

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**For the Years Ended  
June 30, 2018 and 2017**

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
Audubon Canyon Ranch, Inc.  
Stinson Beach, California

We have audited the accompanying financial statements of Audubon Canyon Ranch, Inc. (a California nonprofit public benefit corporation), which comprise the statements of financial position as of June 30, 2018 and 2017, 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 accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from 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 auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits 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 entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Audubon Canyon Ranch, Inc. as of June 30, 2018 and 2017, 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.

**Other Matters**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The schedules of functional expenses are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Doran & Associates*

December 20, 2018

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**STATEMENTS OF FINANCIAL POSITION**  
**June 30, 2018 and 2017**

	2018	2017
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents (Note 1)	\$ 5,436,992	\$ 1,579,883
Restricted cash (Note 1)	60,804	62,708
Pledges, grants, and bequests receivable (Note 1)	474,291	1,100
Accounts receivable (Note 1)	5,320	5,320
Inventory (Note 1)	20,871	22,953
Prepaid expenses	<u>57,195</u>	<u>56,014</u>
Total current assets	6,055,473	1,727,978
Endowment investments (Note 2)	27,178,532	26,907,482
Remainder interest in trusts, at present value (Note 3)	81,613	81,310
Property, equipment and improvements, net of accumulated depreciation of \$3,447,722 at 2018 and \$3,238,505 at 2017 (Notes 1 and 4)	<u>10,674,011</u>	<u>10,412,272</u>
Total assets	<u>\$ 43,989,629</u>	<u>\$ 39,129,042</u>
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 216,865	\$ 176,694
Unspent insurance proceeds (Note 4)	<u>4,122,647</u>	<u>-</u>
Total liabilities	<u>4,339,512</u>	<u>176,694</u>
Net assets:		
Unrestricted	11,748,830	11,570,916
Temporarily restricted (Note 5)	8,628,473	8,326,597
Permanently restricted (Note 2)	<u>19,272,814</u>	<u>19,054,835</u>
Total net assets	<u>39,650,117</u>	<u>38,952,348</u>
Total liabilities and net assets	<u>\$ 43,989,629</u>	<u>\$ 39,129,042</u>

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

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**STATEMENTS OF ACTIVITIES**  
**For the year ended June 30, 2018**

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
<b>SUPPORT, REVENUE AND TRANSFERS</b>				
Public support:				
Gifts and bequests	\$ 1,144,937	\$ 407,147	\$ 217,979	\$ 1,770,063
Grants	9,949	87,000	-	96,949
In-kind services (Note 6)	158,003	-	-	158,003
Total public support	<u>1,312,889</u>	<u>494,147</u>	<u>217,979</u>	<u>2,025,015</u>
Revenue:				
Endowment income transfers (Note 2)	1,855,025	-	-	1,855,025
Bookstore sales, net	1,684	-	-	1,684
Other revenue	7,514	-	-	7,514
Total revenue	<u>1,864,223</u>	<u>-</u>	<u>-</u>	<u>1,864,223</u>
Net assets released from restriction (Note 7)	<u>540,833</u>	<u>(540,833)</u>	<u>-</u>	<u>-</u>
Total public support, revenue and transfers	<u>3,717,945</u>	<u>(46,686)</u>	<u>217,979</u>	<u>3,889,238</u>
<b>EXPENSES</b>				
Program services (see Note 6)	2,663,896	-	-	2,663,896
General and administrative	762,496	-	-	762,496
Fundraising	424,727	-	-	424,727
Total expenses	<u>3,851,119</u>	<u>-</u>	<u>-</u>	<u>3,851,119</u>
Change in net assets from operations	<u>(133,174)</u>	<u>(46,686)</u>	<u>217,979</u>	<u>38,119</u>
<b>OTHER INCOME (EXPENSE)</b>				
Endowment income, net of transfers (Note 2)	(243,987)	348,562	-	104,575
Proceeds from insurance (Note 4)	579,929	-	-	579,929
Loss on impairment of fixed assets (Note 4)	(24,854)	-	-	(24,854)
Total other income (expense)	<u>311,088</u>	<u>348,562</u>	<u>-</u>	<u>659,650</u>
Change in net assets	177,914	301,876	217,979	697,769
Net assets, beginning of year	<u>11,570,916</u>	<u>8,326,597</u>	<u>19,054,835</u>	<u>38,952,348</u>
Net assets, end of year	<u>\$11,748,830</u>	<u>\$ 8,628,473</u>	<u>\$19,272,814</u>	<u>\$ 39,650,117</u>

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

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**STATEMENTS OF ACTIVITIES (CONTINUED)**  
**For the year ended June 30, 2017**

