



ATLANTA, GEORGIA

AUDITED FINANCIAL STATEMENTS

FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

**PIEDMONT PARK CONSERVANCY, INC.
INDEX TO FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018**

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	
STATEMENTS OF FINANCIAL POSITION	1
STATEMENTS OF ACTIVITIES	2
STATEMENTS OF FUNCTIONAL EXPENSES	3-4
STATEMENTS OF CASH FLOWS	5
NOTES TO FINANCIAL STATEMENTS	6-12



Jones and Kolb
Certified Public Accountants
Atlanta, Georgia

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Piedmont Park Conservancy, Inc.
Atlanta, Georgia

We have audited the accompanying financial statements of Piedmont Park Conservancy, Inc. (the "Organization"), which comprise the statements of financial position as of December 31, 2019 and 2018, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Piedmont Park Conservancy, Inc. as of December 31, 2019 and 2018, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Jones and Kolb

March 16, 2020

PIEDMONT PARK CONSERVANCY, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2019 AND 2018

ASSETS

	2019	2018
CURRENT ASSETS		
Cash and cash equivalents	\$ 1,800,928	\$ 1,791,249
Pledges receivable	52,500	105,450
Accounts receivable	27,355	9,599
Prepaid expenses	51,286	32,628
Beverage and gift cards inventory	67,612	34,400
Total current assets	1,999,681	1,973,326
PROPERTY AND EQUIPMENT		
Land, building and improvements	4,431,406	4,427,019
Furniture, fixtures and equipment	620,504	596,652
Total	5,051,910	5,023,671
Less accumulated depreciation	2,071,858	1,924,934
Property and equipment, net	2,980,052	3,098,737
Total assets	\$ 4,979,733	\$ 5,072,063

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES		
Accounts payable	\$ 44,108	\$ 61,935
Deferred revenue	288,954	283,658
Total current liabilities	333,062	345,593
NET ASSETS		
Without donor restrictions		
Undesignated	3,272,693	3,546,270
Designated by Board as operating and maintenance reserve	600,000	400,000
Total without donor restrictions	3,872,693	3,946,270
With donor restrictions	773,978	780,200
Total net assets	4,646,671	4,726,470
Total liabilities and net assets	\$ 4,979,733	\$ 5,072,063

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

PIEDMONT PARK CONSERVANCY, INC.
STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
NET ASSETS WITHOUT DONOR RESTRICTIONS		
Rental income	\$ 983,236	\$ 1,039,855
Special events	665,909	652,079
Program fees	813,378	660,528
Contributions	723,324	516,570
City of Atlanta support	245,461	303,470
Other income	24,770	24,451
	<hr/>	<hr/>
Total revenue and contributions	3,456,078	3,196,953
NET ASSETS RELEASED FROM RESTRICTIONS	<hr/>	<hr/>
	519,931	464,239
TOTAL REVENUE, CONTRIBUTIONS AND NET ASSETS RELEASED FROM RESTRICTIONS	<hr/>	<hr/>
	3,976,009	3,661,192
EXPENSES		
Program services	2,702,477	2,513,889
Supporting services		
Management and general	287,323	213,801
Fundraising	789,503	493,307
	<hr/>	<hr/>
Total functional expenses	3,779,303	3,220,997
Direct costs of special events	270,283	322,391
	<hr/>	<hr/>
Total expenses	4,049,586	3,543,388
	<hr/>	<hr/>
Change in net assets without donor restrictions	(73,577)	117,804
NET ASSETS WITH DONOR RESTRICTIONS		
Support with donor restrictions	458,019	429,308
Endowment fund distributions	55,690	55,111
	<hr/>	<hr/>
Total contributions	513,709	484,419
NET ASSETS RELEASED FROM RESTRICTIONS	<hr/>	<hr/>
	(519,931)	(464,239)
Change in net assets with donor restrictions	<hr/>	<hr/>
	(6,222)	20,180
CHANGE IN NET ASSETS	<hr/>	<hr/>
	(79,799)	137,984
NET ASSETS, Beginning of year	<hr/>	<hr/>
	4,726,470	4,588,486
NET ASSETS, End of year	<hr/> <hr/>	<hr/> <hr/>
	\$ 4,646,671	\$ 4,726,470

