



**FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024**



GANNA WALSKA LOTUSLAND

December 31, 2024

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CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

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INDEPENDENT AUDITOR'S REPORT

Audit Committee of the Board of Trustees
Ganna Walska Lotusland
Santa Barbara, California

Opinion

We have audited the accompanying financial statements of Ganna Walska Lotusland (a non-profit organization), which comprise the statement of financial position as of December 31, 2024, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year 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 Ganna Walska Lotusland as of December 31, 2024, and the change in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Management's Responsibility 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 controls 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 within one year after the date that the financial statements are available to be issued.

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 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 controls. 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 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 controls 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 Ganna Walska Lotusland's internal controls. 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 Ganna Walska Lotusland's ability to continue as a going concern for a reasonable period of time.

Report on Summarized Comparative Information

We have previously audited the Ganna Walska Lotusland 2023 financial statements, and we expressed an unmodified audit opinion on those statements in our report dated September 27, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

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.

McGowan Guntermann

Santa Barbara, California
June 26, 2025

GANNA WALSKA LOTUSLAND

STATEMENT OF FINANCIAL POSITION

December 31, 2024

(With Comparative Totals for December 31, 2023)

	ASSETS			(Memo)
	Without Donor Restrictions	With Donor Restrictions	2024 Total	2023 Total
CURRENT ASSETS				
Cash and cash equivalents	\$ 6,197,437	\$ 9,252	\$ 6,206,689	\$ 5,291,779
Inventories	105,343	-	105,343	59,835
Pledges receivable, current portion	-	1,241,465	1,241,465	783,602
Employee Retention Credit receivable	350,555	-	350,555	350,555
Prepaid expenses and deposits	69,228	-	69,228	97,376
 Total Current Assets	 6,722,563	 1,250,717	 7,973,280	 6,583,147
NON-CURRENT ASSETS				
Pledges receivable, net of current portion	-	1,894,663	1,894,663	1,006,957
Investments	6,056,696	22,340,437	28,397,133	21,505,188
Property and equipment, net	11,974,920	-	11,974,920	11,538,323
Operating lease right-of-use assets, net	37,620	-	37,620	56,040
 Total Non-Current Assets	 18,069,236	 24,235,100	 42,304,336	 34,106,508
 TOTAL ASSETS	 \$ 24,791,799	 \$ 25,485,817	 \$ 50,277,616	 \$ 40,689,655
 LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
Accounts payable	\$ 108,194	\$ -	\$ 108,194	\$ 83,089
Accrued liabilities	722,413	-	722,413	619,879
Operating lease liability, current	18,406	-	18,406	18,406
 Total Current Liabilities	 849,013	 -	 849,013	 721,374
LONG-TERM LIABILITIES				
Operating lease liability, noncurrent	19,475	-	19,475	37,809
 Total Long-term Liabilities	 19,475	 -	 19,475	 37,809
 Total Liabilities	 868,488	 -	 868,488	 759,183
NET ASSETS				
Without Donor Restrictions				
Board designated for endowment	801,613	-	801,613	685,082
Board designated for capital	127,737	-	127,737	89,258
Other net assets without donor restrictions	22,993,961	-	22,993,961	21,595,668
Total Without Donor Restrictions	23,923,311	-	23,923,311	22,370,008
With Donor Restrictions	-	25,485,817	25,485,817	17,560,464
 Total Net Assets	 23,923,311	 25,485,817	 49,409,128	 39,930,472
 TOTAL LIABILITIES AND NET ASSETS	 \$ 24,791,799	 \$ 25,485,817	 \$ 50,277,616	 \$ 40,689,655

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

GANNA WALSKA LOTUSLAND

STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS For the Year Ended December 31, 2024 (With Comparative Totals for the Year Ended December 31, 2023)