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
<b>SUPPORT, REVENUE AND TRANSFERS</b>				
Public support:				
Gifts and bequests	\$ 588,698	\$ 855,789	\$ 99,324	\$ 1,543,811
Grants	70,219	12,500	-	82,719
In-kind services (Note 6)	9,135	-	-	9,135
Total public support	<u>668,052</u>	<u>868,289</u>	<u>99,324</u>	<u>1,635,665</u>
Revenue:				
Endowment income transfers (Note 2)	1,605,538	-	-	1,605,538
Bookstore sales, net	3,395	-	-	3,395
Other revenue	3,844	-	-	3,844
Total revenue	<u>1,612,777</u>	<u>-</u>	<u>-</u>	<u>1,612,777</u>
Net assets released from restriction (Note 7)	<u>435,591</u>	<u>(435,591)</u>	<u>-</u>	<u>-</u>
Total public support, revenue and transfers	<u>2,716,420</u>	<u>432,698</u>	<u>99,324</u>	<u>3,248,442</u>
<b>EXPENSES</b>				
Program services (see Note 6)	2,260,282	-	-	2,260,282
General and administrative	492,372	-	-	492,372
Fundraising	385,535	-	-	385,535
Total expenses	<u>3,138,189</u>	<u>-</u>	<u>-</u>	<u>3,138,189</u>
Change in net assets from operations	<u>(421,769)</u>	<u>432,698</u>	<u>99,324</u>	<u>110,253</u>
<b>OTHER INCOME (EXPENSE)</b>				
Endowment income, net of transfers (Note 2)	315,249	1,220,752	-	1,536,001
Loss on impairment of fixed assets (Note 4)	<u>(353,831)</u>	<u>-</u>	<u>-</u>	<u>(353,831)</u>
Total other income (expense)	<u>(38,582)</u>	<u>1,220,752</u>	<u>-</u>	<u>1,182,170</u>
Change in net assets	(460,351)	1,653,450	99,324	1,292,423
Net assets, beginning of year	<u>12,031,267</u>	<u>6,673,147</u>	<u>18,955,511</u>	<u>37,659,925</u>
Net assets, end of year	<u>\$11,570,916</u>	<u>\$ 8,326,597</u>	<u>\$19,054,835</u>	<u>\$ 38,952,348</u>

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

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**STATEMENTS OF CASH FLOWS**  
**For the years ended June 30, 2018 and 2017**

	2018	2017
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Change in net assets	<u>\$ 697,769</u>	<u>\$ 1,292,423</u>
Adjustments to reconcile change in net assets to net cash used by operating activities:		
Depreciation and amortization	209,217	232,199
Loss on impairment of fixed assets	24,854	353,831
Realized gain on investments	(1,260,499)	(2,879,416)
Unrealized loss on investments	31,719	394,921
Insurance proceeds used for purchase of property, equipment and improvements	(355,566)	-
Changes in assets and liabilities:		
Pledges, grants and bequests receivable	(473,191)	19,202
Accounts receivable	-	510
Inventory	2,082	(1,142)
Prepaid expenses	(1,181)	663
Life income gifts and remainder interest in trusts	(303)	(12,251)
Accounts payable and accrued expenses	40,171	(16,100)
Total adjustments	<u>(1,782,697)</u>	<u>(1,907,583)</u>
Net cash used by operating activities	<u>(1,084,928)</u>	<u>(615,160)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Restricted cash	1,904	7,443
Unspent insurance proceeds	4,122,647	-
Sales / withdrawals of endowment investments	957,730	1,281,706
Purchase of property, equipment and improvements	<u>(140,244)</u>	<u>(150,904)</u>
Net cash provided by investing activities	<u>4,942,037</u>	<u>1,138,245</u>
Net increase in cash and cash equivalents	3,857,109	523,085
Cash and cash equivalents, beginning of year	<u>1,579,883</u>	<u>1,056,798</u>
Cash and cash equivalents, end of year	<u>\$ 5,436,992</u>	<u>\$ 1,579,883</u>
Non-cash transactions:		
Donation of marketable securities	<u>\$ 14,794</u>	<u>\$ 1,756</u>
Additional disclosures:		
Property, equipment, and improvements funded by insurance proceeds	<u>\$ 355,566</u>	<u>\$ -</u>

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



**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

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NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization - Audubon Canyon Ranch, Inc. (hereafter ACR, or the Corporation), a California nonprofit public benefit corporation, is a system of wildlife sanctuaries and centers of nature education in the counties of Marin and Sonoma, California. ACR has five primary properties: the Martin Griffin Preserve, Bouverie Preserve, Cypress Grove Research Center, Mayacamas Mountain Sanctuary, Modini-Ingalls Ecological Preserve, and a number of other properties in Marin and Sonoma Counties. Audubon Canyon Ranch protects the natural resources of its sanctuaries while fostering an understanding and appreciation of these environments. We educate children and adults, promote ecological literacy that is grounded in direct experience and conduct research and restoration that advances conservation science.

ACR receives the majority of its support and revenue from public and private contributions and earnings from fund investments.

