

THE HISTORIC STANLEY HOME FOUNDATION

FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023



**DANA F. COLE
& COMPANY^{LLP}**
CERTIFIED PUBLIC ACCOUNTANTS

THE HISTORIC STANLEY HOME FOUNDATION
TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1 - 2
FINANCIAL STATEMENTS	
Statements of Financial Position	3
Statements of Activities	4
Statements of Functional Expenses	5
Statements of Cash Flows	6
NOTES TO FINANCIAL STATEMENTS	7 - 11



**DANA F. COLE
& COMPANY^{LLP}**
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
The Historic Stanley Home Foundation
Estes Park, Colorado

Opinion

We have audited the accompanying financial statements of the Historic Stanley Home Foundation (a nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Historic Stanley Home Foundation as of December 31, 2024 and 2023, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Historic Stanley Home Foundation 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 financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Historic Stanley Home Foundation's ability to continue as a going concern within one year after the date that the consolidated 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 control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Historic Stanley Home Foundation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Historic Stanley Home Foundation'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.

Dana F Cole + Company, LLP

Lincoln, Nebraska
May 12, 2025

THE HISTORIC STANLEY HOME FOUNDATION
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024 AND 2023

ASSETS	2024	2023
CURRENT ASSETS		
Cash	347,204	163,151
Other receivables	4,953	26,637
Prepaid expenses	1,950	1,703
Deposits		100
Unconditional promises to give	51,100	77,016
Total current assets	<u>405,207</u>	<u>268,607</u>
PROPERTY AND EQUIPMENT		
Land	608,000	608,000
Building	1,121,464	1,121,464
Building and site improvements	162,470	162,470
Vehicles	18,250	18,250
Furnishings	50,963	50,963
Less: accumulated depreciation	(168,154)	(120,892)
Total property and equipment	<u>1,792,993</u>	<u>1,840,255</u>
TOTAL ASSETS	<u>2,198,200</u>	<u>2,108,862</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	2,512	3,390
Payroll taxes payable	2,607	912
Sales taxes payable	61	
Current maturities	23,480	17,216
Total current liabilities	<u>28,660</u>	<u>21,518</u>
LONG-TERM LIABILITIES		
Mortgage loan payable, net of current maturities	<u>268,682</u>	<u>373,304</u>
NET ASSETS		
Without donor restrictions	1,778,680	1,539,310
With donor restrictions	122,178	174,730
Total net assets	<u>1,900,858</u>	<u>1,714,040</u>
TOTAL LIABILITIES AND NET ASSETS	<u>2,198,200</u>	<u>2,108,862</u>

See accompanying notes to financial statements.

THE HISTORIC STANLEY HOME FOUNDATION
STATEMENTS OF ACTIVITIES
YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024			2023		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES AND OTHER SUPPORT						
Community donations	278,144	71,078	349,222	30,408	97,714	128,122
Grant income				500		500
Gift shop sales, net	1,229		1,229	2,015		2,015
Tour income	19,014		19,014	17,977		17,977
Rent income	11,109		11,109	74,416		74,416
Membership dues				250		250
Interest income	5,868		5,868	1,235		1,235
	<u>315,364</u>	<u>71,078</u>	<u>386,442</u>	<u>126,801</u>	<u>97,714</u>	<u>224,515</u>
Net assets released from restriction	<u>123,630</u>	<u>(123,630)</u>		<u>288,785</u>	<u>(288,785)</u>	
Total revenues and other support	<u>438,994</u>	<u>(52,552)</u>	<u>386,442</u>	<u>415,586</u>	<u>(191,071)</u>	<u>224,515</u>
EXPENSES						
Program services	115,462		115,462	118,574		118,574
Management and general	59,789		59,789	25,437		25,437
Fundraising	24,373		24,373	19,664		19,664
Total expenses	<u>199,624</u>		<u>199,624</u>	<u>163,675</u>		<u>163,675</u>
INCREASE (DECREASE) IN NET ASSETS	239,370	(52,552)	186,818	251,911	(191,071)	60,840
NET ASSETS, beginning of year	<u>1,539,310</u>	<u>174,730</u>	<u>1,714,040</u>	<u>1,287,399</u>	<u>365,801</u>	<u>1,653,200</u>
NET ASSETS, end of year	<u>1,778,680</u>	<u>122,178</u>	<u>1,900,858</u>	<u>1,539,310</u>	<u>174,730</u>	<u>1,714,040</u>

See accompanying notes to financial statements.