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

PIEDMONT PARK CONSERVANCY, INC.
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>Program Services</u>			<u>Management and General</u>	<u>Fundraising</u>	<u>Total Expenses</u>
	<u>Park Events</u>	<u>Park Maintenance and Beautification</u>	<u>Total Program Services</u>			
Salaries	\$ 620,006	\$ 487,831	\$ 1,107,837	\$ 139,858	\$ 474,999	\$ 1,722,694
Staff health and retirement benefits	53,881	69,347	123,228	7,068	34,481	164,777
Payroll taxes	47,031	34,838	81,869	9,510	31,336	122,715
Total personnel	720,918	592,016	1,312,934	156,436	540,816	2,010,186
Rental expenses	314,742	-	314,742	-	-	314,742
Park maintenance	-	301,809	301,809	-	-	301,809
Office expenses	46,080	18,199	64,279	33,464	61,714	159,457
Aquatic center	142,802	-	142,802	-	-	142,802
Advertising and promotion	14,714	1,389	16,103	21,160	90,806	128,069
Program expenses	64,592	48,688	113,280	-	-	113,280
Security services	-	108,260	108,260	-	-	108,260
Professional services and fees	-	-	-	41,859	48,242	90,101
Insurance	46,319	30,464	76,783	8,920	2,127	87,830
Occupancy	85,405	-	85,405	-	-	85,405
Other expenses	29,997	-	29,997	7,149	2,159	39,305
Information technology	3,550	1,775	5,325	1,777	30,041	37,143
Conferences and meetings	2,147	3,727	5,874	1,864	6,252	13,990
Total expenses before depreciation	1,471,266	1,106,327	2,577,593	272,629	782,157	3,632,379
Depreciation	73,461	51,423	124,884	14,694	7,346	146,924
Total expenses	\$ 1,544,727	\$ 1,157,750	\$ 2,702,477	\$ 287,323	\$ 789,503	\$ 3,779,303

The accompanying notes to financial statements
are an integral part of this statement.

**PIEDMONT PARK CONSERVANCY, INC.
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2018**

	<u>Program Services</u>			<u>Management and General</u>	<u>Fundraising</u>	<u>Total Expenses</u>
	<u>Park Events</u>	<u>Park Maintenance and Beautification</u>	<u>Total Program Services</u>			
Salaries	\$ 550,160	\$ 416,294	\$ 966,454	\$ 47,624	\$ 311,855	\$ 1,325,933
Staff health and retirement benefits	48,560	66,159	114,719	4,055	28,212	146,986
Payroll taxes	41,780	29,023	70,803	3,240	22,329	96,372
Total personnel	640,500	511,476	1,151,976	54,919	362,396	1,569,291
Rental expenses	324,574	-	324,574	-	-	324,574
Park maintenance	-	266,124	266,124	-	-	266,124
Office expenses	26,848	15,354	42,202	27,441	59,874	129,517
Aquatic center	151,957	-	151,957	-	-	151,957
Advertising and promotion	11,772	2,454	14,226	33,150	34,477	81,853
Program expenses	59,836	52,624	112,460	-	-	112,460
Security services	-	112,380	112,380	-	-	112,380
Professional services and fees	-	-	-	51,311	-	51,311
Insurance	25,981	32,191	58,172	7,018	785	65,975
Occupancy	99,805	-	99,805	-	-	99,805
Other expenses	41,355	2,303	43,658	22,646	4,044	70,348
Information technology	3,449	1,724	5,173	1,724	21,212	28,109
Conferences and meetings	1,663	927	2,590	463	2,955	6,008
Total expenses before depreciation	1,387,740	997,557	2,385,297	198,672	485,743	3,069,712
Depreciation	75,642	52,950	128,592	15,129	7,564	151,285
Total expenses	\$ 1,463,382	\$ 1,050,507	\$ 2,513,889	\$ 213,801	\$ 493,307	\$ 3,220,997

The accompanying notes to financial statements
are an integral part of this statement.

PIEDMONT PARK CONSERVANCY, INC.
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ (79,799)	\$ 137,984
Adjustments to reconcile change in net assets to net cash and cash equivalents provided by operating activities:		
Depreciation	146,924	151,285
Amortization	1,250	3,000
Decrease in pledges receivable	52,950	30,050
(Increase) decrease in accounts receivable	(17,756)	2,046
Increase in prepaid expenses	(18,658)	(713)
Increase in beverage and gift cards inventory	(33,212)	(4,433)
(Decrease) increase in accounts payable	(17,827)	15,601
Increase in deferred revenue	5,296	55,208
Total adjustments	<u>118,967</u>	<u>252,044</u>
Net cash and cash equivalents provided by operating activities	<u>39,168</u>	<u>390,028</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of property and equipment	<u>(28,239)</u>	<u>(28,160)</u>
Net cash and cash equivalents used in investing activities	<u>(28,239)</u>	<u>(28,160)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment for loan origination fee	<u>(1,250)</u>	<u>(3,000)</u>
Net cash and cash equivalents used in financing activities	<u>(1,250)</u>	<u>(3,000)</u>
INCREASE IN CASH AND CASH EQUIVALENTS	9,679	358,868
CASH AND CASH EQUIVALENTS		
Beginning of year	<u>1,791,249</u>	<u>1,432,381</u>
CASH AND CASH EQUIVALENTS		
End of year	<u><u>\$ 1,800,928</u></u>	<u><u>\$ 1,791,249</u></u>

