

# Victoria Mansion

**Financial Statements**

**March 31, 2025 and 2024**

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## Nonprofit Accounting & Consulting Specialists

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### Independent Auditors' Report

Board of Directors  
Victoria Mansion  
Portland, Maine

#### Opinion

We have audited the accompanying financial statements of Victoria Mansion (a nonprofit organization), which comprise the statements of financial position as of March 31, 2025 and 2024, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Victoria Mansion as of March 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Victoria Mansion 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 Victoria Mansion's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

#### Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of Victoria Mansion'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 Victoria Mansion'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.

As stated in the opinion section of this report, the financial statements of Victoria Mansion present fairly, in all material respects, the financial position of Victoria Mansion as of March 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

*PGM, LLC*  
Biddeford, Maine  
April 8, 2026

## Statements of Financial Position

March 31,

	2025	2024
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 509,864	\$ 87,448
Accounts receivable	2,265	2,702
Unconditional promises to give receivable, current portion	2,750	
Inventory	90,030	78,445
Prepaid expenses	17,483	3,646
<b>Total Current Assets</b>	<u>622,392</u>	<u>172,241</u>
<b>Other Assets</b>		
Unconditional promises to give receivable, long-term portion, net	8,250	
Investments	383,575	464,649
Endowments	6,362,311	6,936,138
<b>Total Other Assets</b>	<u>6,754,136</u>	<u>7,400,787</u>
<b>Land, Building, and Equipment</b>		
Non-depreciable assets		
Land, building, and improvements	4,926,830	5,163,841
Depreciable assets		
Improvements	1,495,381	668,848
Equipment	73,452	72,873
Total depreciable assets	1,568,833	741,721
Less: accumulated depreciation	(670,207)	(639,348)
<b>Total Land, Building, and Equipment</b>	<u>5,825,456</u>	<u>5,266,214</u>
<b>Total Assets</b>	<u>\$ 13,201,984</u>	<u>\$ 12,839,242</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities</b>		
Accounts payable	3,927	24,514
Accrued liabilities	10,974	9,183
<b>Total Liabilities</b>	<u>14,901</u>	<u>33,697</u>
<b>Net Assets</b>		
Without donor restrictions		
Buildings, land, and equipment	870,166	102,372
Board designated endowment	5,429,283	5,918,958
Other	356,967	283,437
Total without donor restrictions	6,656,416	6,304,767
With donor restrictions		
Buildings and land	4,926,830	5,163,841
Time and purpose restricted	1,603,837	1,336,937
Total with donor restrictions	6,530,667	6,500,778
<b>Total Net Assets</b>	<u>13,187,083</u>	<u>12,805,545</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 13,201,984</u>	<u>\$ 12,839,242</u>

## Statement of Activities

Year Ended March 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Totals
<b>Revenues and Other Support</b>			
Admission and tours	\$ 435,926		\$ 435,926
Contributions	118,924	\$ 187,386	306,310
Membership	34,964		34,964
Sales, net of cost sales	69,334		69,334
Special events, net of expenses	16,527		16,527
Net assets released from restrictions	228,032	(228,032)	
<b>Total Revenues and Other Support</b>	<u>903,707</u>	<u>(40,646)</u>	<u>863,061</u>
<b>Operating Expenses</b>			
Program services	640,792		640,792
Management and general	139,472		139,472
Fundraising	50,428		50,428
<b>Total Operating Expenses</b>	<u>830,692</u>		<u>830,692</u>
<b>Change in Net Assets from Operations</b>	73,015	(40,646)	32,369
<b>Other Revenue and Expenses</b>			
Interest & dividends	224,195	35,032	259,227
Realized gain on sale of investments	200,651	34,491	235,142
Net unrealized loss on investments	(125,495)	(21,566)	(147,061)
Investment management fees	(20,717)	(3,560)	(24,277)
Capital campaign contributions		98,000	98,000
Capital campaign expenses		(71,862)	(71,862)
<b>Total Other Revenue and Expenses</b>	<u>278,634</u>	<u>70,535</u>	<u>349,169</u>
<b>Total Change in Net Assets</b>	351,649	29,889	381,538
<b>Net Assets, Beginning of Year</b>	<u>6,304,767</u>	<u>6,500,778</u>	<u>12,805,545</u>
<b>Net Assets, End of Year</b>	<u>\$ 6,656,416</u>	<u>\$ 6,530,667</u>	<u>\$ 13,187,083</u>