THE HISTORIC STANLEY HOME FOUNDATION
STATEMENTS OF FUNCTIONAL EXPENSES
YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024			2023		
	Management and General		Fundraising	Management and General		Fundraising
Program Services			Total	Program Services		Total
Salaries and payroll taxes	13,663	40,991	54,654	4,838	14,512	19,350
Computer and internet	1,568		1,568	1,394		1,394
Advertising	1,408		1,878	3,692	1,231	4,923
Dues and subscriptions	578		578	544		544
Office supplies	3,825	1,275	5,100	1,962	654	2,616
Utilities	4,212	7,210	4,212	7,328		7,328
Professional fees			7,210		5,258	5,258
Permits, fees, and licenses	175		175	233		233
Travel		363	363		177	177
Tour supplies				4		4
General fundraising			23,903			18,433
Depreciation	47,262		47,262	46,870		46,870
Insurance	9,349		9,349	12,575		12,575
Repairs and maintenance	13,672		13,672	14,303		14,303
Vehicle expense	2,427		2,427	2,070		2,070
Grants and contributions	350		350			
Security monitoring	479		479	614		614
Interest expense	16,494		16,494	22,147		22,147
Other expenses		9,950	9,950		4,836	4,836
	<u>115,462</u>	<u>59,789</u>	<u>24,373</u>	<u>118,574</u>	<u>25,437</u>	<u>19,664</u>
			<u>199,624</u>			<u>163,675</u>

See accompanying notes to financial statements.

THE HISTORIC STANLEY HOME FOUNDATION
STATEMENTS OF CASH FLOWS
DECEMBER 31, 2024 AND 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Net increase in net assets	<u>186,818</u>	<u>60,840</u>
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Depreciation	47,262	46,870
(Increase) decrease in assets:		
Other receivables	21,684	(18,347)
Prepaid expenses	(247)	(721)
Deposits	100	
Unconditional promises to give	25,916	127,412
Increase (decrease) in liabilities:		
Accounts payable	(878)	1,467
Payroll taxes payable	1,695	724
Sales taxes payable	<u>61</u>	<u> </u>
Total adjustments	<u>95,593</u>	<u>157,405</u>
Net cash provided by operating activities	<u>282,411</u>	<u>218,245</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of property and equipment	<u> </u>	<u>(11,750)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Mortgage loan principal payments	<u>(98,358)</u>	<u>(255,092)</u>
NET INCREASE (DECREASE) IN CASH	184,053	(48,597)
CASH, beginning of year	<u>163,151</u>	<u>211,748</u>
CASH, end of year	<u>347,204</u>	<u>163,151</u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for interest	<u>16,494</u>	<u>22,147</u>

See accompanying notes to financial statements.

THE HISTORIC STANLEY HOME FOUNDATION
NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Business Activity

The Historic Stanley Home Foundation (the Foundation) was formed in 2016 to purchase, renovate, preserve, and operate Rockside, the F.O. Stanley historic residence in Estes Park, Colorado, as a cultural center for local history education.

Basis of Accounting

The financial statements are prepared on the accrual basis of accounting.

Financial Statement Presentation

Financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958-205, *Financial Statements of Not-for-Profit Organizations*. Under this standard, the Foundation is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Without Donor Restrictions

Revenues are reported as increases in unrestricted net assets unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in unrestricted net assets. Gains or losses on investments and any other assets or liabilities are reported as increases in unrestricted net assets unless their use is limited by donor stipulation or by laws.

With Donor Restrictions

Net assets subject to donor or grantor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are recognized as revenue when the assets are placed in service. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both, and are reported in the statements of activities as net assets released from restrictions.

Contributions restricted by donors received in the same period when the associated stipulated time or purpose restriction is accomplished are reported as increases in net assets without donor restrictions. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions.

THE HISTORIC STANLEY HOME FOUNDATION
NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions

The Foundation utilizes FASB ASC 958-605, *Not-for-Profit Entities Revenue Recognition*. This standard requires that unconditional promises to give (pledges) be recorded as receivables and revenues and requires the Foundation to distinguish between contributions received for each net asset category in accordance with donor-imposed restrictions. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

Contributed Materials and Services

The Foundation records various types of in-kind contributions. Contributed services are recognized at fair market value if the services received (a) create or enhance long-lived assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. Contributions of tangible assets are recognized at fair market value when received. The amounts reflected in the accompanying financial statements as in-kind contributions are offset by like amounts included in expenses or additions to property and equipment.

