

**THE HOLDEN ARBORETUM AND AFFILIATE  
d.b.a. HOLDEN FORESTS & GARDENS**

**CONSOLIDATED FINANCIAL REPORT**

**SEPTEMBER 30, 2024**

THE HOLDEN ARBORETUM AND AFFILIATE  
d.b.a. HOLDEN FORESTS & GARDENS

CONTENTS

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	<u>Page</u>
INDEPENDENT AUDITORS' REPORT	1-2
FINANCIAL STATEMENTS	
Consolidated statement of financial position	3
Consolidated statement of activities	4
Consolidated statement of functional expenses	5
Consolidated statement of cash flows	6
Notes to consolidated financial statements	7-20



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## Independent Auditors' Report

To the Board of Directors  
The Holden Arboretum and Affiliate  
d.b.a. Holden Forests & Gardens  
Kirtland, Ohio

### **Opinion**

We have audited the accompanying consolidated financial statements of The Holden Arboretum and Affiliate, Cleveland Botanical Garden (a nonprofit organization), d.b.a. Holden Forests & Gardens, which comprise the consolidated statement of financial position as of September 30, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of The Holden Arboretum and Affiliate as of September 30, 2024, and the changes in their net assets and their 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 ("GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Holden Arboretum and Affiliate 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.

### **Responsibilities of Management for the Financial Statements**

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

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Holden Arboretum and Affiliate's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

## **Auditors' Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Holden Arboretum and Affiliate's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Holden Arboretum and Affiliate's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

## **Report of Summarized Comparative Information**

We have previously audited The Holden Arboretum and Affiliate's 2023 consolidated financial statements, and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated January 10, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2023 is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

*Meloney + Novotny LLC*

Cleveland, Ohio  
February 10, 2025

HOLDEN FORESTS & GARDENS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

September 30, 2024

(With Comparative Totals at September 30, 2023)

	Current Year Total	Prior Year Total
	<u>          </u>	<u>          </u>
<u>ASSETS</u>		
CURRENT ASSETS		
Cash and equivalents	\$ 4,970,700	\$ 6,424,911
Inventory	190,395	229,951
Pledges receivable	397,687	146,312
Research grants receivable	80,729	224,182
Prepays and other assets	<u>627,758</u>	<u>411,374</u>
Total current assets	6,267,269	7,436,730
Pledges receivable	516,735	18,594
Property, buildings and equipment, net	36,191,727	36,552,044
Remainder trusts	210,821	189,578
Investments - gift annuities	143,155	137,967
Investments - endowment	59,846,120	50,193,570
Investments - funds held in trust by others	<u>113,345,893</u>	<u>99,325,617</u>
TOTAL ASSETS	<u>\$216,521,720</u>	<u>\$193,854,100</u>
<u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES		
Accounts payable	\$ 651,981	\$ 671,140
Split-interest agreements - current	39,294	46,053
Accrued expenses	1,080,093	898,744
Deferred revenue	<u>361,563</u>	<u>256,737</u>
Total current liabilities	2,132,931	1,872,674
Split-interest agreements liability	<u>85,719</u>	<u>104,068</u>
Total liabilities	2,218,650	1,976,742
NET ASSETS		
Without donor restrictions	70,155,390	65,015,715
With donor restrictions	<u>144,147,680</u>	<u>126,861,643</u>
Total net assets	<u>214,303,070</u>	<u>191,877,358</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$216,521,720</u>	<u>\$193,854,100</u>

The accompanying notes are an integral part of these financial statements

HOLDEN FORESTS & GARDENS

CONSOLIDATED STATEMENT OF ACTIVITIES

Year Ended September 30, 2024  
(With Comparative Totals for Year Ended September 30, 2023)