Basis of Presentation - Resources are classified for accounting and reporting purposes into three classes of net assets, according to externally imposed restrictions:

*Unrestricted net assets* - Net assets that are not subject to any donor-imposed restrictions.

*Temporarily restricted net assets* - Net assets resulting (a) from contributions and other inflows of assets whose use by the Corporation is limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled and removed by actions of the Corporation pursuant to those stipulations, (b) from other asset enhancements and diminishments that are subject to the same kind of stipulations, and (c) from reclassification from (or to) other classes of net assets as a consequence of donor-imposed stipulations, their expiration by passage of time, or their fulfillment and removal by actions of the Corporation pursuant to those stipulations.

*Permanently restricted net assets* - Net assets resulting (a) from contributions and other inflows of assets whose use by the Corporation is limited by donor-imposed stipulations that neither expire by passage of time nor can be fulfilled or otherwise removed by actions of the Corporation, (b) from other asset enhancements and diminishments that are subject to the same kinds of stipulations, and (c) from reclassification from (or to) other classes of net assets as a consequence of donor-imposed stipulations.

Method of Accounting - The financial statements of the Corporation are prepared using the accrual basis of accounting, which reflects revenue when earned and expenses as incurred.

Cash and Cash Equivalents - Cash is defined as cash in demand deposit accounts as well as cash on hand. Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and investments so near their maturity that the risk of changes in value due to changes in interest rates is negligible. These are generally investments with maturity dates within three months of the acquisition date.

Not included in cash and cash equivalents is cash restricted for use by donor instruction, which was \$60,804 and \$62,708 at June 30, 2018, and 2017, respectively.

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

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NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions - Contributions are recognized when the donor makes a promise to give to the Corporation that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

Property, Equipment and Improvements - The Corporation records property and equipment in excess of \$2,000 at cost of acquisition or, if donated, fair market value at date of donation. Depreciation is recognized using the straight-line method over the useful lives of the assets, which range from 5 to 39 years for buildings and 5 to 10 years for equipment.

The Corporation reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. During the year ended June 30, 2017, there was an impairment on property damaged by wildfire. During the year ended June 30, 2018, there was an additional impairment on newly-acquired assets also damaged by the wildfire (see Note 4).

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

Income Taxes - The Corporation is exempt from federal and state taxes under Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation Code, and is considered by the IRS to be an organization other than a private foundation. In the opinion of management, there is no unrelated business income.

Accounts, Pledges, Grants, and Bequests Receivable - It is the practice of the Corporation to expense uncollectibles only after exhausting all efforts to collect the amounts due. There is no allowance for doubtful accounts and management believes all amounts will be collected in full.

Inventory - Bookstore inventory items are held for resale and are stated at the lower of cost or net realizable value and determined on a first-in, first-out basis. Inventory at June 30, 2018 and 2017, totaled \$20,871 and \$22,953, respectively.

ASC 740-10, Accounting for Uncertainty in Income Taxes - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the Corporation to report information regarding its exposure to various tax positions taken by the Corporation. The Corporation has determined whether any tax positions have met the recognition threshold and have measured the Corporation's exposure to those tax positions. Management believes that the Corporation has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed (four years for California). Any interest or penalties assessed to the Corporation are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

**AUDUBON CANYON RANCH, INC.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

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NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounting Standards Update, ASU 2016-14, *Presentation of Financial Statements of Not-for-Profit Entities (Topic 958)*- In August 2016, the FASB issued new financial statement presentation guidance, which applies to most nonprofit financial statements. The new guidance will impact net asset classes, the presentation of investment return, and other changes, and is effective for annual financial statements issued for fiscal years beginning after December 15, 2017. The new standard is not expected to have a material effect on the Corporation's financial position, results of operations, or cash flows.

Accounting Standards Update, ASU 2016-18, *Statement of Cash Flows (Topic 230): Restricted Cash* - In response to divergence in the way restricted cash is classified and presented in financial statements, FASB issued an amendment requiring that a statement of cash flows explain the change during a reporting period of the total of cash, cash equivalents, and amounts generally described as restricted cash and restricted cash equivalents. The amendment is effective for fiscal years beginning after December 31, 2018. The new standard is expected to have an impact on the Corporation's statement of cash flows.

Accounting Standards Update, ASU 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made* - In June 2018, the FASB issued clarified guidance regarding the way nonprofit organizations record contracts and grants being received and issued. For each arrangement, the organization will have to determine key elements of the agreement including (a) whether or not there is an exchange transaction (i.e., direct commensurate value to funder), (b) whether there are donor-imposed conditions for non-exchange transactions (e.g., measurable performance barriers, etc.) before commitment may be recognized as income, and (c) whether there are donor-imposed restrictions on non-exchange, unconditional funds (i.e., limited purpose or timing restrictions). The new standard is effective for resource recipients for fiscal years beginning after December 15, 2018, and for resource providers for fiscal years beginning after December 15, 2019, and is expected to have a material impact on the Corporation's statement of financial position, results of operations, and cash flows.