	Without Donor Restrictions	With Donor Restrictions	2024 Total	(Memo) 2023 Total
REVENUE, GAINS, SUPPORT AND OTHER INCOME				
Revenue and Support				
Contributions and grants	\$ 1,045,197	\$ 7,248,676	\$ 8,293,873	\$ 5,852,377
Membership contributions	814,099	-	814,099	923,394
Admission fees	834,985	-	834,985	788,577
Garden shop	211,250	-	211,250	242,341
Public programs	82,482	-	82,482	57,365
Other support	96,755	-	96,755	111,546
Special events (net of expenses of \$1,454,201 and \$935,422)	1,456,599	-	1,456,599	1,323,021
Net assets released from restrictions	<u>1,299,427</u>	<u>(1,299,427)</u>	<u>-</u>	<u>-</u>
 Total Revenue and Support	 <u>5,840,794</u>	 <u>5,949,249</u>	 <u>11,790,043</u>	 <u>9,298,621</u>
 EXPENSES				
Garden operations and plant collections	3,726,187	-	3,726,187	3,811,233
Management and general	1,059,833	-	1,059,833	883,657
Fundraising	<u>1,087,472</u>	<u>-</u>	<u>1,087,472</u>	<u>1,161,373</u>
 Total Expenses	 <u>5,873,492</u>	 <u>-</u>	 <u>5,873,492</u>	 <u>5,856,263</u>
 Operating Income	 <u>(32,698)</u>	 <u>5,949,249</u>	 <u>5,916,551</u>	 <u>3,442,358</u>
 NON-OPERATING INCOME (EXPENSES)				
Investment income (net of fees of \$159,112 and \$122,395)	1,586,001	1,976,104	3,562,105	3,034,354
Employee Retention Credit	<u>-</u>	<u>-</u>	<u>-</u>	<u>346,676</u>
 Total Non-Operating Income (Expenses)	 <u>1,586,001</u>	 <u>1,976,104</u>	 <u>3,562,105</u>	 <u>3,381,030</u>
 CHANGE IN NET ASSETS	 <u>1,553,303</u>	 <u>7,925,353</u>	 <u>9,478,656</u>	 <u>6,823,388</u>
 NET ASSETS, BEGINNING OF YEAR	 <u>22,370,008</u>	 <u>17,560,464</u>	 <u>39,930,472</u>	 <u>33,107,084</u>
 NET ASSETS, END OF YEAR	 <u>\$ 23,923,311</u>	 <u>\$ 25,485,817</u>	 <u>\$ 49,409,128</u>	 <u>\$ 39,930,472</u>

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

GANNA WALSKA LOTUSLAND

STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended December 31, 2024

(With Comparative Totals for the Year Ended December 31, 2023)

	Program Services	Support Services			
	Garden Operations and Plant Collections	Management and General	Fundraising	2024 Total	(Memo) 2023 Total
EXPENSES					
Salaries and wages	\$ 1,702,124	\$ 408,379	\$ 702,189	\$ 2,812,692	\$ 2,657,126
Payroll taxes and benefits	439,331	116,218	171,119	726,668	654,889
Total salaries and benefits	2,141,455	524,597	873,308	3,539,360	3,312,015
Professional services	549,448	200,971	127,177	877,596	804,334
General administrative expenses	238,374	223,036	99,424	560,834	477,126
Facilities	67,893	-	5,138	73,031	154,861
Insurance	52,556	12,609	21,681	86,846	67,957
Agricultural materials and supplies	46,586	-	-	46,586	31,983
Public programs and education	16,725	-	1,535	18,260	103,057
Public relations, advertising and promotion	51,047	19,570	1,322,887	1,393,504	1,034,706
Garden shop	77,064	-	-	77,064	130,722
Depreciation and amortization	485,039	79,050	90,523	654,612	674,924
Total Expenses by Function	3,726,187	1,059,833	2,541,673	7,327,693	6,791,685
Less expenses included with revenues on the statement of activities					
Special event direct expenses	-	-	(1,454,201)	(1,454,201)	(935,422)
2024 TOTAL EXPENSES	\$ 3,726,187	\$ 1,059,833	\$ 1,087,472	\$ 5,873,492	
2023 TOTAL EXPENSES (MEMO)	\$ 3,811,233	\$ 883,657	\$ 1,161,373		\$ 5,856,263

