activities for the years ended December 31 included:

	<u>2024</u>	<u>2023</u>
Land contribution	<u>\$ -</u>	<u>\$ 110,660</u>

The Organization recognized contributed nonfinancial assets within revenue. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions.

For the year ended December 31, 2023, the Organization received a contribution of 112.41 acres in Manchester and Lake Township from the Northeast Pennsylvania Audubon Society due to their closure. The fair market value of the land was determined through an appraisal. The land must be maintained in its current state in perpetuity and used for environmental research and education.

NOTE 12: COMMITMENTS AND CONTINGENCIES

The Organization participates in both state and Federally assisted grant programs. These programs may be subject to program compliance audits by the grantors or their representatives. The Organization is potentially liable for any expenditure that may be disallowed pursuant to the terms of these grant programs. The Organization is not aware of any material items of noncompliance that would result in the disallowance of program expenditures.