Accounting Standards Update, ASU 2016-02, *Leases* - In February 2016, the FASB issued amendments to the way lessees record lease transactions. Upon implementation, lessees will be required to recognize at commencement the right-of-use asset and a lease liability representing the lessee's obligation to make lease payments arising from the lease, as discounted, for all leases except short-term leases. This Standard is effective for annual financial statements issued for fiscal years beginning after December 15, 2019, and early adoption is permitted. Management is currently evaluating the impact the amendments to this ASU will have on the financial statements of the Corporation.

Subsequent Events - Subsequent events have been evaluated through December 20, 2018, which is the date the financial statements were available to be issued.

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 2 ENDOWMENT INVESTMENTS AND PERMANENTLY RESTRICTED NET ASSETS

Endowment investments consist of two components:

- *Permanently Restricted Endowment Investments* representing the historic dollar value of contributions restricted by donors for permanent investment.
- *Board Designated Endowment Investments* representing funds allocated to the endowment by the Corporation's Board of Directors.

The following are the major categories of marketable equity securities measured at fair value on a recurring basis during the years ended June 30, 2018 and 2017, using quoted prices in active markets for identical assets (Level 1); significant other observable inputs (Level 2); and significant unobservable inputs (Level 3):

<u>Description:</u>	Fair Value Measurements Using			<u>Total</u>
	Quoted Price in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
<u>2018:</u>				
Equity securities	\$ 9,621,494	\$ -	\$ -	\$ 9,621,494
Fixed income	9,414,280	-	-	9,414,280
Other	8,142,758	-	-	8,142,758
	<u>\$ 27,178,532</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 27,178,532</u>
<u>2017:</u>				
Equity securities	\$ 8,060,669	\$ -	\$ -	\$ 8,060,669
Fixed income	9,238,162	-	-	9,238,162
Other	9,608,651	-	-	9,608,651
	<u>\$ 26,907,482</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,907,482</u>

The following summarizes the investment income (loss), including operating account activity, during the years ended June 30, 2018 and 2017:

	2018	2017
Realized gain	\$ 1,260,499	\$ 2,879,416
Unrealized loss	(31,719)	(394,921)
Interest and dividend income	817,236	742,279
Investment management fees	(86,416)	(85,235)
	<u>\$ 1,959,600</u>	<u>\$ 3,141,539</u>

**AUDUBON CANYON RANCH, INC.**  
**(A California Nonprofit Public Benefit Corporation)**

**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

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NOTE 2    ENDOWMENT INVESTMENTS AND PERMANENTLY RESTRICTED NET ASSETS  
(Continued)

Investment income is presented as follows on the Statements of Activities for the years ended June 30, 2018 and 2017:

	<u>2018</u>	<u>2017</u>
Endowment income transfers	\$ 1,855,025	\$ 1,605,538
Endowment income (loss), net of transfers	<u>104,575</u>	<u>1,536,001</u>
	<u>\$ 1,959,600</u>	<u>\$ 3,141,539</u>

ACR's endowment consists of two investment accounts containing cash and cash equivalents, bonds, and equities established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Directors to function as endowments. As required by GAAP, 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.

Interpretation of Law - The Board of Directors of ACR has interpreted the California State Prudent Management of Institutional Funds Act (SPMIFA) as requiring, absent explicit donor stipulations to the contrary, the appropriation for expenditures or accumulation of so much of the donor-restricted endowment fund as the Board determines is prudent for the uses, benefits, purposes, and duration for which the endowment fund is established. Consistent with this interpretation, ACR has classified as permanently restricted net assets of the donor-restricted endowment fund, (a) the original value of the 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, if applicable. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the organization in a manner consistent with the standard of prudence prescribed by SPMIFA.

In accordance with SPMIFA, the organization 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 purpose of the organization 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 organization
7. The investment policies of the organization

**AUDUBON CANYON RANCH, INC.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 2 ENDOWMENT INVESTMENTS AND PERMANENTLY RESTRICTED NET ASSETS  
(Continued)

Endowment Net Asset Composition by Type of Fund as of:

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
<u>June 30, 2018</u>				
Donor-restricted endowment funds	\$ -	\$ 5,956,890	\$ 14,587,814	\$ 20,544,704
Board-designated endowment funds	<u>8,054,754</u>	<u>-</u>	<u>-</u>	<u>8,054,754</u>
Total funds	<u>\$ 8,054,754</u>	<u>\$ 5,956,890</u>	<u>\$ 14,587,814</u>	<u>\$ 28,599,458</u>
Cash and cash equivalents	\$ -	\$ 1,202,947	\$ -	\$ 1,202,947
Bequest receivable	-	-	217,979	217,979
Endowment investments	<u>8,054,754</u>	<u>4,753,943</u>	<u>14,369,835</u>	<u>27,178,532</u>
	<u>\$ 8,054,754</u>	<u>\$ 5,956,890</u>	<u>\$ 14,587,814</u>	<u>\$ 28,599,458</u>
<u>June 30, 2017</u>				
Donor-restricted endowment funds	\$ -	\$ 5,608,328	\$ 14,369,835	\$ 19,978,163
Board-designated endowment funds	<u>8,020,129</u>	<u>-</u>	<u>-</u>	<u>8,020,129</u>
Total funds	<u>\$ 8,020,129</u>	<u>\$ 5,608,328</u>	<u>\$ 14,369,835</u>	<u>\$ 27,998,292</u>
Cash and cash equivalents	\$ -	\$ 1,090,810	\$ -	\$ 1,090,810
Endowment investments	<u>8,020,129</u>	<u>4,517,518</u>	<u>14,369,835</u>	<u>26,907,482</u>
	<u>\$ 8,020,129</u>	<u>\$ 5,608,328</u>	<u>\$ 14,369,835</u>	<u>\$ 27,998,292</u>

**AUDUBON CANYON RANCH, INC.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 2 ENDOWMENT INVESTMENTS AND PERMANENTLY RESTRICTED NET ASSETS  
(Continued)

Changes in Endowment Net Assets for the Fiscal Years Ended June 30, 2018 and 2017

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Permanently Restricted</u>	<u>Total</u>
Endowment net assets, June 30, 2016	\$ 7,574,622	\$ 4,387,576	\$ 14,270,511	\$ 26,232,709
Investment return:				
Interest and dividends	215,251	526,992	-	742,243
Realized gain	835,039	2,044,408	-	2,879,447
Unrealized loss	(114,527)	(280,394)	-	(394,921)
Management fees	(24,130)	(59,071)	-	(83,201)
Total investment return	911,633	2,231,935	-	3,143,568
Contributions	-	-	99,324	99,324
Transfers to endowment investments	128,229	-	-	128,229
Total contributions and changes in contributions	128,229	-	99,324	227,553
Appropriation of endowment assets for expenditure:				
Spending rule	(345,355)	(1,010,405)	-	(1,355,760)
Additional appropriations	(249,000)	(778)	-	(249,778)
Total appropriations	(594,355)	(1,011,183)	-	(1,605,538)
Endowment net assets, June 30, 2017	8,020,129	5,608,328	14,369,835	27,998,292
Investment return:				
Interest and dividends	230,671	586,444	-	817,115
Realized gain	355,839	904,660	-	1,260,499
Unrealized loss	(8,955)	(22,764)	-	(31,719)
Management fees	(24,274)	(61,714)	-	(85,988)
Total investment return	553,281	1,406,626	-	1,959,907
Contributions	-	-	217,979	217,979
Transfers to endowment investments	278,305	-	-	278,305
Total contributions and changes in contributions	278,305	-	217,979	496,284
Appropriation of endowment assets for expenditure:				
Spending rule	(333,784)	(1,025,264)	-	(1,359,048)
Additional appropriations	(463,177)	(32,800)	-	(495,977)
Total appropriations	(796,961)	(1,058,064)	-	(1,855,025)
Endowment net assets,				

**AUDUBON CANYON RANCH, INC.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 2      June 30, 2018                      \$ 8,054,754    \$ 5,956,890    \$ 14,587,814    \$ 28,599,458  
 ENDOWMENT INVESTMENTS AND PERMANENTLY RESTRICTED NET ASSETS  
 (Continued)

Description of Amounts Classified as Permanently Restricted Net Assets and Temporarily Restricted Net Assets (Endowment Only)

*Permanently Restricted Net Assets*

The portion of perpetual endowment funds that is required to be retained permanently either by explicit donor stipulation or by SPMIFA

	2018	2017
	\$ 14,587,814	\$ 14,369,835

Total endowment funds classified as permanently restricted net assets

	\$ 14,587,814	\$ 14,369,835
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Description of Amounts Classified as Permanently Restricted Net Assets and Temporarily Restricted Net Assets (Endowment Only) (Continued)

*Temporarily Restricted Net Assets*

Term endowment funds

	2018	2017
	\$ -	\$ -

The portion of perpetual endowment funds subject to a time restriction under SPMIFA:

Without purpose restrictions

	4,601,807	4,374,146
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With purpose restrictions

	1,355,083	1,234,182
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Total endowment funds classified as temporarily restricted net assets

	\$ 5,956,890	\$ 5,608,328
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Funds with Deficiencies

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or SPMIFA requires the organization to retain as a fund of perpetual duration. There were no such deficiencies as of June 30, 2018 or 2017.