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

**PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Piedmont Park Conservancy, Inc. ("PPC") is a nonprofit organization created in 1989 for the purpose of the restoration and preservation of Piedmont Park (the "Park"), a City of Atlanta (the "City") public park in Atlanta, Georgia. PPC has invested over \$66 million in capital improvements for the Park since its inception in 1989. PPC's mission is to preserve and enhance Piedmont Park and its programs. PPC offers a diverse set of programs and services. The unifying theme to PPC's offerings is that they all enhance or preserve the Park. Services such as landscaping, beautification and management of volunteers contribute to the preservation of Piedmont Park while special events, educational programs, venue rentals and park amenities enhance the overall park experience.

PPC strives to maintain a strong, diverse and active Board of Directors (the "Board") composed of individuals consisting of community and business members, environmental stewards and local governmental officials. PPC operates under a set of Corporate Bylaws administered by a 10-member Executive Committee focused on sustainable growth, organizational stability and operational excellence.

PPC operates on a five year strategic plan that prioritizes five objectives and a vision that the Park is an iconic park for all neighborhoods of metro Atlanta. The current strategic plan is for 2019 to 2023 and the five objectives include:

1. Ensure safe, clean, green, and accessible park for all
2. Drive park expansion and BeltLine integration
3. Build wide and diverse range of activities and facilities accessible for all
4. Grow engaged and active community of supporters, neighbors, users, and stakeholders
5. Deliver strong Board governance and operational excellence

In February 2012, the Atlanta City Council approved and passed a Memorandum of Understanding (the "MOU") outlining PPC's relationship with the City, defining in broad terms the responsibilities of PPC and the City regarding the operation of the Park. The 2012 MOU had a five-year term with a provision for one five-year renewal term, and either the City or PPC may terminate the MOU, without cause, with 30 days written notice. The MOU does not affect agreements with the City regarding PPC's operation of certain City facilities for the benefit of the Park. In 2017, PPC reached an agreement with the City for the terms of a new five-year MOU.

The MOU contains provisions allowing PPC to manage concessions and rental facilities and display banners in the Park recognizing organizations making large donations. The MOU requires PPC to ensure that vendors engaged by PPC to perform work in the Park carry certain insurance and indemnification provisions. The MOU also clarifies the City's public safety responsibilities in the Park and documents the City's commitment to fund security and janitorial services managed by PPC that supplement the City's basic police services and pay for fixed infrastructure repairs and utilities.

PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

B. PPC is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. As such, only unrelated business taxable income, as defined by Section 512(a)(1) of the Code, is subject to tax.

C. The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles.

D. The preparation of financial statements in conformity with U.S. generally accepted accounting principles 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, contributions and expenses during the reporting period. Actual results could differ from those estimates.

E. All highly liquid investments with initial maturities of three months or less are considered to be cash equivalents.

F. PPC maintains cash balances at financial institutions which may, at times, exceed the federally insured limits. Management periodically reviews the financial viability of the financial institutions and does not anticipate any credit risk related losses.

G. PPC records unconditional pledges in the period made by donors and allowances are provided for amounts estimated as uncollectible. All contributions are available for unrestricted purposes unless specifically restricted by the donor. At December 31, 2019 and 2018, all pledges are expected to be collected, and no allowance has been recorded.

H. Unconditional promises to give that are expected to be collected within one year are recorded at their estimated realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows. The discounts on those amounts are computed using risk-free interest rates applicable to the years in which the promises are received. Amortization of the discounts, if any, is included in contribution revenue in the accompanying Statements of Activities. At December 31, 2019 and 2018, 91% and 95% of pledges receivable were due from one donor and two donors, respectively.

I. Accounts receivable, net of allowances for uncollectible accounts, are recorded at the amount of cash estimated as realizable. PPC provides reserves for uncollectible accounts when specific accounts are deemed uncollectible. Accounts receivable are considered delinquent based upon how recently payments have been received. At December 31, 2019 and 2018, all amounts are expected to be collected, and no allowance for uncollectible accounts has been recorded.