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

GANNA WALSKA LOTUSLAND

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2024

(With Comparative Totals for the Year Ended December 31, 2023)

	2024	(Memo) 2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 9,478,656	\$ 6,823,388
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation and amortization	654,612	674,924
Unrealized gain on value of securities	(1,384,293)	(2,694,275)
Realized (gain) loss on sale of securities	(1,433,207)	152,101
Contributions restricted for endowment	(3,845,000)	(926,364)
(Increase) decrease in:		
Inventories	(45,508)	11,059
Pledges receivable	(1,345,569)	(1,372,059)
Employee Retention Credit receivable	-	(324,473)
Prepaid expenses and deposits	28,148	1,823
Increase (decrease) in:		
Accounts payable	25,105	38,533
Accrued liabilities	102,534	155,144
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>2,235,478</u>	<u>2,539,801</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property and equipment	(1,072,789)	(992,228)
Purchase of securities	(21,696,208)	(6,480,442)
Proceeds from sale of securities	17,621,763	5,245,288
NET CASH USED BY INVESTING ACTIVITIES	<u>(5,147,234)</u>	<u>(2,227,382)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Contributions restricted for endowment	3,845,000	926,364
Principal payments of operating lease liabilities	(18,334)	(18,312)
NET CASH PROVIDED BY FINANCING ACTIVITIES	<u>3,826,666</u>	<u>908,052</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	914,910	1,220,471
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>5,291,779</u>	<u>4,071,308</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 6,206,689</u>	<u>\$ 5,291,779</u>
Supplemental Disclosure of Cash Flow Information:		
Cash paid during the year for interest	\$ 73	\$ 95

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

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 1 – ORGANIZATION

Ganna Walska Lotusland (the Organization) is a non-profit organization founded by Madame Ganna Walska to assume ownership and operation of her 37-acre estate, known as Lotusland, located in Santa Barbara, California. The Organization's mission is to preserve and enhance the distinctive botanical gardens and estate of Madame Ganna Walska. Lotusland educates and inspires visitors with its collections, sustainable horticulture practices, and plant conservation. The Organization began operations in 1985. The conditional land use permit (CUP) issued by the County of Santa Barbara limits the number of visitors to Lotusland. The Organization's activities are supported by contributions, grants, investment income, admission fees, membership contributions and garden shop sales.

Note 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles (GAAP). The significant accounting policies are described below to enhance the usefulness of the financial statements to the reader.

Description of Net Assets

The Organization reports information regarding its financial position and activities in two classes of net assets - with donor restrictions and without donor restrictions - based on the existence or absence of donor-imposed restrictions.

Without Donor Restrictions

Net assets without donor restrictions represent net assets that are not subject to donor-imposed time or use restrictions. Net assets without donor restrictions include board designated funds.

With Donor Restrictions

Net assets with donor restrictions represent net assets that are subject to donor-imposed time or use restrictions. Net assets with donor restrictions generally include contributions and bequests receivable and planned gifts. Earnings (losses) on net assets with donor restrictions are reported as an increase (decrease) in net assets with donor restrictions. Earnings (losses) on donor-restricted endowment funds that have not yet been appropriated are also classified as net assets with donor restrictions. When a restriction expires, 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". Net assets with donor restrictions include perpetual income trusts for which the related income is reported as contributions without donor restrictions when received on the Statement of Activities. The change in value of the underlying assets is recorded as an unrealized gain or loss in net assets with donor restrictions on the Statement of Activities. Net assets with donor restrictions also consist of those donor-restricted endowments held by the Organization as defined under the Uniform Prudent Management of Institutional Funds Act (UPMIFA).

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Comparative Amounts

The amounts shown for 2023 in the accompanying financial statements are included to provide a basis for comparison with 2024 and are not intended to present all information necessary for a fair presentation of the 2023 financial statements in conformity with accounting principles generally accepted in the United States of America.

Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect certain amounts and disclosures. Those estimates and assumptions affect the reported amounts of assets, liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. While management believes that these estimates are reasonable as of December 31, 2024, it is possible that actual results can differ from these estimates.

Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, cash and cash equivalents include cash on hand, amounts in checking, savings and money market accounts.

Allowance for Credit Losses

The Organization has previously adopted FASB ASC 326, Allowance for Credit Losses. The standard significantly changed how entities will measure credit losses for most financial assets and certain other instruments that are not measured at fair value through net income. The most significant change in this standard is a shift from the incurred loss model to the expected loss model. Under the standard, disclosures are required to provide users of the financial statements with useful information in analyzing an entity's exposure to credit risk and the measurement of credit losses. Financial assets held by the Organization that are subject to the guidance in FASB ASC 326 were trade accounts receivable.

Employee Retention Credit Receivable

Employee Retention Credit (ERC) receivable consists of amounts receivable from the government grant Employee Retention Credit Program and are considered fully collectible. Laws and regulations concerning government programs, including the Employee Retention Credit established by the Coronavirus Aid, Relief, and Economic Security (CARES) Act, are complex and subject to varying interpretations. Claims made under the CARES Act may also be subject to retroactive audit and review. There can be no assurance that regulatory authorities will not challenge the Organization's claim to the ERC, and it is not possible to determine the impact (if any) this would have upon the Organization. Subsequent to December 31, 2024, the ERC receivable was paid in full.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Inventories

Inventories consist primarily of books as well as other items available for sale to the general public in the gift shop. Inventories are valued at cost on a first-in, first-out basis. The cost at December 31, 2024, is not in excess of market value.

Investments

Investments in marketable securities with readily determinable fair values and all investments in marketable debt securities are valued at their fair values in the Statement of Financial Position. Realized and unrealized gains and losses are included in the change in net assets. Donated securities are recorded at their estimated value at date of receipt.

Collections

In accordance with GAAP, the Organization does not capitalize donated or purchased collections or recognize donated collections as revenues or gains. GAAP provides that such donations need not be recognized if they are added to collections that are held for public exhibition, education, or research in furtherance of public service, rather than financial gain, and are protected, kept unencumbered, cared for and preserved, and are subject to a policy that requires the proceeds from sales of collection items to be used to acquire other items for collections.

Property and Equipment

Property and Equipment are recorded at cost or, if donated, at fair market value at the time of the donation. Expenditures for land improvements and major renewals that extend the useful lives of property and equipment are capitalized. Expenditures for maintenance and repairs are charged to operations as incurred. It is management's policy to capitalize certain purchases and donations with a useful life greater than one year and a value greater than \$2,500.

Depreciation is computed using the straight-line method over estimated useful lives as follows:

Land Improvements	10-40 years
Buildings and structures	10-40 years
Furniture and equipment	3-20 years

Leases

The Organization has previously adopted FASB ASC 842, Leases. For the year ended December 31, 2024, the Organization had two noncancellable operating leases and no finance leases. Further, the Organization elected a short-term lease exclusion policy, permitting the Organization to not apply the recognition requirements of this standard to short-term leases (i.e., leases with terms of 12 months or less) and an accounting policy to account for lease and non-lease components as a single component for certain classes of net assets.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Contributions

All contributions and grants are considered to be available for unrestricted use unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as support with donor restrictions that increases this net asset class. However, if a restriction is fulfilled in the same time period in which the contribution is received, the Organization reports the support as assets without donor restrictions.

Membership Contributions

Membership contributions are recorded as revenue at the beginning of the membership period.

Contributed Services

A substantial number of unpaid volunteers have made significant contributions of their time to develop the Organization's programs as docents, in the gift shop and several other areas. In 2024, approximately 240 volunteers donated over 21,000 hours in support of the Organization's program services and fundraising activities, valued at approximately \$630,000 (which is based on the value of volunteer time as calculated annually by the Independent Sector). No amounts have been recorded in these financial statements for volunteer services, as they do not meet the criteria requisite under GAAP.

Contributed Assets

Donated marketable securities and other non-cash donations are recorded as contributions at their estimated fair values at the date of donation.