Investment Return Objectives and Risk Parameters

ACR has adopted investment objectives for endowment assets that attempt to provide consistent, predictable cash flows for ACR's programs and to preserve the purchasing power, or inflation-adjusted value, of the endowment. Endowment assets include those assets of the donor-restricted funds that the organization must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. The endowment assets are invested in a manner consistent with ACR's organizational and other documents and applicable law. The return objective is to produce a net average annual total return, over the long-term, equal to the change in the Consumer Price Index ("CPI") plus 4.5%. The performance of the portfolio is measured against an appropriate weighting of specific indices (such as the S&P 500 Index, Russell 3000 Index, MSCI EAFE Index, and Barclays Aggregate Bond Index), as determined by the Investment Committee. Actual returns in any given year may vary.



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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 2    ENDOWMENT INVESTMENTS AND PERMANENTLY RESTRICTED NET ASSETS  
(Continued)

Strategies Employed for Achieving Objectives

The assets are invested in a manner consistent with the purpose and objectives stated above. The organization targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term objectives within prudent risk constraints.

Spending Policy and How the Return Objective Relates to Spending Policy

ACR has a policy of appropriating for distribution each year an amount equal to the sum of a) 30% of the average of the fair market value of the portfolio at the close of the preceding four quarters (ending June through March) multiplied by a factor of 0.045, plus b) 70% of the prior year distribution amount, adjusted for inflation, plus c) an adjustment for the amount of the gifts added to the endowment since the previous year's distribution amount was determined. Other withdrawals are only permitted at the authorization of the Board of Directors. In establishing this policy, the organization considered, among other things, the long-term expected return on its endowment. Accordingly, over the long-term, the return objective of the organization is for its endowment to produce a net average annual total return equal to the change in CPI plus 4.5%. This is consistent with the organization's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

Permanently Restricted Net Assets

In addition to endowment funds, ACR received donations of land and a building donor-restricted as to use and disposal classified as permanently restricted. As of June 30, 2018 and 2017, the Corporation held the following permanently restricted net assets:

	2018	2017
Endowment funds	\$ 14,587,814	\$ 14,369,835
Permanently restricted land and buildings (Bouverie Preserve, Mayacamas Mountain Sanctuary, and Modini-Ingalls Ecological Preserve)	4,685,000	4,685,000
	\$ 19,272,814	\$ 19,054,835

NOTE 3    REMAINDER INTEREST IN TRUSTS

The Corporation is the charitable remainder beneficiary for several charitable remainder uni-trusts (CRUTs) holding primarily marketable securities. The CRUTs are subject to life estates, whereby the assets, upon death of the income beneficiary, are distributed to ACR.

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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 3 REMAINDER INTEREST IN TRUSTS (Continued)

The following are the major categories of CRUTs measured at fair value using the market approach on a recurring basis during the years ended June 30, 2018 and 2017, using quoted prices in active markets for identical assets (Level 1); significant other observable inputs (Level 2); and significant unobservable inputs (Level 3):

<u>Description</u>	Fair Value Measurements Using			<u>Total</u>
	<u>Quoted Price in Active Markets for Identical Assets (Level 1)</u>	<u>Significant Other Observable Inputs (Level 2)</u>	<u>Significant Unobservable Inputs (Level 3)</u>	
Remainder interest in trusts:				
June 30, 2018	\$ -	\$ 81,613	\$ -	\$ 81,613
June 30, 2017	\$ -	\$ 81,310	\$ -	\$ 81,310

The following is a reconciliation of the beginning and ending balances for assets, using the market approach, measured at fair value on a recurring basis using significant other observable inputs (Level 2) during the years ended June 30, 2018 and 2017:

Balance, June 30, 2016	\$ 69,059
Unrealized gain	<u>12,251</u>
Balance, June 30, 2017	81,310
Unrealized gain	<u>303</u>
Balance, June 30, 2018	<u>\$ 81,613</u>

NOTE 4 PROPERTY, EQUIPMENT AND IMPROVEMENTS

Property, equipment and improvements consisted of the following:

<u>Property, Equipment and Improvements, at Cost</u>	<u>Land</u>	<u>Buildings and Improvements</u>	<u>Furniture and Equipment</u>	<u>Total</u>
Balance, June 30, 2016	\$ 7,891,270	\$ 5,740,737	\$ 826,129	\$ 14,458,136
Additions	-	163,762	(12,858)	150,904
Impairment*	<u>-</u>	<u>(752,069)</u>	<u>(206,194)</u>	<u>(958,263)</u>
Balance, June 30, 2017	7,891,270	5,152,430	607,077	13,650,777
Additions	-	343,632	152,178	495,810
Impairment*	<u>-</u>	<u>(11,475)</u>	<u>(13,379)</u>	<u>(24,854)</u>
Balance, June 30, 2018	<u>7,891,270</u>	<u>5,484,587</u>	<u>745,876</u>	<u>14,121,733</u>

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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 4 PROPERTY, EQUIPMENT AND IMPROVEMENTS (Continued)