J. Purchased property and equipment are capitalized at cost. Donated assets are capitalized at the fair market value of the asset on the date of contribution. Additions and replacements are capitalized to the property and equipment accounts, while repairs and maintenance are charged to expense as incurred. Property and equipment are depreciated over the estimated useful lives of the

PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

related assets using the straight-line method. Useful lives of these assets range from five to forty years. Depreciation expense was \$146,924 and \$151,285 for the years ended December 31, 2019 and 2018, respectively.

K. Net assets, revenues, gains and losses are classified based on the existence or absence of donor or grantor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net assets without donor restrictions – These net assets are available for use in general operations and are not subject to donor or grantor restrictions. The governing Board has designated an amount, from net assets without donor restrictions, for an operating and maintenance reserve. At December 31, 2019 and 2018, the operating and maintenance reserve balance was \$600,000 and \$400,000, respectively.

Net assets with donor restrictions – These net assets are subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature; for example, restrictions that may or will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature; for example, stipulating that resources be maintained in perpetuity. The donors of these assets permit PPC to use all of the income earned on related investments for general or specific purposes. More specifically, items included in net assets with donor restrictions are gifts for which restrictions have not been met.

When restrictions expire (that is, when a stipulated time restriction ends, or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the Statements of Activities as "net assets released from restrictions."

L. Rental income, special events and program fees are recognized upon occurrence of the related event. Amounts received and expenses paid prior to the event are recorded as deferred revenue and prepaid expenses, respectively, in the Statements of Financial Position.

M. City of Atlanta support is recognized as revenue ratably on a monthly basis in the month the services are provided for the Park's maintenance and security. Amounts received in advance from the City are recorded as deferred revenue in the Statements of Financial Position.

N. PPC records donated services as a contribution and expense if the services create or enhance a non-financial asset, or the services would (1) need to be purchased by PPC if not provided by a contribution, (2) require specialized skills, and (3) are provided by individuals with those skills. Donated materials and services are reflected as contributions in the accompanying statements at their estimated value on the date of receipt. During the years ended December 31, 2019 and 2018, PPC recorded approximately \$172,000 and \$166,000, respectively, of donated services, materials and advertising, related to various fundraising events and professional services.

PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

O. The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Expenses that are allocated include salaries and benefits, which are allocated on the basis of estimated time and effort, while office and direct program expenses are allocated based on their specific functions and events.

P. Management has evaluated subsequent events through March 16, 2020, which is the date these financial statements were available to be issued.

2. LIQUIDITY

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 as of December 31:

	<u>2019</u>	<u>2018</u>
Cash and cash equivalents	\$ 1,800,928	\$ 1,791,249
Pledges and accounts receivable	79,855	115,049
Gift cards inventory	36,000	-
Total current financial assets	1,916,783	1,906,298
Less amounts unavailable for general expenditure:		
Board designated operating and maintenance reserve	(600,000)	(400,000)
Net assets with donor restrictions	(773,978)	(780,200)
Financial assets available for general expenditures	<u>\$ 542,805</u>	<u>\$ 726,098</u>

PPC has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. If liquidity needs arise in the future, PPC can draw from the \$500,000 line of credit available with a financial institution, which matures in November 2021. Management's intent is to renew the line of credit effective upon maturity.

3. PLEDGES RECEIVABLE

Pledges receivable are collectible as follows as of December 31:

	<u>2019</u>	<u>2018</u>
Receivable in less than one year	\$ 52,500	\$ 80,450
Receivable in one to five years	-	25,000
Total pledges receivable	<u>\$ 52,500</u>	<u>\$ 105,450</u>

PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

4. LINE OF CREDIT

PPC has a \$500,000 line of credit with a financial institution maturing in November 2021. Borrowings under the line of credit bear interest at the institution's prime rate which was 4.75% and 5.5% at December 31, 2019 and 2018, respectively. The line of credit is secured by all receivables, inventory and equipment of PPC. PPC did not have any borrowings under the line of credit during the years ended December 31, 2019 and 2018.

5. LEASES

During the years ended December 31, 2019 and 2018, PPC leased building space to a restaurant tenant under a noncancelable operating lease with a five-year term expiring in 2022. The agreement and extension provide for monthly base rental payments plus a percentage of gross annual sales over a specified amount. For the years ended December 31, 2019 and 2018, rental income from this lease totaled \$93,163 and \$88,739, respectively.

Future minimum base rental payments to be received under the lease are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2020	\$ 72,052
2021	73,493
2022	<u>37,111</u>
Total	<u>\$ 182,656</u>

During the year ended December 31, 2017, PPC entered into an agreement with another restaurant tenant under a noncancelable operating lease with a ten-year term. During the buildout phase, the tenant and PPC had a dispute in relation to the condition of the leased space. On May 31, 2019, a letter of Termination for Default was sent to the tenant. Therefore, no rental income was recognized pursuant to this lease for the years ended December 31, 2019 and 2018. Subsequent to December 31, 2019, PPC performed certain improvements to the space to restore it to rentable condition. PPC is now in the process of searching for a new tenant.