## Statement of Activities

Year Ended March 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Totals
<b>Revenues and Other Support</b>			
Admission and tours	\$ 408,488		\$ 408,488
Contributions	4,104,738	\$ 253,877	4,358,615
Membership	37,324		37,324
Sales, net of cost sales	57,418		57,418
Special events, net of expenses	13,172		13,172
Net assets released from restrictions	47,606	(47,606)	
<b>Total Revenues and Other Support</b>	<u>4,668,746</u>	<u>206,271</u>	<u>4,875,017</u>
<b>Expenses</b>			
Program services	552,941		552,941
Management and general	143,784		143,784
Fundraising	34,243		34,243
<b>Total Expenses</b>	<u>730,968</u>		<u>730,968</u>
<b>Change in Net Assets from Operations</b>	3,937,778	206,271	4,144,049
<b>Other Revenue and Expenses</b>			
Interest & dividends	119,166	35,995	155,161
Realized gain on sale of investments	31,082	15,768	46,850
Net unrealized loss on investments	295,017	149,667	444,684
Investment management fees	(16,373)	(2,889)	(19,262)
<b>Total Other Revenue and Expenses</b>	<u>428,892</u>	<u>198,541</u>	<u>627,433</u>
<b>Total Change in Net Assets</b>	4,366,670	404,812	4,771,482
<b>Net Assets, Beginning of Year, Restated</b>	<u>1,938,097</u>	<u>6,095,966</u>	<u>8,034,063</u>
<b>Net Assets, End of Year</b>	<u>\$ 6,304,767</u>	<u>\$ 6,500,778</u>	<u>\$ 12,805,545</u>

## Statement of Functional Expenses

Year Ended March 31, 2025

	Program Services	Management and General	Fundraising	Total Expenses
<b>Operating Expenses</b>				
Salaries	\$ 332,648	\$ 72,847	\$ 19,717	\$ 425,212
Payroll taxes	28,389	7,005	1,475	36,869
Employee benefits	47,651	11,758	2,476	61,885
Administrative		1,948		1,948
Travel		105		105
Conferences		75		75
Accounting		17,393		17,393
Insurance	21,091	4,358		25,449
Technology		3,393		3,393
Office		10,458		10,458
Building repairs	4,358	1,090		5,448
Equipment repairs	114	29		143
Grounds	1,362	341		1,703
Housekeeping	1,386	347		1,733
Snow removal	3,804	951		4,755
Development			23,381	23,381
Newsletter			3,379	3,379
Credit card fees	47,045			47,045
Utilities	29,496	7,374		36,870
Museum	6,362			6,362
Program	30,865			30,865
Collections management	17,591			17,591
Marketing	26,965			26,965
Dues & subscriptions	1,536			1,536
Printing & design	7,990			7,990
Other	1,280			1,280
Depreciation	30,859			30,859
<b>Total Operating Expenses</b>	<b>640,792</b>	<b>139,472</b>	<b>50,428</b>	<b>\$ 830,692</b>
<b>Other Expenses</b>				
Investment management fees		24,277		24,277
Capital campaign expenses			71,862	71,862
<b>Total Expenses</b>	<b>\$ 640,792</b>	<b>\$ 163,749</b>	<b>\$ 122,290</b>	<b>\$ 926,831</b>