	Without Donor Restrictions	With Donor Restrictions	Current Year Total	Prior Year Total
<b>OPERATING SUPPORT AND REVENUE</b>				
Contributions	\$ 933,974	\$ 2,629,916	\$ 3,563,890	\$ 2,902,133
Membership	1,675,417		1,675,417	1,713,292
Government grants	149,843	35,460	185,303	1,123,688
Contributed nonfinancial assets	20,062		20,062	105,082
Holden Arboretum Trust	4,743,190		4,743,190	4,787,456
Fundraising events	172,700		172,700	192,098
Admissions, education and ancillary services	4,276,579		4,276,579	4,065,087
Endowment income available for operations	2,300,903		2,300,903	2,077,168
Operating investment income	217,955		217,955	212,953
Net assets released and reclassified from restrictions	<u>4,767,038</u>	<u>(4,767,038)</u>	<u>-</u>	<u>-</u>
Total operating support and revenue	19,257,661	(2,101,662)	17,155,999	17,178,957
<b>OPERATING EXPENSES</b>				
Program expenses:				
Horticulture	4,754,916		4,754,916	4,685,269
Research and conservation	3,040,181		3,040,181	3,023,710
Education	1,423,697		1,423,697	1,576,541
Guest relations	<u>4,391,619</u>		<u>4,391,619</u>	<u>4,386,420</u>
Total program expenses	13,610,413		13,610,413	13,671,940
Management and administration	4,518,202		4,518,202	3,100,222
Development	<u>1,385,892</u>		<u>1,385,892</u>	<u>973,718</u>
Total operating expenses	<u>19,514,507</u>		<u>19,514,507</u>	<u>17,745,880</u>
INCREASE (DECREASE) FROM OPERATING ACTIVITY	(256,846)	(2,101,662)	(2,358,508)	(566,923)
<b>NON-OPERATING ACTIVITY</b>				
Contributions - estate bequests	180,282		180,282	1,213,259
- campaign		910,500	910,500	165,000
Campaign expenses	(103,341)		(103,341)	(143,164)
Master planning expenses			-	(113,583)
Non-operating appreciation of investments	5,304,397	4,456,923	9,761,320	4,293,200
Change in funds held in trust by others		14,020,276	14,020,276	4,654,392
Other			-	3,263
Gain on sale of property, building and equipment	<u>15,183</u>		<u>15,183</u>	<u>30,413</u>
	<u>5,396,521</u>	<u>19,387,699</u>	<u>24,784,220</u>	<u>10,102,780</u>
CHANGE IN NET ASSETS	5,139,675	17,286,037	22,425,712	9,535,857
NET ASSETS – BEGINNING OF YEAR	<u>65,015,715</u>	<u>126,861,643</u>	<u>191,877,358</u>	<u>182,341,501</u>
NET ASSETS – END OF YEAR	<u>\$ 70,155,390</u>	<u>\$144,147,680</u>	<u>\$214,303,070</u>	<u>\$191,877,358</u>

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

HOLDEN FORESTS & GARDENS

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

Year Ended September 30, 2024  
(With Comparative Totals for Year Ended September 30, 2023)

	Horticulture	Research and Conservation	Education	Guest Relations	Management and Administration	Development	Current Year Total	%	Prior Year Total	%
Compensation and benefits	\$2,188,423	\$2,214,927	\$ 823,201	\$1,529,085	\$3,416,248	\$ 749,808	\$ 10,921,692	55.7	\$ 10,146,793	56.4
Utilities	154,153	72,182	47,929	190,429	239,225	8,096	712,014	3.6	582,406	3.2
Professional and subcontract services	168,426	179,985	150,603	268,342	82,687	207,777	1,057,820	5.4	1,135,340	6.3
Building and equipment maintenance	169,781	61,927	28,815	433,615	35,409	3,297	732,844	3.7	751,744	4.2
Education and membership	49,983	3,037	127,161	268,360	103,651	149,106	701,298	3.6	701,964	3.9
Advertising	46,146	19,792	18,136	213,173	51,796	15,880	364,923	1.9	251,567	1.4
Landscape maintenance	628,039	23,085	8,168	223,397	3,760	2,123	888,572	4.5	447,523	2.5
Staff development and travel	57,088	74,677	37,823	54,019	93,064	17,498	334,169	1.7	318,265	1.8
Other		5,447	6,338	169,748	59,785	60,148	301,466	1.5	154,065	0.9
Office supplies	23,492	17,030	10,206	51,400	51,189	54,553	207,870	1.1	182,885	1.0
Technology	36,798	13,869	33,602	89,717	136,398	52,580	362,964	1.9	363,298	2.0
Insurance and real estate tax	77,775	36,788	42,319	71,253	7,042	26,405	261,582	1.3	218,419	1.2
Research expenses		235,446					235,446	1.2	101,500	0.6
Operating expenses before depreciation	3,600,104	2,958,192	1,334,301	3,562,538	4,280,254	1,347,271	17,082,660	87.1	15,355,769	85.4
Depreciation	1,154,812	81,989	89,396	829,081	237,948	38,621	2,431,847	12.4	2,390,111	13.2
Operating expenses	4,754,916	3,040,181	1,423,697	4,391,619	4,518,202	1,385,892	19,514,507	99.5	17,745,880	98.6
Master planning							-	-	113,583	0.6
Campaign						103,341	103,341	0.5	143,164	0.8
Total expenses	<u>\$4,754,916</u>	<u>\$3,040,181</u>	<u>\$1,423,697</u>	<u>\$4,391,619</u>	<u>\$4,518,202</u>	<u>\$1,489,233</u>	<u>\$19,617,848</u>	<u>100.0</u>	<u>\$18,002,627</u>	<u>100.0</u>

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

HOLDEN FORESTS & GARDENS

CONSOLIDATED STATEMENT OF CASH FLOWS

Year Ended September 30, 2024  
(With Comparative Totals for Year Ended September 30, 2023)