Tax Exempt Status

The Organization is a California nonprofit public benefit corporation, which is exempt from income taxes under Internal Revenue Code Section 501(c)(3) and State of California Revenue and Taxation Code Section 23701(d); therefore, no provision for income taxes is required. The Organization qualifies for the charitable contribution deduction under Section 170(b) (1) (A) and has been classified as an organization that is not a private foundation under Section 509(a) (1).

The Organization evaluates uncertain tax positions, whereby the effect of the uncertainty would be recorded if the outcome was considered probable and reasonably estimable. As of December 31, 2024, the Organization had no uncertain tax positions requiring accrual.

The Organization files tax returns in California and U.S. federal jurisdictions. The Organization is no longer subject to U.S. federal and state examinations by tax authorities for years before 2021 and 2020, respectively.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Functional Expenses

The Organization allocates its expenses on a functional basis among its various program and support services. Expenses that can be identified with a specific program and support service are allocated directly, according to their expenditure classification. Other expenses that are common to several functions are allocated by various statistical bases.

Subsequent Events

The Organization has evaluated subsequent events through June 26, 2025, the date the financial statements were available to be issued.

Note 3 – PLEDGES RECEIVABLE

Unconditional promises to give are included in the financial statements as pledges receivable and revenue of the appropriate net asset category. As of December 31, 2024, a current reserve of \$40,000 has been recorded and included in the net pledges receivable presented below.

Pledges receivable are recorded at the present value of estimated future cash flows using a risk-free rate of return for the year the pledge is recorded. The present value discount is amortized to contribution revenue over the terms of the pledges receivable.

Pledges receivable typically consist of promises from individuals and organizations within Southern California.

Pledges receivable are due in each future respective year as follows:

2025	\$ 1,201,465
2026	1,045,653
2027	469,304
2028	421,163
2029 and thereafter	<u>200,000</u>
	3,337,585
Less reserve	(40,000)
Less unamortized discount	<u>(161,457)</u>
	<u>\$ 3,136,128</u>

Note 4 – INVESTMENTS

Investments are presented in the financial statements at fair market value, which is derived from quoted market prices at year end. At December 31, 2024, investments consist of the following:

	<u>Cost</u>	<u>Market Value</u>	<u>Unrealized Gain (Loss)</u>
Cash held for investment	\$ 743,864	\$ 743,864	\$ -
Fixed income	7,100,979	7,054,806	(46,173)
Equities and mutual funds	<u>16,511,437</u>	<u>20,598,463</u>	<u>4,087,026</u>
Total	<u>\$ 24,356,280</u>	<u>\$28,397,133</u>	<u>\$ 4,040,853</u>

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 4 – INVESTMENTS (continued)

The following summarizes the net change in unrealized gain (loss) on investments:

	<u>Cost</u>	<u>Market Value</u>	<u>Unrealized Gain</u>
Balance at December 31, 2024	\$ 24,356,280	\$ 28,397,133	\$ 4,040,853
Balance at December 31, 2023	18,848,628	21,505,188	<u>2,656,560</u>
Change in unrealized gain			<u>\$ 1,384,293</u>

The following summarizes the investment return included in the Statement of Activities and Changes in Net Assets for the year ended December 31, 2024:

Investment and dividend income	\$ 903,717
Unrealized gain on value of securities	1,384,293
Realized gain on value of securities	1,433,207
Investment fees	<u>(159,112)</u>
Net Investment Return	<u>\$ 3,562,105</u>

Note 5 – FAIR VALUE MEASUREMENT

The Organization has established a framework for measuring fair value and expanding disclosures about fair value measurements. Accounting principles define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A fair value hierarchy gives the highest priority to quoted prices in active markets (Level 1) and the lowest priority to unobservable inputs (Level 3). The standard describes three levels of inputs that may be used to measure fair value:

Level 1: Quoted prices in active markets for identical assets or liabilities;

Level 2: Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in active markets that are not active; discounted cash flows; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities;

Level 3: Unobservable inputs that are supported by little or no market activity;

Following is a description of the valuation methodologies used for instruments measured at fair value on a recurring basis and recognized in the accompanying Statement of Financial Position, as well as the general classification of such instruments pursuant to the valuation hierarchy:

Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. As of December 31, 2024, there were no Level 2 or Level 3 investments.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 5 – FAIR VALUE MEASUREMENT (continued)

The following is a description of the general classification of investments pursuant to the valuation hierarchy:

Cash held for investment – Cash held for investment purposes includes money market funds and cash equivalent assets, and is valued at face value.