## Statement of Functional Expenses

Year Ended March 31, 2024

Operating Expenses	Program Services	Management and General	Fundraising	Total Expenses
Salaries	\$ 314,591	\$ 69,561	\$ 13,834	\$ 397,986
Payroll taxes	13,176	17,059	4,056	34,291
Employee benefits	44,464	9,883	1,966	56,313
Administrative		7,007		7,007
Conferences		1,304		1,304
Accounting		24,607		24,607
Insurance	18,161	3,484		21,645
Technology		3,086		3,086
Office		6,261		6,261
Building repairs	2,742	51		2,793
Equipment repairs	70			70
Grounds	8,055	151		8,206
Housekeeping	2,108	39		2,147
Snow removal	3,868	72		3,940
Development			11,104	11,104
Newsletter			3,283	3,283
Credit card fees	40,428			40,428
Utilities	27,722	519		28,241
Museum	4,163			4,163
Program	9,088			9,088
Collections management	35,255			35,255
Marketing	4,899			4,899
Dues & subscriptions	3,053			3,053
Printing & design	8,069			8,069
Legal		700		700
Depreciation	13,029			13,029
<b>Total Operating Expenses</b>	<b>\$ 552,941</b>	<b>\$ 143,784</b>	<b>\$ 34,243</b>	<b>\$ 730,968</b>
<b>Other Expenses</b>				
Investment management fees		19,262		19,262
<b>Total Expenses</b>	<b>\$ 552,941</b>	<b>\$ 163,046</b>	<b>\$ 34,243</b>	<b>\$ 750,230</b>

## Statements of Cash Flows

Years Ended March 31,

	2025	2024
<b>Cash flows from operating activities:</b>		
Change in net assets	\$ 381,538	\$ 4,771,482
Adjustments to reconcile change in net assets to net cash flows used in operating activities:		
Depreciation	30,859	13,029
Interest and dividends	(259,227)	(155,161)
Net realized (gain) on investments	(235,142)	(46,850)
Net unrealized loss (gain) on investments	147,061	(444,684)
(Increase) decrease in:		
Accounts receivable	437	(2,702)
Unconditional promises to give receivable	(11,000)	
Inventory	(11,585)	(716)
Prepaid expenses	(13,837)	(1,457)
Tax credit receivable		70,702
(Increase) decrease in:		
Accounts payable	(20,587)	(7,273)
Accrued liabilities	1,791	1,284
Deferred revenue		(660)
<b>Net cash flows from operating activities</b>	<b>10,308</b>	<b>4,196,994</b>
<b>Cash flows from investing activities:</b>		
Purchase of equipment and improvements	(590,101)	(131,529)
Proceeds from sale of investments	1,002,209	88,305
Purchase of investments		(4,434,038)
<b>Net cash flows from investing activities</b>	<b>412,108</b>	<b>(4,477,262)</b>
<b>Net change in cash and cash equivalents</b>	<b>422,416</b>	<b>(280,268)</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>87,448</b>	<b>367,716</b>
<b>Cash and cash equivalents, end of year</b>	<b>\$ 509,864</b>	<b>\$ 87,448</b>

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### Organization

Victoria Mansion is a nonprofit corporation organized in Portland, Maine. The Organization is dedicated to the restoration and preservation of the Victoria Mansion located on Danforth Street in Portland, Maine, and to the fostering of public awareness and appreciation for the mansion and its era.

#### Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Net assets, revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported, as follows:

##### Net Assets without Donor Restrictions

Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions and can be used for any purpose designated by the board.

##### Net Assets with Donor Restrictions

Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statement of activities.

#### Cash and Cash Equivalents

For financial statement purposes, the Organization considers all depository accounts with financial institutions, including certificates of deposit with original maturities of less than 90 days and money market funds, to be cash and cash equivalents. At various times throughout the year and at year end, the Organization had cash balances in excess of FDIC insurance. The Organization believes it is not exposed to any significant credit risk on its cash balances. The uninsured balance at March 31, 2025 was approximately \$257,000.