	Current Year Total	Prior Year Total
	<u>          </u>	<u>          </u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Change in net assets	\$ 22,425,712	\$ 9,535,857
Adjustments to reconcile change in net assets to net cash (used) provided by operating activities:		
Depreciation	2,431,847	2,390,111
Gain on sale of property, building and equipment	(15,183)	(30,413)
Unrealized gains of investments	(10,197,499)	(4,023,825)
Realized gains of investments	(1,063,408)	(1,708,550)
Change in funds held in trust by others	(14,020,276)	(4,654,392)
Gifts restricted for permanent endowment	10,500	-
Decrease (increase) in inventory	39,556	(54,031)
(Increase) decrease in pledges receivable	(749,516)	124,747
Decrease (increase) in research grants receivable	143,453	(222,797)
Increase in prepaids and other assets	(216,384)	(168,317)
Increase in remainder trusts	(21,243)	(5,381)
Increase in accounts payable and accrued expenses	162,190	368,521
Increase (decrease) in deferred revenue	104,826	(100,488)
Total adjustments	<u>(23,391,137)</u>	<u>(8,084,815)</u>
Net cash (used) provided by operating activities	(965,425)	1,451,042
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of investments	(641,438)	(884,440)
Proceeds from sale of investments	2,244,607	1,684,703
Purchase of property, buildings and equipment	(2,071,530)	(2,511,746)
Proceeds from sale of property, building and equipment	<u>15,183</u>	<u>1,054,118</u>
Net cash used by investing activities	(453,178)	(657,365)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Gifts restricted for permanent endowment	(10,500)	-
Decrease in split-interest agreements liability	<u>(25,108)</u>	<u>(6,604)</u>
Net cash used by financing activities	<u>(35,608)</u>	<u>(6,604)</u>
<b>(DECREASE) INCREASE IN CASH AND EQUIVALENTS</b>	(1,454,211)	787,073
<b>CASH AND EQUIVALENTS – BEGINNING OF YEAR</b>	<u>6,424,911</u>	<u>5,637,838</u>
<b>CASH AND EQUIVALENTS – END OF YEAR</b>	<u>\$ 4,970,700</u>	<u>\$ 6,424,911</u>

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



# HOLDEN FORESTS & GARDENS

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

### Note 1. Summary of Significant Accounting Policies

- A. The Holden Arboretum ("Arboretum") and Cleveland Botanical Garden ("Garden") (collectively the "Organization") are Ohio nonprofit, tax exempt, publicly-supported charitable organizations that envision that all communities will be transformed into vibrant places where trees, plants and people thrive. The Garden's sole member is the Arboretum. The Arboretum and Garden operate under the name Holden Forests & Gardens, a name owned by the Arboretum and licensed to the Garden. The two entities, under the name Holden Forests & Gardens, collaborate and coordinate their activities at their two campuses with the mission of connecting people with the wonder, beauty and value of trees and plants to inspire action for healthy communities.

Land Holdings, LLC was formed in March 2020 to facilitate the purchase of properties. The Arboretum is the sole member of the entity.

- B. Principles of Consolidation – The consolidated financial statements include the Arboretum, Garden and Land Holdings, LLC and are prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America. All significant intercompany activity was eliminated in consolidation.
- C. Accounting Method – The Organization has reported information regarding its financial position and activities according to two classes of net assets: without donor restrictions and with donor restrictions.

Net assets without donor restrictions represent net assets that are not subject to donor-imposed restrictions. Contributions are considered to be available for general use unless specifically restricted by the donor. Net assets without donor restrictions include board designated endowment funds of \$32,917,905 (Note 9), board designated strategic projects of \$645,160 and board designated reserve funds of \$313,115 as of September 30, 2024. Board designated endowment funds have been set aside by the Board to operate as an endowment, board designated strategic projects have been set aside by the Board for the Garden's front paver remediation and board designated reserve funds have been set aside by the Board for future needs of the Organization. These designations are based on Board actions, which can be altered or revoked at a future time by the Board.

Net assets with donor restrictions are the result of timing differences between the receipt of funds and the incurrence of the related expenses. Also, they represent endowment funds which are subject to the restriction of the donors that the principal be invested in perpetuity and only the income be utilized. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statement of activities as net assets released from restrictions. However, donor-restricted contributions and investment earnings whose restrictions are met in the same period are reported as net assets without donor restrictions.

The Organization reports gifts of property, buildings and equipment as net assets without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as net assets with donor restrictions. Absent explicit donor stipulations about how the long-lived assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- D. Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
- E. Cash and Equivalents – The Organization maintains cash and equivalents at various financial institutions which, at times, may exceed federally insured amounts and may significantly exceed the consolidated statement of financial position amount due to outstanding checks. For purposes of the consolidated statement of cash flows, cash and equivalents include short-term highly liquid investments with original maturities of three months or less.
- F. Inventory – Inventories of retail shop merchandise are carried at lower of cost or net realizable value, using the first-in, first-out method.
- G. Revenue Recognition – The Organization derives its revenues from membership, admissions, education and ancillary services based on the satisfaction of performance obligations. Performance obligations are determined based on the service provided by the Organization. The following explains the performance obligations related to each revenue stream and how those are recognized. The revenue streams noted below do not include significant financing components as performance obligations are satisfied within a year of receipt of payments. The following explains the performance obligations related to each revenue stream and how they are recognized:

Membership – The Organization receives revenue from various levels of membership. Membership benefits include free admission and the ability to attend certain special events before the general public. Membership dues are recognized over the course of one or two years, representing the period over which the Organization satisfies the performance obligation.

Admissions – Revenue from ticket sales, events and group admissions is based on established levels. The Organization primarily recognizes revenue for admissions at point of redemption.

Education – Revenue generated from specific education courses at the point in time when services are provided to its visitors.

