



**REYNOLDA HOUSE, INC.**

Financial Statements

June 30, 2025

(With Independent Auditors' Report Thereon)

## REYNOLDA HOUSE, INC.

### Board of Directors as of June 30, 2025

Barbara B. Millhouse  
Founding President  
New York, New York

Dianne Blixt  
Lewisville, North Carolina

Candice Brown  
Winston-Salem, North Carolina

Dr. Randell A. Cain, Jr  
Winston-Salem, North Carolina

Iris Cole  
Winston-Salem, North Carolina

Mary Katherine Crane  
Winston-Salem, North Carolina

Annamarie D'Souza  
Winston-Salem, North Carolina

Lynn Eisenberg  
Winston-Salem, North Carolina

Jay Everette  
Winston-Salem, North Carolina

Véronique George  
Winston-Salem, North Carolina

John Hoemann  
Winston-Salem, North Carolina

Vance Horner  
Lewisville, North Carolina

Ed McKee  
Winston-Salem, North Carolina

Dr. Amy McMichael  
Greensboro, North Carolina

Megan Medica  
Winston-Salem, North Carolina

Paul Miller  
Winston-Salem, North Carolina

David Neill  
Winston-Salem, North Carolina

Dr. Melody Pierce  
Winston-Salem, North Carolina

Dr. Elwood Robinson  
Winston-Salem, North Carolina

Dr. Emily Röstlund  
Winston-Salem, North Carolina

Gwynne Taylor  
Winston-Salem, North Carolina

Jason Wenker  
Winston-Salem, North Carolina

Rick Wimmer  
Winston-Salem, North Carolina

### Ex Officio

Chair, Docent – Volunteer Board  
Becky Brown  
Winston-Salem, North Carolina

#### Officers

President  
Dr. Randell A. Cain, Jr.

Vice President  
Iris Cole

Treasurer  
David Neill

Secretary  
Dr. Emily Röstlund

President of Wake Forest  
University  
Susan R. Wentz

#### Executive Director

Allison C. Perkins

**REYNOLDA HOUSE, INC.**

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KPMG LLP  
Suite 800  
500 W 5th St  
Winston-Salem, NC 27101

## Independent Auditors' Report

The Board of Directors  
Reynolda House, Inc.:

### *Opinion*

We have audited the financial statements of Reynolda House, Inc., which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Reynolda House, Inc. as of June 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.

### *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 Reynolda House, Inc. 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 U.S. generally accepted accounting principles, 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 Reynolda House, Inc.'s ability to continue as a going concern for one year after the date that the 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 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 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 for 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 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 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 Reynolda House, Inc.'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 Reynolda House, Inc.'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 on Summarized Comparative Information*

We have previously audited Reynolda House, Inc.'s 2024 financial statements, and we issued an unmodified audit opinion on those audited financial statements in our report dated November 5, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2024 is consistent, in all material respects, with the audited financial statements from which it has been derived.

*KPMG LLP*

Winston-Salem, North Carolina  
November 6, 2025

**REYNOLDA HOUSE, INC.**

Statement of Financial Position

June 30, 2025

(with comparative information as of June 30, 2024)

<b>Assets</b>	<b>2025</b>	<b>2024</b>
Cash	\$ 3,687,803	3,461,712
Accounts receivable, net	52,545	21,688
Contributions receivable, net (notes 3 and 8)	42,258	50,867
Investments (notes 1(f) and 4)	38,574,731	37,309,140
Land, buildings and equipment, net (note 5)	11,002,470	10,512,530
Other assets	203,924	179,406
Total assets	<u>\$ 53,563,731</u>	<u>51,535,343</u>
<b>Liabilities and Net Assets</b>		
Liabilities:		
Accounts payable and accrued expenses	\$ 276,430	112,593
Other liabilities and deferrals	280,050	499,806
Due to Wake Forest University (note 8)	2,619,463	2,365,117
Total liabilities	<u>3,175,943</u>	<u>2,977,516</u>
Net assets:		
Without donor restrictions:		
Undesignated	11,433,524	10,797,029
Designated for:		
Long-term investment (note 7)	29,917,588	28,936,028
Maintenance reserve	118,698	144,636
	<u>41,469,810</u>	<u>39,877,693</u>
With donor restrictions (notes 6 and 7)	8,917,978	8,680,134
Total net assets	<u>50,387,788</u>	<u>48,557,827</u>
Total liabilities and net assets	<u>\$ 53,563,731</u>	<u>51,535,343</u>

See accompanying notes to financial statements.