#### Revenue Recognition

##### *Program Revenue*

Fee-for-service revenue for admissions and tours, gift shop sales, and membership dues is recognized on an accrual basis when the performance obligations have been met.

Other revenue includes investment income from gains and losses, and dividends and interest.

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Revenue Recognition, Continued

##### *Contribution Revenue*

Contributions, including promises to give, are considered conditional or unconditional, depending on the nature and existence of any donor or grantor conditions. A contribution or promise to give contains a donor or grantor condition when both of the following are present:

- An explicit identification of a barrier, that is more than trivial, that must be overcome before the revenue can be earned and recognized.
- An implicit right of return of assets transferred or a right of release of a donor or grantor's obligation to transfer assets promised, if the condition is not met.

Conditional contributions are recognized when the barrier(s) to entitlement are overcome. Unconditional contributions are recognized as revenue when received.

Unconditional contributions or conditional contributions in which the conditions have been substantially met or explicitly waived by the donor are recorded as support with or without donor restrictions, depending on the existence and nature of any donor restrictions.

##### *Inventories*

Inventories are carried at the lower cost in the first-in, first-out basis or market value.

##### **Investments**

The Organization carries investments in marketable securities with readily determinable fair values and all investments in debt securities at the fair values in the statement of financial position. Unrealized gains and losses are included in the change in net assets in the accompanying statement of activities.

Investments consist of publicly-traded mutual funds and money market funds. The fair value of these investments is based on quoted market prices.

##### **Endowment Funds**

Investments consist of donor-restricted endowment funds and Board designated endowment funds. The Organization has interpreted the Maine 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 of this interpretation, the Organization 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 permanent 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 endowment fund that is not classified as "donor-restricted, perpetual in nature" is classified as "donor-restricted, purpose and time restricted". Those purpose and time restricted assets remain restricted until amounts are appropriated for expenditure by the Organization according to the endowment fund's gift intent and spending policy, and also in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the Organization considers a number of factors in making a determination to appropriate or accumulate donor-restricted endowment funds which are designed to safeguard the principal.

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Endowment Funds, Continued

The Organization's investment and spending policies for the endowment funds are, as follows:

*Investment Objective and Policy* – The Organization has an investment policy that attempts to provide a predictable stream of funding from its endowment, while seeking to maintain the purchasing power of the endowment assets. To meet its long-term rate-of-return objectives, the Organization employs a total return strategy in which investment returns are achieved through both realized and unrealized capital appreciation, and current yield from interest and dividends. The Organization has a diversified investment pool with an asset allocation that includes equity, fixed income, and cash-based investments to achieve its long-term return objectives within prudent risk constraints.

*Spending Policy* – The Organization's spending policy is 5% based on a 3 year average of the balance considering donations, withdrawals and earnings. In the years ended March 31, 2025 and 2024, the Organization appropriated \$71,862 and \$78,502, respectively, for expenditures.

#### Property and Equipment

Purchased assets are carried at cost. Contributed assets are carried at the fair market value at the time of the gift. Major additions are included in the property accounts, while maintenance and repairs which do not improve or extend the life of the assets are expensed. Depreciation is computed using the straight line method of depreciation over the assets' estimated service life, generally 5-7 years. Depreciation expense for the years ended March 31, 2025 and 2024 totaled \$30,859 and \$13,029, respectively.

#### Collections

In conformity with the practice followed by many museums, antique furnishings and art objects purchased, conserved, and donated are not included in the statements of financial position. The cost of a collection item is recorded as a decrease in net assets when purchased or conserved. The proceeds from the sale of a collection item are recorded as an increase in net assets when sold. Items donated are not recorded because the nature of the donations does not allow a clearly measurable and objective basis for determining the value.

#### Income Taxes

The Organization is a not-for-profit organization as described in Section 501(c) (3) of the Internal Revenue Code and is exempt from federal and state income tax. The Organization is currently open to audit under the statute of limitations by the Internal Revenue Service and state taxing authorities for three years after the filing of a return.