Ancillary services – The Organization receives revenue from various ancillary services, including commissions on food sales, retail store purchase, parking, space rentals and special events. Revenue is recognized for food commissions and purchases of goods at the point in time when the sale occurs. Revenue from space rentals and special events is recognized when the event occurs.

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- H. Contributions and Pledges Receivable – The Organization considers all contributions to be unrestricted unless specifically restricted by the donor. Donated items are reflected as contributions at their estimated fair market value at the time of donation. Unconditional pledges receivable are recognized as revenues in the period the promise is received. Conditional pledges receivable are recognized when the conditions upon which they depend are met. The pledges are stated at their fair market value at the date of recognition. Pledges that are to be received over a period of years are discounted to fair value assuming their respective payment terms and an appropriate discount rate as of the date the pledge is received. The discount is amortized into contribution revenue over the term of the respective pledge agreement.

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

The Organization utilizes the allowance method to record its estimate of uncollectible pledges receivable. The allowance is based upon prior years' experience and management's analysis of specific promises made.

- I. Property, Buildings and Equipment – Property, buildings and equipment are recorded at cost or, if contributed, appraised market value at the date of the gift. Purchases will be capitalized if they have an estimated useful life of two years or more and have an acquisition cost in excess of \$2,000. Expenditures for maintenance and repairs are expensed in the period incurred. Improvements are capitalized as additions to the appropriate asset accounts. Depreciation is computed using the straight-line method over the estimated useful economic life of each asset.
- J. Fair Value of Financial Instruments – The carrying values of receivables and accounts payable approximate fair value because of the short-term maturity of these financial instruments.

The Organization estimates the fair value of financial instruments using available market information and other generally accepted valuation methodologies. Fair value is defined as the price that would be received to sell an asset or would be paid to transfer a liability in an orderly transaction between market participants at the measurement date. The inputs used to measure fair value are classified into three levels:

Level 1 – Quoted market prices in active markets for identical assets and liabilities.

Level 2 – Observable market-based inputs or unobservable inputs that are corroborated by market data.

Level 3 – Unobservable inputs in which little or no market data exists.

The methods described below may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement as of the reporting date.

HOLDEN FORESTS & GARDENS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 1. Summary of Significant Accounting Policies (Continued)**

J. Fair Value of Financial Instruments (Continued)

The following table sets forth by level within the fair value hierarchy the Organization's financial assets and liabilities that were accounted for at a fair value on a recurring basis as of September 30, 2024. The financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement.

The Organization's assessment of the significance of a particular input to the fair value measurement requires judgment and may affect the valuation of fair value assets and their placement within the fair value hierarchy levels. The table does not include cash on hand or other assets and liabilities that are measured at historical cost or any basis other than fair value.

	Assets at Market Value as of September 30, 2024			
	Level 1	Level 2	Level 3	Total
Cash and equivalents	\$ 526,204			\$ 526,204
Mutual funds	37,224,751			37,224,751
Equities - common stock	7,190,331			7,190,331
Corporate bonds	7,770,410			7,770,410
American Foundation		\$ 4,716,988		4,716,988
Total investments in the fair value hierarchy	<u>\$52,711,696</u>	<u>\$ 4,716,988</u>		57,428,684
Investments measured at NAV				<u>2,560,591</u>
Subtotal				59,989,275
Funds held in trust by others (Note 8):				
Holden Arboretum Trust			\$ 108,679,489	108,679,489
Corning Institute			4,666,404	4,666,404
			<u>\$ 113,345,893</u>	<u>113,345,893</u>
Total investments				<u>\$ 173,335,168</u>

Mutual funds – Mutual funds consist of investments in mutual funds in a variety of industries, and market segments that are valued on quoted prices in active markets and are classified as Level 1.

Equities – Equities consist of investments in common stock of domestic and international corporations in a variety of industries that are valued based on quoted prices in active markets and are classified as Level 1.

HOLDEN FORESTS & GARDENS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 1. Summary of Significant Accounting Policies (Continued)**

J. Fair Value of Financial Instruments (Continued)

Corporate bonds – Quoted prices in active markets are used to value fixed income investments and, therefore, are classified as Level 1.

American Foundation – The investments in the American Foundation are held in a pooled investment account, which invests primarily in equities and fixed income securities and are valued at market value of the underlying assets. The Organization considers these investments to be Level 2.

Funds held in trust – Funds held in trust by others consist of funds as described in Note 8. The Organization's share of interests in these trusts is recorded at fair market value. The fair value of these funds is based on inputs that are derived principally from observable market data which is used to estimate the future cash flows of the trust. Because there is not an active market for a fund held in trust, these are considered Level 3 valuations.