<u>Accumulated depreciation</u>	<u>Land</u>	<u>Buildings and Improvements</u>	<u>Furniture and Equipment</u>	<u>Total</u>
Balance, June 30, 2016		2,945,998	664,740	3,610,738
Depreciation expense		231,025	1,174	232,199
Impairment*		<u>(435,466)</u>	<u>(168,966)</u>	<u>(604,432)</u>
Balance, June 30, 2017		2,741,557	496,948	3,238,505
Depreciation expense		<u>167,543</u>	<u>41,674</u>	<u>209,217</u>
Balance, June 30, 2018		<u>2,909,100</u>	<u>538,622</u>	<u>3,447,722</u>
Property, equipment and improvements, net, June 30, 2018	<u>\$ 7,891,270</u>	<u>\$ 2,575,487</u>	<u>\$ 207,254</u>	<u>\$ 10,674,011</u>
Property, equipment and improvements, net, June 30, 2017	<u>\$ 7,891,270</u>	<u>\$ 2,410,873</u>	<u>\$ 110,129</u>	<u>\$ 10,412,272</u>

The Corporation has received donations of land and buildings subject to donor restriction. See Notes 2 and 5 for the values of permanently and temporarily restricted property, equipment and improvement. Associated with the acquisition of land, the Corporation agreed to assignment of various land use restriction agreements.

\* A major fire occurred in October 2017 in northern California in Sonoma and Napa Counties. ACR has a preserve in Glen Ellen, Sonoma County referred to as the Bouverie Preserve. This preserve lost a substantial portion of its buildings to the fire, including administrative offices and program facilities, resulting in a net impairment of the value of the damaged/destroyed assets of \$353,831 as of June 30, 2017, and newly-acquired assets of \$24,854 as of June 30, 2018.

Subsequent to the fire, ACR has received insurance proceeds to cover the replacement of fixed assets damaged by the fire, as well as operating costs incurred due to the damage. During the year ended June 30, 2018, the insurance transactions were as follows:

Insurance proceeds received as of June 30, 2018	<u>\$ 4,702,576</u>
Less: Property, equipment and improvements funded by insurance proceeds	355,566
Operating costs funded by insurance proceeds	<u>224,363</u>
Total proceeds from insurance recognized, Statement of Activities	<u>579,929</u>
Unspent insurance proceeds at June 30, 2018	<u>\$ 4,122,647</u>

Management is assessing the needs of the organization to develop a plan to use the unspent insurance proceeds.

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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

NOTE 5 TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets are available for the following purposes at June 30, 2018 and 2017:

	2018	2017
Mayacamas land restoration	\$ 658,162	\$ 801,633
Land and buildings	1,574,011	1,574,011
Time-restricted	337,925	82,409
Other	101,485	260,216
Temporarily Restricted Endowment (see Note 2)	5,956,890	5,608,328
	\$ 8,628,473	\$ 8,326,597

NOTE 6 IN-KIND GOODS AND SERVICES

The Corporation receives the benefit of in-kind goods and services that either (a) create or enhance a nonfinancial asset or (b) require specialized skills, are provided by individuals possessing those skills and would typically need to be purchased by the organization if they had not been provided by contribution. Services requiring specialized skills are provided by accountants, architects, carpenters, doctors, electricians, lawyers, nurses, plumbers, teachers, and other professionals and craftspeople.

The following are the major categories of in-kind contributions measured at fair value using the market approach on a non-recurring basis during the years ended June 30, 2018 and 2017, using quoted prices in active markets for identical assets (Level 1); significant other observable inputs (Level 2); and significant unobservable inputs (Level 3):

Description	Fair Value Measurements Using			Total
	Quoted Price in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	
<u>2018:</u>				
Equipment	\$ -	\$ 47,730	\$ -	\$ 47,730
Labor	-	70,273	-	70,273
Rent value	-	40,000	-	40,000
	\$ -	\$ 158,003	\$ -	\$ 158,003
<u>2017:</u>				
Equipment	\$ -	\$ 2,940	\$ -	\$ 2,940
Labor	-	2,700	-	2,700
Rent value	-	2,025	-	2,025
Books	-	1,470	-	1,470
	\$ -	\$ 9,135	\$ -	\$ 9,135

**AUDUBON CANYON RANCH, INC.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

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NOTE 6 IN-KIND GOODS AND SERVICES (Continued)

The Corporation also benefits from a substantial number of volunteers who donate significant amounts of time to ACR programs. Such volunteer services do not meet the criteria, stated above, required to record the value of such services as revenue and expense in the Statement of Activities. The Corporation estimates approximately 12,585 hours were provided to ACR during the year ended June 30, 2018, valued at an average rate of \$29.67 for a total estimated value of \$373,453. The Corporation estimates approximately 26,047 hours were provided to ACR during the year ended June 30, 2017, valued at an average rate of \$28.56 for a total estimated value of \$743,902.