#### Volunteer Services

A substantial number of unpaid volunteers have made significant contributions of their time to develop the Organization's programs, principally in membership development and educational programs. The value of this contributed time is not reflected in these statements because the criteria for recognition under accounting principles generally accepted in the United States of America have not been satisfied.

#### Advertising

The Victoria Mansion expenses advertising costs as incurred. Costs incurred for the year ended March 31, 2025 and 2024 were \$26,965 and \$4,899, respectively.

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### 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 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 in the reporting period. Actual results could differ from these estimates.

### NOTE 2 - LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditures: that is without donor or other restrictions limiting their use within one year of the balance sheet date, comprise the following as of March 31:

	2025	2024
Cash and cash equivalents	\$ 509,864	\$ 87,448
Accounts receivable	2,265	2,702
Unconditional promises to give receivable, current portion	2,750	
Endowment spending-rate distributions and appropriations	261,780	189,345
	<u>\$ 776,659</u>	<u>\$ 279,495</u>

The Organization has a \$100,000 Line of Credit with a commercial bank. As of March 31, 2025, \$100,000 is available.

### NOTE 3 – FAIR VALUE MEASUREMENTS AND DISCLOSURES OF INVESTMENTS

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. In determining fair value, the Organization uses various methods, including market, income and cost approaches. Based on these approaches, the Organization often utilizes certain assumptions that market participants would use in pricing the asset or liability, including assumptions about risk and/or the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated, or generally unobservable inputs. The Organization utilizes valuation techniques that maximize the use of observable inputs and minimizes the use of unobservable inputs. Based on the observability of the inputs used in the valuation techniques, the Organization is required to provide the following information according to the fair value hierarchy. The fair value hierarchy ranks the quality and reliability of the information used to determine fair values.

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 3 – FAIR VALUE MEASUREMENTS AND DISCLOSURES OF INVESTMENTS - CONTNUED

Financial assets and liabilities carried at fair value will be classified and disclosed in one of the following three categories:

- Level 1 – Quoted prices for identical assets and liabilities traded in active exchange markets that we can access at the measurement date.
- Level 2 – Observable inputs other than Level 1, including quoted prices for similar assets or liabilities, quoted prices in less active markets, or other observable inputs that can be corroborated by observable market data.
- Level 3 – Unobservable inputs supported by little or no market activity for financial instruments whose value is determined using pricing models, discounted cash flow methodologies, or similar information available in the circumstances.

In determining the appropriate levels, the Organization performs a detailed analysis of the assets and liabilities. At each reporting period, if applicable, all assets and liabilities for which the fair value measurement is based on significant unobservable inputs are classified as Level 3.

Fair value of assets measured at March 31, 2025 and 2024 are as follows:

	<b>2025</b>			
	<b>Fair Value</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Cash equivalents	\$ 56,142	\$ 56,142		
Equity securities	2,265,331	2,265,331		
Bonds	3,094,015	3,094,015		
Mutual funds	1,330,398	1,330,398		
Total	<u>\$ 6,745,886</u>	<u>\$ 6,745,886</u>		
	<b>2024</b>			
	<b>Fair Value</b>	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>
Cash equivalents	\$ 482,503	\$ 482,503		
Equity securities	3,105,044	3,105,044		
Bonds	2,531,098	2,531,098		
Mutual funds	1,282,142	1,282,142		
Total	<u>\$ 7,400,787</u>	<u>\$ 7,400,787</u>		

The Organization considers certificates of deposit with original maturities of greater than 90 days to be long-term investments and is shown as such on the statements of financial position. All others are considered to be cash and cash equivalents and are shown as current assets on the statements of financial position.

The Organization invests in various investment securities and money market funds. Investment securities are exposed to various risks, such as interest rate, market and credit risks. Due to the level of risk associated with investments, it is reasonably possible that changes in the value of investments will occur in the near term and that such changes could materially affect the amount reported in the statement of financial position.