The table below sets forth a summary of changes in the fair value of the Organization's Level 3 assets for the year ended September 30, 2024:

	The Holden Arboretum Trust	Corning Institute	Total
Balance at September 30, 2023	\$ 95,411,331	\$ 3,914,286	\$ 99,325,617
Endowment distributions to operations	(4,743,190)	(236,545)	(4,979,735)
Net realized and unrealized gains relating to instruments still held at the reporting date	<u>18,011,348</u>	<u>988,663</u>	<u>19,000,011</u>
Balance at September 30, 2024	<u>\$ 108,679,489</u>	<u>\$ 4,666,404</u>	<u>\$ 113,345,893</u>

The Organization is required to disclose the nature and risk of the investments recorded at net asset value ("NAV"). The following table and paragraphs summarize the nature and risk of these investments at September 30, 2024:

	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Period Notice
Investment in partnerships:				
Private equity	<u>\$ 2,560,591</u>	<u>\$ 2,052,716</u>	Illiquid	N/A

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

##### **J. Fair Value of Financial Instruments (Continued)**

Partnership private equity investments – This class includes interest in partnerships that invest in a portfolio of private investment funds and other investment vehicles that are formed and managed by third party managers for the purpose of investing in private equity and venture capital funds. Investments in the underlying funds are valued, as a practical expedient, utilizing the net asset valuations provided by management of each fund, without adjustment. The underlying funds determine their net asset valuation in a manner consistent with accounting principles generally accepted in the United States of America for investment companies. Redemption policies do not allow the Organization to withdraw any portion of its partnership interest without the consent of the partnership manager, which is not expected to be granted. Currently, and through the terminations of the underlying funds, the Organization expects to receive periodic distributions from the liquidation of the partnership's underlying assets, based solely on the partnership manager's discretion.

K. Permanent Collections – The Organization's permanent collections of accessioned and non-accessioned woody plants and herbaceous plants of conservation and horticultural significance, herbarium specimens, wood samples, tree artifacts, animals, birds, reptiles and insects, library and rare books and works of art that support the Organization's mission are protected and preserved for public exhibition, education, research and the furtherance of the public good. Accordingly, such collections are not recorded for financial statement purposes. Accessions and deaccessions to the permanent collections are made by the Curator of Living Collections per the guidelines established in the Organization's Collection Management policy which has been developed in accordance with the American Alliance of Museums Code of Ethics and American Public Gardens Association. Objects in the Organization's permanent collections are neither disposed of for financial gain nor encumbered in any manner.

L. Income Taxes – The Organization has been ruled exempt from federal income tax pursuant to Internal Revenue Code Section 501(c)(3) and has been classified as a public charity under Section 509(a)(1).

As of September 30, 2024, the Organization's federal income taxes for years from September 30, 2021 and thereafter remain subject to examination by the Internal Revenue Service.

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- M. Contingencies – The Garden is involved in two cases pending, in various stages, in the Common Pleas Court of Cuyahoga County, involving the use of certain property (the "Garden premises") the Garden leases from the City of Cleveland (the "City") and subleases from University Circle, Incorporated ("UCI"). The first case is a declaratory judgment action brought by the Garden against (a) various descendants (the "descendant defendants") of Jephtha Wade, who conveyed Wade Park (an area that includes the land leased by the Garden) to the City, subject to certain restrictions (the "restrictions"), (b) various trusts created by the descendants of Jephtha Wade (the "trusts"), (c) the City and UCI, (d) the State of Ohio and (e) various land owners adjacent to the Garden, seeking determinations (i) that the Garden has not violated the restrictions by, for example, charging admission to portions of the Garden premises and erecting fences around portions of the Garden premises and (ii) that a fence restriction on the property is enforceable only by the adjacent landowners. Some of the descendants and trusts counterclaimed and/or filed third-party complaints against the Garden generally seeking declarations of the restrictions to the contrary. In April 2019, the Common Pleas Court granted summary judgment in favor of the Garden and against the descendant defendants. The descendant defendants appealed to the Eighth District Court of Appeals, which affirmed in part and reversed in part, including finding that the fence restriction is enforceable not only by the Garden's adjacent landowners, but also the Wade heirs. The Eighth District Court of Appeals decision was then appealed by both the Garden and the descendant defendants to the Supreme Court of Ohio. The Supreme Court of Ohio affirmed the Eighth District's decision in its entirety. The matter is now pending further proceedings in the Common Pleas Court consistent with the Supreme Court of Ohio's judgment.

Second, after the declaratory judgment action was filed, one of the descendants commenced a proceeding in the Common Pleas Court of Cuyahoga County claiming to do so as a taxpayer action on behalf of the City against the Garden, the City and UCI. The complaint alleges, among other things, that the Garden's charging of admission violates the leases between the City and the Garden and UCI and the Garden and the restrictions. The taxpayer action was subsequently consolidated with the declaratory judgement action.

Third, the same descendant that commenced the first taxpayer action commenced a second, separate taxpayer action on behalf of the city against the Garden, the City, UCI and the State of Ohio (which was subsequently dismissed as a defendant). The operative second amended complaint alleges various taxpayer action claims and seeks disgorgement of admission and parking fees received by the Garden between 2003 and 2014. The claims in this second taxpayer action were subsequently made part of the original taxpayer action by way of an amended complaint therein. Once the claims in the second taxpayer action were joined in the first taxpayer action, the second, separate taxpayer action was dismissed.

Following the Supreme Court of Ohio's decision in the declaratory judgment action, the Common Pleas Court lifted the previously-imposed stay on the taxpayer claims pending the Supreme Court of Ohio's decision. The descendant was granted leave to file a second amended complaint. The Garden, City and UCI jointly moved to dismiss the second amended complaint, which motion remains pending.