Fixed income – Corporate bonds and bond funds provide a hedge against deflation, provide a stable return, and serve to minimize the overall volatility of the investment portfolio. They are valued utilizing quoted market prices available in active markets for identical investments at the reporting date.

Equities and mutual funds – Equities and mutual funds include a variety of publically traded stocks and mutual funds from various industries invested for both growth and value. They are valued utilizing quoted market prices available in active markets for identical investments at the reporting date.

The following table presents assets and liabilities recognized in the accompanying Statement of Financial Position measured at fair value on a recurring basis and the level in which the fair value measurements fall at December 31, 2024:

<u>Description</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Cash held for investment	\$ 743,864	\$ -	\$ -	\$ 743,864
Fixed Income				
Domestic fixed income	7,054,806	-	-	7,054,806
Total Fixed Income	7,054,806	-	-	7,054,806
Equities				
Domestic mutual funds	20,598,463	-	-	20,598,463
Total Equities	20,598,463	-	-	20,598,463
Total assets measured at fair value	\$ 28,397,133	\$ -	\$ -	\$ 28,397,133

Note 6 - PROPERTY AND EQUIPMENT

A summary of property and equipment as of December 31, 2024, is as follows:

Land	\$ 3,418,370
Land improvements	11,862,918
Buildings and structures	3,811,139
Furniture and equipment	1,160,498
	20,252,925
Less: accumulated depreciation	(8,278,005)
	<u>\$ 11,974,920</u>

Depreciation expense for the year ended December 31, 2024, totaled \$606,299.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 7 – NET ASSETS RELEASED FROM RESTRICTIONS

Net assets are released from donor restrictions when the restricted purposes specified by donors are satisfied. When a donor restricts a contribution to the construction of a specific long-lived asset, the donor's restriction is fulfilled in the period in which that long-lived asset is constructed or placed in service. For the year ended December 31, 2024, net assets released from restrictions amounted to \$1,299,427.

Note 8 – ENDOWMENT FUNDS

The Organization's endowment funds consist of eight funds established to support a variety of purposes. Endowment funds include both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowments. As required by GAAP, net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The Board of Trustees of the Organization has interpreted the California adopted Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring a long-term investment strategy designed to preserve the value of the original gift, as of the gift date. As a result of this interpretation, the Organization has classified, with the explicit designation directive by the donor, as net assets with donor restrictions (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 donor at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment funds are classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard for prudence prescribed by UPMIFA.

In accordance with California UPMIFA, the Organization considers the following factors in making a determination to appropriate or invest donor restricted endowment funds:

- (1) The duration and preservation of the fund
- (2) The purposes 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

Endowment Investment and Spending Policies

The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by endowments, while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Organization must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 8 – ENDOWMENT FUNDS (continued)

Endowment Investment and Spending Policies (continued)

The Organization expects its endowment funds, over time, to provide an average annual rate of return of approximately seven percent. Actual returns in any given year may vary from this amount.

To satisfy its long-term rate-of-return objectives, the Organization relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Organization targets a diversified asset allocation to achieve its long-term return objectives within prudent risk constraints.

The Organization has a policy of appropriating for distribution each year five percent of its endowment fund's average fair value over the prior twelve quarters through the calendar yearend preceding the fiscal year in which the distribution is planned. In establishing this policy, the Organization considered the long-term expected return on its endowment. Accordingly, over the long term, the Organization expects the current spending policy to allow its endowment to grow at an average of approximately two percent annually. 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.