Revenue Recognition

The Foundation sells tours and museum-related merchandise on a retail basis to customers. The performance obligation is the delivery of the good to the customers. The transaction price is established by the Foundation based on retail prices suggested by the suppliers. As each item is individually priced, no allocation of the transaction price is necessary. The Foundation recognizes revenue as the customer pays and takes possession of the merchandise. Some merchandise is sold with a right of return. If probable customer return exists at the end of an accounting period, the Foundation estimates and records in its financial statements a liability for such returns, which offsets revenues. No liability for probable customer returns was considered necessary as of December 31, 2024 and 2023.

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP) 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.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Foundation considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. At December 31, 2024 and 2023, the Foundation had no cash equivalents.

THE HISTORIC STANLEY HOME FOUNDATION
NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pledges Receivable

Pledges receivable have been adjusted for all known uncollectible accounts. No allowance for bad debts is considered necessary at year end.

Property and Equipment

Property and equipment are stated at cost, if purchased or fair value, if donated. Major expenditures for property and those which substantially increase useful lives are capitalized. Maintenance, repairs, and minor renewals are expensed as incurred. When assets are retired or otherwise disposed of, their costs and related accumulated depreciation are removed from the accounts and resulting gains or losses are included in income.

Depreciation

The Foundation provides for depreciation of property and equipment using annual rates which are sufficient to amortize the cost of depreciable assets using the straight-line method over their estimated useful lives which range from 5 - 40 years. The Foundation's property and equipment were placed into service in 2021.

Income Taxes

The Foundation is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to the Foundation's tax-exempt purpose is subject to taxation as unrelated business income. In addition, the Foundation qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as a Foundation other than a private foundation under Section 509(a)(2). There are no provisions for income taxes for the years December 31, 2024 and 2023.

The Foundation utilizes the provisions of FASB ASC 740-10, *Accounting for Uncertain Tax Positions*. The Foundation continually evaluates expiring statutes of limitations, audits, proposed settlements, changes in tax law, and new authoritative rulings. The Foundation believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that would be material to the financial statements.

Functional Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the statement of functional expenses. Expenses allocable to the operation and maintenance of the property are considered program activities.

Advertising

Advertising costs are expensed as incurred. Advertising expense was \$1,878 and \$4,923 for the years ended December 31, 2024 and 2023.

THE HISTORIC STANLEY HOME FOUNDATION
NOTES TO FINANCIAL STATEMENTS

NOTE 2. CONCENTRATION OF CREDIT RISK

Financial instruments which potentially subject the Foundation to concentrations of credit risk consist principally of promises to give receivable. Such credit risk with respect to promises receivable are limited due to the large number of contributions comprising the Foundation's contributor base and their dispersion across different industries and geographic areas. As of December 31, 2024 and 2023, the Foundation had no significant concentrations of credit risk.

NOTE 3. UNCONDITIONAL PROMISES TO GIVE

Unconditional promises to give are due to be collected as follows:

	2024	2023
Gross amount due in:		
One year or less	51,100	77,016

Due to the short-term of collections, no allowance for doubtful accounts is considered necessary.

NOTE 4. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are available for the following as of December 31, 2024 and 2023:

	2024	2023
Pledges receivable - time restrictions	51,100	77,016
Restricted funds - capital improvements	63,078	89,714
Unspent grant proceeds - purpose restrictions	8,000	8,000
	<u>122,178</u>	<u>174,730</u>

NOTE 5. LONG-TERM DEBT

Long-term debt consists of the following:

	2024	2023
Mortgage loan payable to Bank of Estes Park, in the original amount of \$660,000 dated January 31, 2020, payable in monthly installments of \$4,055 beginning February 28, 2022, including interest at the rate of 5%. The note is secured by a deed of trust on the land and building.	<u>292,162</u>	<u>390,520</u>

THE HISTORIC STANLEY HOME FOUNDATION
NOTES TO FINANCIAL STATEMENTS

NOTE 5. LONG-TERM DEBT (Continued)

Future maturities of long-term debt are as follows:

Years Ending December 31,	
2025	23,480
2026	23,449
2027	24,649
2028	25,910
2029	27,236
Thereafter	<u>167,438</u>
	<u>292,162</u>

NOTE 6. LIQUIDITY AND AVAILABILITY OF RESOURCES

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

	2024	2023
Cash	339,204	155,151
Other receivables	<u>4,953</u>	<u>26,637</u>
	<u>344,157</u>	<u>181,788</u>

NOTE 7. SUBSEQUENT EVENT

In preparing the financial statements, the Foundation has evaluated events and transactions for potential recognition or disclosure through May 12, 2025, the date the financial statements were available to be issued.