The Garden cannot reasonably estimate a liability relating to these cases as of February 10, 2025. The Organization is periodically involved in litigation and is subject to certain claims that arise in the normal course of operations. In the opinion of management, the ultimate disposition of the litigation and claims will not have a material adverse effect on the Organization's operations or financial position.

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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

- N. **Conditional Asset Retirement Obligations** – Management has considered accounting principles, specifically as they relate to its legal obligations to perform asset retirement activities on its existing properties, which primarily are for the future remediation and removal of asbestos from Organization-owned property. Management believes that there is an indeterminate settlement date for the asset retirement obligations because the range of time over which the Organization may settle obligations is unknown and cannot be estimated. As a result, management cannot reasonably estimate the liability related to these asset retirement activities as of September 30, 2024.
- O. **Contributed Nonfinancial Assets** – The Organization records contributed nonfinancial assets at fair value of the assets received or if the services received (a) create or enhance a long-lived asset or (b) require specialized skills by individuals that would have been purchased if not donated. At September 30, 2024, the amounts reflected in the consolidated financial statements as contributed nonfinancial assets related to donated goods and services which totaled \$20,062. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions.
- P. **Reclassifications** – Certain prior year balances have been reclassified to conform with current year presentation.
- Q. **Comparative Information** – The consolidated financial statements include certain prior-year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Organization's consolidated financial statements for the year ended September 30, 2023, from which the summarized information was derived.
- R. **Subsequent Events** – The Organization has evaluated all events subsequent to the consolidated statement of financial position of September 30, 2024, through February 10, 2025, which is the date these consolidated financial statements were available to be issued. There were no subsequent events that require disclosure.

#### **Note 2. Notes Receivable**

On December 15, 2010, the Garden entered into a credit agreement with three financial institutions. Under this agreement, the Garden borrowed \$11.5 million by entering into multiple term loans. Proceeds from these loans were utilized to repay the remaining balance of tax-exempt bonds.

The credit agreement was amended to extend the expiration date to March 21, 2014. At March 21, 2014, the credit agreement expired and all amounts outstanding became due and payable. On September 8, 2014, the Arboretum purchased the credit agreement from the three financial institutions and executed a Fourth Amendment to the Credit Agreement with the Garden. This amendment included changes to certain terms of the credit agreement, including the conversion of outstanding and unpaid interest into outstanding principal (total of \$11,351,508); re-defining the maturity date to be 10 business days following the Arboretum's demand for payment; indicating that no further interest will accrue under the credit agreement unless a payment default were to occur at maturity; indicating that no payments are required to amortize the outstanding principal prior to maturity; and provisions made for the Arboretum to make additional advances to the Garden under the credit agreement for uses approved by the Arboretum.



# HOLDEN FORESTS & GARDENS

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

### Note 2. Notes Receivable (Continued)

The purchase price by the Arboretum per the loan sale agreement was \$3,575,000. Based upon the Fourth Amendment to the Credit Agreement, the outstanding principal is classified as long-term. As of September 30, 2024, the Arboretum has made advances of \$2,975,000 to the Garden as well as a \$648,000 endowment transfer. Due to the related party nature of this transaction, the note receivable and transfers by the Arboretum are eliminated for the consolidated financial statements.

### Note 3. Pledges Receivable, Net

In January 2024, the silent phase of the Together Green campaign (the "campaign") began. The campaign is dedicated to capital improvements at the Arboretum's Center for Plants and Environmental Science, the Arboretum's Visitors Center complex, and the Garden, both in the biomes and the outdoor gardens. The goal of the campaign is to raise \$50 million. As of February 2025, the Organization has raised in cash and pledges approximately \$2.6 million toward its goal.

The pledges greater than one year were discounted at 5% net present value. In addition, an estimated allowance for uncollectable pledges of 2% was recorded at September 30, 2024. Bad debt expense was \$-0- for the year ended September 30, 2024. The Together Green campaign and endowment restricted pledges are for long-term purposes and recorded as such on the statements of financial position. Pledges receivable are to be collected as follows:

Receivable within one year	\$ 402,687
Receivable beyond one year	<u>580,000</u>
Total pledges receivable	982,687
Less allowance and discount	<u>(68,265)</u>
Balance at September 30, 2024	<u>\$ 914,422</u>

### Note 4. Investments

The Organization records investments in the consolidated financial statements at fair value. Investments received by gift are recorded at market value at the date of donation. The Organization's alternative investments private equity fund are valued at market value from reports provided by the investment managers. Because of the inherent uncertainty of the value terms, the fair values may differ significantly from values that would have been used had a ready market for these investments existed.

Under the Organization's policy governing transfer of funds for operations for the year ended September 30, 2024, up to 5% of the average of the preceding sixteen quarters' market closing values with a one quarter lag from the fiscal year end is available for current operations. During the year ended September 30, 2024, \$2,300,903, approximately 4.5% of the prior sixteen quarters' market closing values, was distributed for current operations under this policy.