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 UPMIFA requires the Organization to retain as a fund of perpetual duration. There were no such deficiencies as of December 31, 2024.

Endowment net assets with donor restrictions totaled \$15,900,475, consisting of total original gift endowment contributions of \$12,437,454 and accumulated earnings of \$3,463,021 as of December 31, 2024. In addition, the board has designated \$801,613 for endowment as of December 31, 2024.

Note 9 – LEASES

At the inception or modification of a contract, the Organization assesses whether the contract is, or contains, a lease. The assessment is based on (1) whether the contract involves the use of a distinct identified asset, (2) whether the Organization obtains the right to substantially all the economic benefit from the use of the asset throughout the period, and (3) whether the Organization has the right to direct the use of the asset.

The accounting standard establishes a right-of-use (ROU) model requiring a lessee to recognize a ROU asset and lease liability on the balance sheet for all leases with a term of longer than 12 months. ROU assets represent the Organization's right to use an underlying asset during the reasonably certain lease term, and lease liabilities represent its obligation to make lease payments arising from the lease. Leases are now classified as finance or operating, with classification affecting the pattern and classification of expense recognition in the statement of income. Lease terms may include options to extend or terminate the lease when it is reasonably certain the option will be exercised.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 9 – LEASES (continued)

ROU assets and lease liabilities are recognized at the lease commencement date based on the present value of all minimum lease payments over the term of the lease. The initial measurement of ROU assets also includes any prepaid lease payments and are reduced by any previously accrued deferred rent. Lease terms include options to extend or terminate the lease when it is reasonably certain that such option will be exercised. For operating leases, lease expense is recognized on a straight line basis over the term of the lease. Management will periodically review the carrying value of ROU assets to determine if impairment may exist.

The Organization leases office equipment under two operating leases which are payable in minimum monthly installments of \$1,406 and \$128 through 2026 and 2027, respectively. The implementation of the new standard in prior years resulted in recording a non-cash transitional adjustment to operating lease ROU asset and operating lease liabilities of \$92,100 and \$92,100, respectively. The Organization has elected to use the risk-free rate to discount the lease payments.

The Organization recognized \$18,420 of amortization on right-of-use assets, as well as \$73 of interest on operating lease liabilities for the year ended December 31, 2024.

Additionally, \$18,334 of operating cash outflows was related to principal payments on operating lease liabilities. The weighted-average of remaining lease term is 2.08 years, and the weighted-average discount rate used is .735%.

The following is a schedule of future operating lease payments, as of December 31:

2025	\$ 18,406
2026	18,406
2027	<u>1,153</u>
Total minimum lease payments	37,965
Less imputed interest	<u>(87)</u>
Present value of minimum lease payments	<u>\$ 37,878</u>

Note 10 – COLLECTIONS

The Organization's botanical collections are made up of rare and unusual plant specimens assembled in numerous themed gardens that are open to visitors of Lotusland. The Organization employs numerous horticultural professionals to maintain the gardens and to propagate plants for the collections.

Expenditures for botanical collections were approximately \$7,022 for the year ended December 31, 2024, and are included in facilities expenses in the accompanying Statement of Functional Expenses.

Other collections include books and various personal effects of Madame Ganna Walska.

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 11 – RETIREMENT PLANS

Flexible Benefit Plan

The Organization has a flexible benefit plan (Plan) that permits participants to elect to receive benefits for themselves and their eligible dependents under various component plans, which provide health, dental, life insurance, disability and cancer benefits. It is intended that the Plan qualify under Section 125 of the IRC as a cafeteria plan. The Plan includes a flexible spending account option which allows employee contributions through compensation reduction payments. The Organization pays all administrative costs of the Plan.

Retirement Plan

The Organization has a Retirement Plan (403(b) Plan) which allows employees to participate in the salary reduction purchase of tax-sheltered annuities and investments as described in Section 403(b) of the IRC. Employees may contribute up to the maximum as determined by IRC limits. All non-temporary employees are eligible to participate in the 403(b) Plan after their probationary period. After two years of employment of at least 1,000 hours per year, the Organization matches 50% of the eligible employee's contributions to the 403(b) Plan up to a maximum of 5% of their compensation. Employer contributions were \$89,551 for the year ended December 31, 2024.