6. NET ASSETS

Board designated net assets consisted of \$600,000 and \$400,000 for an operating and maintenance reserve at December 31, 2019 and 2018, respectively. The purpose of the reserve is to ensure the stability of the mission, programs and operations of the Organization through protection of the regular operating budget against major unforeseen, unbudgeted repair and maintenance expenses.

PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

Changes to net assets with donor restrictions are as follows:

	December 31, 2018	Additions	Released from Restrictions	December 31, 2019
Subject to expenditure for specified purpose:				
Capital projects	\$ 675,700	\$ 201,209	\$ (243,931)	\$ 632,978
Active Oval	-	115,000	(24,000)	91,000
Performance on the Promenade	50,000	-	(25,000)	25,000
Field trips	-	57,500	(57,500)	-
Environmental education	4,500	-	(4,500)	-
Green Market	-	60,000	(60,000)	-
Volunteer program	-	55,000	(55,000)	-
	<u>730,200</u>	<u>488,709</u>	<u>(469,931)</u>	<u>748,978</u>
Subject to the passage of time:				
Promises to give without donor restrictions but are unavailable until collected from donor	50,000	25,000	(50,000)	25,000
	<u>50,000</u>	<u>25,000</u>	<u>(50,000)</u>	<u>25,000</u>
	<u>\$ 780,200</u>	<u>\$ 513,709</u>	<u>\$ (519,931)</u>	<u>\$ 773,978</u>
	December 31, 2017	Additions	Released from Restrictions	December 31, 2018
Subject to expenditure for specified purpose:				
Capital projects	\$ 755,520	\$ 116,183	\$ (196,003)	\$ 675,700
Performance on the Promenade	-	75,000	(25,000)	50,000
Field trips	-	30,000	(30,000)	-
Environmental education	4,500	25,000	(25,000)	4,500
Green Market	-	80,000	(80,000)	-
Volunteer program	-	53,125	(53,125)	-
	<u>760,020</u>	<u>379,308</u>	<u>(409,128)</u>	<u>730,200</u>
Subject to the passage of time:				
Promises to give without donor restrictions but are unavailable until collected from donor	-	105,111	(55,111)	50,000
	<u>-</u>	<u>105,111</u>	<u>(55,111)</u>	<u>50,000</u>
	<u>\$ 760,020</u>	<u>\$ 484,419</u>	<u>\$ (464,239)</u>	<u>\$ 780,200</u>

PIEDMONT PARK CONSERVANCY, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018

7. PARK IMPROVEMENT PROJECTS

At December 31, 2019 and 2018, improvement projects in progress consist primarily of repairs and maintenance to existing facilities. In addition, operating and program expenses in the accompanying Statements of Activities include approximately \$309,000 and \$293,000 for 2019 and 2018, respectively, of facility maintenance expenses and additional safety services that were unreimbursed by the City.

8. RETIREMENT SAVINGS PLAN

PPC provides a 401(k) retirement savings plan (the "Plan") covering substantially all employees. Annually, PPC contributes three percent of each eligible participant's annual compensation into a retirement savings account for that participant under the Plan. PPC employees become eligible to enter the Plan on the first January 1 or July 1 following a 90-day waiting period after their date of hire. One year after a participant is eligible to enter the Plan, the participant is eligible for the PPC three percent safe harbor contribution. Eligible employees may contribute pre-tax amounts via payroll deduction into their retirement savings account under the Plan. PPC contributions to participant accounts under the Plan were \$34,023 and \$32,503 for the years ended December 31, 2019 and 2018, respectively.

9. ENDOWMENT FUND

In 2003, a donor contributed \$1,000,000 to PPC to establish a permanent endowment fund with the Community Foundation for Greater Atlanta, Inc. (the "Foundation"). The restricted fund agreement grants ownership and control of this endowment fund to the Foundation, with annual distributions from the fund paid to PPC to help care for the Park. Accordingly, the endowment fund is not recorded as an asset of PPC and is not recognized in the accompanying financial statements. The market value of this endowment fund was \$1,275,124 and \$1,141,065 at December 31, 2019 and 2018, respectively. Distributions to PPC from this endowment fund are recorded as contributions in the year they are received. Distributions of \$55,690 and \$55,111 were received from the endowment fund during the years ended December 31, 2019 and 2018, respectively.