HOLDEN FORESTS & GARDENS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 4. Investments (Continued)**

An analysis of investment activity is as follows for the year ended September 30, 2024:

Interest and dividends, net of fees	\$ 971,594
Realized gain on investment	1,063,408
Unrealized appreciation on investments	<u>10,197,499</u>
	12,232,501
Less: endowment income utilized for operations	2,300,903
operating investment income	<u>217,955</u>
	<u>2,518,858</u>
Non-operating appreciation of investments	<u>\$ 9,713,643</u>

**Note 5. Property, Buildings and Equipment**

Property, buildings and equipment, at September 30, 2024, net of elimination are as follows:

	The Holden Arboretum	Cleveland Botanical Garden	Total
Land and land improvements	\$24,458,764	\$ 3,544,216	\$28,002,980
Buildings and structures	10,747,596	43,770,707	54,518,303
Field operating and office equipment	3,847,480	3,863,550	7,711,030
Furnishings/other	334,187	-	334,187
Construction in process	<u>512,861</u>	<u>233,178</u>	<u>746,039</u>
	39,900,888	51,411,651	91,312,539
Less accumulated depreciation	<u>16,419,366</u>	<u>38,701,446</u>	<u>55,120,812</u>
Total property, building and equipment, net	<u>\$23,481,522</u>	<u>\$12,710,205</u>	<u>\$36,191,727</u>

The Arboretum has received contributions of development rights - via conservation easements - associated with approximately 1,728 acres of land. No value has been placed on these contributions and the easements are not reflected in the consolidated statement of financial position. However, the Arboretum is required to maintain the integrity of the easements and may incur legal and other costs to enforce the easements.

**Note 6. Line of Credit**

The Organization has entered into a demand line of credit arrangement with BNY Mellon National Association that carries a maximum possible balance of \$1,700,000. The line of credit has a 30-day Secured Overnight Financing Rate plus a credit spread adjustment of 10 basis points (5.26% at September 30, 2024). There was no outstanding balance under this agreement and no interest expense incurred for the year ended September 30, 2024. The board designated portion of the Arboretum Endowment Fund is the collateral for the line of credit.

HOLDEN FORESTS & GARDENS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 7. Net Assets**

Net assets with donor restrictions consisted of the following:

<u>Subject to expenditure for specified purpose:</u>	
Horticulture	\$ 253,394
Research	216,552
Education	453,252
Canopy Walk and Emergent Tower	98,904
Exhibition	14,438
Capital projects	491,087
Woodlot management	68,805
Collections	407,161
Green Corps	427,073
Master planning	12,650
Together Green	180,000
Promises to give, restricted by donors for:	
Horticulture	167,370
Research	6,009
Hershey Children's Garden	49,000
Cuyahoga arts and culture	21,092
Together Green	653,868
Green Corps	12,500
	<u>3,533,155</u>
<u>Subject to the passage of time:</u>	
Split-interest agreements	125,013
Charitable remainder trusts	210,821
Promises to give not restricted by donors, but which are unavailable for expenditure until received	
	<u>4,583</u>
	340,417
<u>Endowments:</u>	
Subject to Arboretum's spending policy and appropriation:	
Original donor-restricted amount and amounts required to be maintained in perpetuity by donor:	
Horticulture	1,074,505
Research	833,295
Education	3,334,112
Canopy Walk and Emergent Tower	500,000
Glasshouse	395,708
Internships	250,000
Hershey Children's Garden	730,100
Terrace	1,000,000
Retail store	250,000
Library	21,486
Green Corps	657,861
Community outreach	3,000,000
General operations	2,288,032
Accumulated endowment gains	12,593,116
Total endowments	<u>26,928,215</u>
<u>Not subject to spending policy or appropriation:</u>	
Beneficial interest in funds held in Trust	<u>113,345,893</u>
Total net assets with donor restrictions	<u>\$ 144,147,680</u>

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### **Note 8. Funds Held in Trust by Others**

Funds held in trust by others consist of irrevocable trusts established for the benefit of the Arboretum. These funds are reflected in the consolidated financial statements as net assets with donor restrictions. Under the Arboretum's policy governing transfer of funds for operations, which is consistent with Ohio's Institutional Trust Funds Act of 1999, 5% of the prior year's average month end market value is distributed from The Holden Arboretum Trust ("Trust") for current operations. For the Corning Institute for Education and Research ("Institute"), an annual funding request of 5% of the prior year's average month end market value is submitted by the Arboretum to the Institute's Board of Directors.

The Institute was established in October 1986 to provide financial support for teaching and research in botany, horticulture and ecology. The Institute will terminate on its fiftieth (50<sup>th</sup>) anniversary, October 2036, at which time the Institute's funds will be distributed to the Arboretum, to be administered as a separate fund and used for the same purposes as when it was established.

The Trust has committed to make future additional investments totaling \$4,989,179. Any unfunded commitments related to these investments are to be satisfied through the redistribution of investment assets by the Trust.

#### **Note 9. UPMIFA and Endowment Funds**

The Board of Directors of the Organization has approved an investment policy detailing the long-term goals, asset allocation, guidelines for security selection, measurable objectives and on-going communication. Objectives of the Organization are, first and foremost, to preserve the safety of the principal and second, to maximize investment return. Endowment funds are subject to the investment policy approved by the Board of Directors.