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 4 – ENDOWMENT

	Without Donor Restriction	With Donor Restriction	Total
<b>March 31, 2025</b>			
Unrestricted investment funds	\$ 5,429,283		\$ 5,429,283
Donor-restricted endowment fund			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor		\$ 839,955	839,955
Accumulated investment gains		93,073	93,073
	<u>\$ 5,429,283</u>	<u>\$ 933,028</u>	<u>\$ 6,362,311</u>
<b>March 31, 2024</b>			
Unrestricted investment funds	\$ 5,918,958		\$ 5,918,958
Donor-restricted endowment fund			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor		\$ 839,955	839,955
Accumulated investment losses		177,225	177,225
	<u>\$ 5,918,958</u>	<u>\$ 1,017,180</u>	<u>\$ 6,936,138</u>

From time to time, certain donor-restricted endowment funds may have fair values less than the amount required to be maintained by donors or by law (underwater endowments). The Organization interprets UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law.

The following is a summary of donor-restricted endowment funds as of March 31:

	2025	2024
Restoration	\$ 155,132	169,124
Curatorial	28,092	30,626
Education	27,530	30,013
Collections Acquisition Fund	217,357	236,961
Operations	504,917	550,456
	<u>\$ 933,028</u>	<u>\$ 1,017,180</u>

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 4 – ENDOWMENT - CONTINUED

Changes in endowment net assets for the years ended March 31 are as follows:

	<b>2025</b>		
	<b>Without Donor Restriction</b>	<b>With Donor Restriction</b>	<b>Total</b>
Beginning of year	<b>\$ 5,918,958</b>	<b>\$ 1,017,180</b>	<b>\$ 6,936,138</b>
Realized gains	<b>200,705</b>	<b>34,491</b>	<b>235,196</b>
Unrealized losses	<b>(125,494)</b>	<b>(21,567)</b>	<b>(147,061)</b>
Interest and dividends	<b>203,851</b>	<b>35,032</b>	<b>238,883</b>
Investment management fees	<b>(20,717)</b>	<b>(3,560)</b>	<b>(24,277)</b>
Appropriation for expenditure	<b>(748,020)</b>	<b>(128,548)</b>	<b>(876,568)</b>
End of year	<b><u>\$ 5,429,283</u></b>	<b><u>\$ 933,028</u></b>	<b><u>\$ 6,362,311</u></b>

  

	<b>2024</b>		
	<b>Without Donor Restriction</b>	<b>With Donor Restriction</b>	<b>Total</b>
Beginning of year	<b>\$ 1,597,780</b>	<b>\$ 810,579</b>	<b>\$ 2,408,359</b>
Realized gains	<b>31,082</b>	<b>15,768</b>	<b>46,850</b>
Unrealized gains	<b>295,017</b>	<b>149,667</b>	<b>444,684</b>
Interest and dividends	<b>81,630</b>	<b>35,995</b>	<b>117,625</b>
Additions	<b>4,000,000</b>	<b>16,384</b>	<b>4,016,384</b>
Investment management fees	<b>(16,373)</b>	<b>(2,889)</b>	<b>(19,262)</b>
Appropriation for expenditure	<b>(70,178)</b>	<b>(8,324)</b>	<b>(78,502)</b>
End of year	<b><u>\$ 5,918,958</u></b>	<b><u>\$ 1,017,180</u></b>	<b><u>\$ 6,936,138</u></b>

Endowment investments consist of the following at March 31:

	<b>2025</b>	<b>2024</b>
Cash equivalents	<b>\$ 55,805</b>	<b>\$ 289,053</b>
Equity securities	<b>2,198,725</b>	<b>1,077,142</b>
Bonds	<b>2,892,383</b>	<b>2,531,098</b>
Mutual funds	<b>1,215,398</b>	<b>3,038,845</b>
Total	<b><u>\$ 6,362,311</u></b>	<b><u>\$ 6,936,138</u></b>

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 5 – LINE OF CREDIT

The Organization has an operating line of credit with a financial institution with a maximum borrowing availability of up to \$100,000. The line of credit is secured by substantially all business assets of the Organization and is payable on demand. The line of credit has a variable rate of interest equal to Wall Street Journal Prime Rate plus 1%. As of March 31, 2025, the interest rate was 9.5%. The line of credit will be available until such time the bank demands repayment. There was no balance as of March 31, 2025 and 2024.