NOTE 7 TEMPORARILY RESTRICTED NET ASSETS RELEASED FROM RESTRICTION

The Corporation fulfilled the use restrictions of the following temporarily restricted items and they were released to unrestricted net assets during the years ended June 30, 2018 and 2017:

	2018	2017
Mayacamas land restoration	\$ 143,471	\$ 88,215
Other	<u>397,362</u>	<u>347,376</u>
	<u>\$ 540,833</u>	<u>\$ 435,591</u>

NOTE 8 PENSION AND RETIREMENT PLAN

The Corporation has a contributory pension plan established and operated pursuant to the provisions of the Internal Revenue Code Section 403(b) which covers substantially all employees who are 18 year of age or older and have completed one year of service. The annual employer contribution is discretionary up to 15% of gross eligible wages. The Corporation made contributions to the plan totaling \$78,769 for the year ended June 30, 2018. There were no contributions made for the year ended June 30, 2017.

NOTE 9 RISKS, UNCERTAINTIES AND CONCENTRATIONS

The Corporation relies on a significant amount of funding received in the form of donations and grants from individuals and foundations as well as investment income to support its operations. The current global financial markets may have an impact on the level of funding provided by these funding sources and the market value of marketable equity securities held by the Corporation. While it is impracticable to determine the impact of these events, management is taking steps to address potential changes in funding levels and reduce the Corporation's exposure to impact from these events.

During the year ended June 30, 2018, the Corporation received bequests, pledges and donations from three sources that represented 39% of total support. Two of these funders also represent 99% of pledges, grants, and bequests receivable at June 30, 2018. During the year ended June 30, 2017, the Corporation received a bequest that represented 32% of total support for the year.

**AUDUBON CANYON RANCH, INC.**  
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**NOTES TO FINANCIAL STATEMENTS**  
**For the years ended June 30, 2018 and 2017**

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NOTE 10 EXCESS OF FDIC

As of June 30, 2018, the Corporation had exceeded the Federal Depository Insurance Corporation cash limit of \$250,000 on its depository accounts. At June 30, 2018, the Corporation had approximately \$892,000 on deposit in excess of federally insured limits.

SUPPLEMENTARY INFORMATION

**AUDUBON CANYON RANCH, INC.**  
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**SCHEDULES OF FUNCTIONAL EXPENSES**  
**For the year ended June 30, 2018**

	Program Services	General and Administrative	Fundraising	Total
Personnel	\$ 1,670,872	\$ 482,412	\$ 280,698	\$ 2,433,982
Library and public education	78,174	-	-	78,174
Research and special projects	79,519	-	-	79,519
Insurance	40,163	11,596	6,747	58,506
Professional fees and contract services	8,673	81,224	-	89,897
Supplies and other general expenses	75,360	21,758	12,660	109,778
Repairs and maintenance	260,485	30,134	17,534	308,153
Utilities and telephone	70,019	20,215	11,763	101,997
Transportation	76,093	1,669	388	78,150
Printing and website	18,737	-	6,953	25,690
Postage and mailing	2,319	-	9,126	11,445
Communications and recognition	3,024	-	54,219	57,243
Miscellaneous taxes	40,627	10,227	511	51,365
In-kind legal and other	96,208	61,795	-	158,003
Total expenses before depreciation	<u>2,520,273</u>	<u>721,030</u>	<u>400,599</u>	<u>3,641,902</u>
Depreciation and amortization	<u>143,623</u>	<u>41,466</u>	<u>24,128</u>	<u>209,217</u>
Total expenses	<u>\$ 2,663,896</u>	<u>\$ 762,496</u>	<u>\$ 424,727</u>	<u>\$ 3,851,119</u>



**AUDUBON CANYON RANCH, INC.**  
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**SCHEDULES OF FUNCTIONAL EXPENSES (CONTINUED)**  
**For the year ended June 30, 2017**

	Program Services	General and Administrative	Fundraising	Total
Personnel	\$ 1,463,552	\$ 358,325	\$ 247,784	\$ 2,069,661
Library and public education	76,515	-	-	76,515
Research and special projects	83,341	-	-	83,341
Insurance	44,024	10,779	7,453	62,256
Professional fees and contract services	2,554	22,657	-	25,211
Supplies and other general expenses	42,082	10,303	7,124	59,509
Repairs and maintenance	201,016	16,945	11,718	229,679
Utilities and telephone	80,090	19,609	13,559	113,258
Transportation	67,986	1,544	181	69,711
Printing and website	15,705	-	11,164	26,869
Postage and mailing	1,779	-	12,806	14,585
Communications and recognition	-	-	42,169	42,169
Miscellaneous taxes	17,439	2,874	3,778	24,091
In-kind	-	9,135	-	9,135
Total expenses before depreciation	<u>2,096,083</u>	<u>452,171</u>	<u>357,736</u>	<u>2,905,990</u>
Depreciation and amortization	<u>164,199</u>	<u>40,201</u>	<u>27,799</u>	<u>232,199</u>
Total expenses	<u>\$ 2,260,282</u>	<u>\$ 492,372</u>	<u>\$ 385,535</u>	<u>\$ 3,138,189</u>