The Organization's endowment consists of donor-restricted funds and board designated endowment funds. Donor-restricted funds consist of donor gift amounts required to be maintained in perpetuity. Board designated endowment funds consists of funds invested by management for the long-term benefit of the Organization. The endowment funds are recorded at historic dollar value.

Income and realized/unrealized gains/losses from donor-restricted funds is recorded as net assets with donor restrictions until appropriated for expenditure in accordance with the spending policy approved by the Board of Directors. Activity related to board designated endowment funds is recorded as net assets without donor restrictions.

Income from endowment is appropriated based on an approval process through the Board of Directors. Specific committees recommend amounts to be disbursed from the accumulated earnings of the endowment funds, which are then approved for appropriation by the Board of Directors. Income from board designated endowment funds can be used for horticulture, research, education and general operations.

HOLDEN FORESTS & GARDENS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

**Note 9. UPMIFA and Endowment Funds (Continued)**

Endowment net assets composition by type of fund consisted of the following:

	Without Donor Restrictions	With Donor Restrictions			Total Funds
		Original Gift Amount	Accumulated Gains (Losses)	Total With Donor Restrictions	
Endowment investments, beginning of the year, as reclassified	\$ 26,683,453	\$ 14,324,599	\$ 9,185,518	\$ 23,510,117	\$ 50,193,570
Investment return:					
Investment income	547,489		424,105	424,105	971,594
Realized and unrealized gains	7,236,886		4,024,021	4,024,021	11,260,907
Total investment return	7,784,375		4,448,126	4,448,126	12,232,501
Contributions and transfers	(71,593)	10,500	-	10,500	(61,093)
Appropriations of net assets	(1,478,330)		(1,040,528)	(1,040,528)	(2,518,858)
Endowment investments, end of the year	<u>\$ 32,917,905</u>	<u>\$ 14,335,099</u>	<u>\$ 12,593,116</u>	<u>\$ 26,928,215</u>	<u>\$ 59,846,120</u>

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level of that the donor requires the Organization to retain as a fund of perpetual duration. In accordance with accounting principles generally accepted in the United States of America, deficiencies of this nature are reported as a reduction of net assets with donor restrictions. The Organization has interpreted UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law; however, the Organization's policy is that appropriations will not be made from underwater endowment funds. There were no such deficiencies noted as of September 30, 2024.

**Note 10. Split-Interest Agreements**

The Organization is obligated under various charitable remainder trusts, whereby donors have contributed cash to the Organization with the agreement that the donors shall be the sole recipients of aggregate annuity payments of approximately \$40,000 per annum. Such payments are payable in equal quarterly installments of approximately \$10,000 and shall terminate on the last payment date preceding the death of the donor. The trusts are recorded at present value of the future payments to be made to the beneficiaries which is estimated at \$125,013 as of September 30, 2024. Discount rates used to value the annuity obligations vary based on life expectancy factor and range between 0.77% and 9.01%.

**Note 11. Defined Contribution Plan**

The Holden Forests & Gardens 403(b) Retirement Plan is a defined contribution retirement plan under section 403(b) of the Internal Revenue Code, which covers all eligible employees over the age of 18. Under this plan, employees may defer their wages in amounts up to federally imposed limits. After employees have completed one year of service, an additional 3% of the employee's compensation from the Organization is contributed to the plan. Additionally, employee deferrals are matched by the Organization up to the first 3% of the employee's compensation. The Organization has made contributions to the plan of \$379,297 for 2024.

## HOLDEN FORESTS & GARDENS

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

#### Note 12. Functional Expenses

The consolidated financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. All expense categories are allocated to their functional classification on the basis of estimates of time and effort with the exception of research expenses which are allocated directly.

#### Note 13. Financial Assets and Liquidity

The Organization receives substantial donor-restricted gifts to establish endowments that will exist in perpetuity and contributions with donor time and purpose restrictions. The income generated from donor-restricted endowments may have purpose restrictions. In addition, the Organization receives support without donor restrictions, investment income without donor restrictions and appropriated earnings from gifts with donor restrictions to fund its general expenditures.

The Organization manages its cash available to meet general expenditures following three guiding principles:

- Operating within a prudent range of financial soundness and stability,
- Maintaining adequate liquid assets and
- Maintaining sufficient reserves to provide reasonable assurance that long-term commitments and obligations will be met.

The following table reflects the Organization's financial assets available within one year:

Financial assets:	
Cash and equivalents	\$ 4,970,700
Pledges receivable, payable within one year	397,687
Research grants receivable	<u>80,729</u>
Financial assets, at year-end	5,449,116
Less board designated funds	(958,275)
Plus endowment spending rate appropriation for next year	<u>2,651,541</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 7,142,382</u>

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. In addition, the Organization invests cash in excess of daily requirements in short-term investments. The Organization has board designated endowment funds of \$32,917,905 board designated reserve funds of \$313,115 as of September 30, 2024. Although the Organization does not intend to spend from these funds other than amounts appropriated for general expenditure as part of its annual budget approval and appropriation process, amounts could be made available if necessary. The Organization also has a \$1,700,000 line of credit that can be utilized for any operating shortfalls.