Note 12 – RECLASSIFICATION

Certain amounts from the December 31, 2023, financial statements have been reclassified to conform to the December 31, 2024, financial statement presentation.

Note 13 – CREDIT RISK AND MARKET RISK

Credit Risk

The Organization maintains cash balances insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per institution. As of December 31, 2024, the Organization had no uninsured cash and cash equivalent balances.

Market Risk

The Organization holds its investments in a diversified portfolio. Nevertheless, these investments are exposed to various risks, such as interest rate, credit and overall market volatility. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in the values of investment securities will occur in the near term and that such change could materially affect the amounts reported in the financial statements.

GANNA WALSKA LOTUSLAND

NOTES TO FINANCIAL STATEMENTS

Note 14 – LIQUIDITY

Financial assets available to meet cash needs for general expenditure for the following year are comprised of current assets and investments, adjusted for amounts unavailable due to illiquidity, endowments and other funds spending policy appropriations beyond one year, and current liabilities payable to vendors, financial institutions, and nonprofit organizations.

Financial assets available to meet cash needs for general expenditures within one year of December 31, 2024, are as follows:

Current assets	
Cash and cash equivalents available within one year	\$ 6,206,689
Pledges and grants receivable, current portion	1,241,465
Other receivables	<u>350,555</u>
Total Current Assets	<u>7,798,709</u>
Investments	28,397,133
Less investments unavailable for general expenditures within one year:	
Endowments and other funds subject to spending policy appropriations beyond one year:	
With donor restrictions	<u>(15,900,475)</u>
Total Investments	<u>12,496,658</u>
Current liabilities	<u>(849,013)</u>
Financial assets available to meet cash needs for general expenditures within one year as of December 31, 2024	<u>\$ 19,446,354</u>

Note 15 – NET ASSETS

Net Assets Without Donor Restrictions

As of December 31, 2024, net assets without donor restrictions consist of the following:

Operating net assets	\$ 11,019,041
Board designated for endowment	801,613
Board designated for capital purchases	127,737
Property and equipment, net	<u>11,974,920</u>
Total Net Assets Without Donor Restrictions	<u>\$ 23,923,311</u>

GANNA WALSKA LOTUSLAND
NOTES TO FINANCIAL STATEMENTS

Note 15 – NET ASSETS (continued)

Net Assets With Donor Restrictions

As of December 31, 2024, net assets with donor restrictions consist of the following:

Japanese Garden endowment	\$ 3,563,481
Lotus Society general endowment	4,826,444
Topiary Garden endowment	1,382,689
Blue Garden endowment	1,658,638
Cactus Garden endowment	416,523
Theatre Garden endowment	131,692
Lotus Garden endowment	81,075
Timbrook Intern Fellowship endowment	24,862
EAP Endowment	3,160,941
Water Garden Endowment	127,286
Rose Garden Endowment	126,844
Cycad Endowment	400,000
Capital campaign	5,715,190
Water infrastructure	1,706,635
Cycad Garden, Renovation and Remediation	646,202
Visitor Center renovation	51,728
Tropical Garden renovation	53,814
Japanese Garden renovation	35,375
Work experience and internship	71,471
Education	163,220
CEO Action fund	60,399
Archives	59,155
CUP/Master plan	421,348
Japanese Garden Maintenance	396,222
Storm Response	58,401
Other	<u>146,182</u>
 Total Net Assets With Donor Restrictions	 <u><u>\$ 25,485,817</u></u>

Note 16 – CAPITAL AND ENDOWMENT CAMPAIGN

During 2021, the Organization increased staff and organizational resources in order to embark on a capital campaign to raise funds for garden and historical building renovation projects and sustainability initiatives. As of December 31, 2024, the campaign had raised \$7,900,680, including pledges of \$2,596,120.