### NOTE 6 - NET ASSETS

Net assets with donor restrictions are comprised of the following at March 31:

	2025	2024
Subject to expenditure for specified purpose:		
Restoration	\$ 659,809	\$ 319,757
Total subject to expenditure for specified purpose and passage of time	<u>659,809</u>	<u>319,757</u>
Subject to expenditure for the passing of time and specified purpose:		
Capital campaign	<u>11,000</u>	
Total subject to expenditure for specified purpose and passage of time	<u>11,000</u>	
Endowments:		
Subject to appropriation and expenditure when a specified event occurs:		
Restricted by donors for:		
Restoration	17,076	31,068
Curatorial	3,092	5,626
Education	3,030	5,513
Collections acquisition	14,294	33,898
Operations	<u>55,581</u>	<u>101,120</u>
	<u>93,073</u>	<u>177,225</u>
Subject to endowment spending policy and appropriation:		
Restoration	138,056	138,056
Curatorial	25,000	25,000
Education	24,500	24,500
Collections acquisition	203,063	203,063
Operations	<u>449,336</u>	<u>449,336</u>
	<u>839,955</u>	<u>839,955</u>
Total donor restricted endowments funds	<u>933,028</u>	<u>1,017,180</u>
Buildings, land, and equipment	<u>4,926,830</u>	<u>5,163,841</u>
Total net assets with donor restrictions	<u>\$ 6,530,667</u>	<u>\$ 6,500,778</u>

## Notes to Financial Statements

March 31, 2025 and 2024

### NOTE 6 - NET ASSETS - CONTINUED

The sources of net assets released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of events specified by the donors were as follows for the years ended March 31:

	2025	2024
Restoration	\$ 62,883	\$ 47,606
Decrease in non-depreciable assets	<u>237,011</u>	
Total net assets released from restriction	<u>\$ 299,894</u>	<u>\$ 47,606</u>

### NOTE 7 – UNCONDITIONAL PROMISES TO GIVE

Unconditional promises to give receivable at March 31, 2025 and 2024 were as follows:

	2025	2024
Receivable in less than one year	\$ 2,750	
Receivable in one to five years	<u>8,250</u>	
	<u>\$ 11,000</u>	

Unconditional promises to give appear as follows in the statements of financial position:

	2025	2024
Unconditional promises to give receivable, current portion	\$ 2,750	
Unconditional promises to give receivable, long-term portion, net	<u>8,250</u>	
	<u>\$ 11,000</u>	

### NOTE 8 – REVENUE RECOGNITION

The following table shows the Organization's contract revenue disaggregated according to product type/revenue stream and the timing of transfer of goods or services at March 31:

	2025	2024
<i>Revenue Recognized at a Point in Time:</i>		
Admission and tours	\$ 435,926	\$ 408,488
Sales, net of cost sales	69,334	57,418
Membership	<u>34,964</u>	<u>37,324</u>
Total Contract Revenue Recognized at a Point in Time	<u>505,260</u>	<u>465,906</u>
Total Revenue from Contracts with Customers	<u>\$ 505,260</u>	<u>\$ 465,906</u>

### NOTE 9 – SUBSEQUENT EVENTS

Management has made an evaluation of subsequent events to and including April 8, 2026, which was the date the financial statements were available to be issued, and determined that any subsequent events that would require recognition or disclosure have been considered in the preparation of the financial statements.