**REYNOLDA HOUSE, INC.**

Statement of Activities

Year ended June 30, 2025

(with summarized comparative financial information for the year ended June 30, 2024)

	2025			2024 Total
	Without donor restrictions	With donor restrictions	Total	
Revenue, gains and other support:				
Grants, contributions, and gifts in kind (notes 3 and 8)	\$ 2,608,978	140,652	2,749,630	2,154,902
Grants from Wake Forest University (note 8)	731,356	—	731,356	731,356
Admissions and sales	728,077	—	728,077	461,919
Program income	132,439	—	132,439	87,620
Net investment return	2,485,612	703,594	3,189,206	2,789,811
Other	28,052	—	28,052	59,798
Net assets released from restrictions (note 6)	606,402	(606,402)	—	—
Total revenue, gains and other support	7,320,916	237,844	7,558,760	6,285,406
Expenses (note 10):				
Program services	4,579,266	—	4,579,266	4,098,344
Management and general (note 8)	676,072	—	676,072	620,887
Development and fundraising	483,994	—	483,994	553,037
Total expenses	5,739,332	—	5,739,332	5,272,268
Operating excess	1,581,584	237,844	1,819,428	1,013,138
Other non-operating gain on disposal of assets	10,533	—	10,533	—
Change in net assets	1,592,117	237,844	1,829,961	1,013,138
Net assets at the beginning of the year	39,877,693	8,680,134	48,557,827	47,544,689
Net assets at the end of the year	\$ 41,469,810	8,917,978	50,387,788	48,557,827

See accompanying notes to financial statements.

**REYNOLDA HOUSE, INC.**

Statement of Cash Flows

Year ended June 30, 2025

(with comparative information as of June 30, 2024)

	<b>2025</b>	<b>2024</b>
Cash flows from operating activities:		
Change in net assets	\$ 1,829,961	1,013,138
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Depreciation and amortization	892,873	788,166
Gain on disposal of property	(10,533)	—
Net realized and unrealized gains on investments	(2,978,519)	(2,572,773)
Noncash gifts	(624,138)	(73,383)
Changes in operating assets and liabilities:		
Accounts receivable	(30,857)	3,891
Grants receivable	—	25,919
Contributions receivable	8,609	17,207
Other assets	(24,518)	22,213
Accounts payable and accruals	(14,914)	(28,339)
Other liabilities and deferrals	(219,756)	295,613
Due to Wake Forest University	25,060	(28,815)
Net cash used in operating activities	(1,146,732)	(537,163)
Cash flows from investing activities:		
Purchases of land, buildings and equipment	(332,474)	(218,212)
Proceeds from sale of equipment	21,125	—
Purchases of investments	(156,576)	(865,655)
Proceeds from sales and maturities of investments	1,878,544	3,056,903
Net cash provided by investing activities	1,410,619	1,973,036
Cash flows from financing activities:		
Payments on notes payable to Wake Forest University	(37,796)	(35,957)
Net cash used in financing activities	(37,796)	(35,957)
Net change in cash	226,091	1,399,916
Cash at beginning of year	3,461,712	2,061,796
Cash at end of year	\$ 3,687,803	3,461,712
Supplemental disclosures of cash flow information:		
Noncash gifts of stock	\$ 9,040	73,383
In-kind contributions	615,099	—
Capital expenditures in accounts payable	185,611	6,859
Capital expenditures in due to Wake Forest University	267,082	—

See accompanying notes to financial statements.

## REYNOLDA HOUSE, INC.

Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

### (1) Organization and Summary of Significant Accounting Policies

Reynolda House, Inc. (Reynolda House or the Museum) is a nonprofit corporation organized under the laws of the State of North Carolina for the purpose of preserving and interpreting an American country home and a premier collection of American art. Reynolda House, as a museum, garden, and historic country estate, connects people with the beauty and complexity of the American story through the integration of art, learning, and nature. Reynolda House cultivates experiences and environments that foster belonging.

Reynolda House's Board of Directors is elected by Wake Forest University (WFU). Therefore, Reynolda House's accounts are included in WFU's consolidated financial statements. See note 8 for further information regarding transactions between Reynolda House and WFU.

On October 18, 2013, Wake Forest University's Board of Trustees approved the creation of Verger Capital Management LLC (VCM), of which the University is the controlling and majority member, to provide investment management services for the WFU investment pool. On August 22, 2014, Reynolda House's interest in the WFU investment pool started the transition to be invested in Verger Fund II (VFII) under the management of VCM. As of June 30, 2025, 99.9% of Reynolda House's interest in the WFU Investment pool had transitioned to VFII.

#### (a) Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis.

#### (b) Basis of Presentation

Net assets and revenue, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of Reynolda House and changes therein are classified and reported as follows:

- *Net assets without donor restrictions* – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. Reynolda House's Board of Directors has designated a portion of the unrestricted net assets for long-term investment and maintenance.
- *Net assets with donor restrictions* – Net assets subject to donor-imposed stipulations. Some donor restrictions are temporary in nature; those restrictions will be met by actions of Reynolda House and/or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity; generally, the donors of these assets permit Reynolda House to use all or part of the income earned on related investments for general or specific purposes.

## REYNOLDA HOUSE, INC.

### Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

Revenues are reported as increases in net assets without donor restrictions unless their use is limited by donor-imposed restrictions. Donor-restricted contributions are reported as increases in net assets with donor restrictions. Contributions which impose restrictions that are met in the same fiscal year they are received are reported as increases in net assets without donor restrictions. Expenses are reported as decreases in net assets without donor restrictions. Gains and losses on investments and other assets or liabilities are reported as increases or decreases, respectively, in net assets without donor restrictions unless their use is restricted by explicit donor stipulations or by law. Expirations of restrictions on net assets (i.e., the donor-stipulated purpose has been fulfilled and/or the stipulated time period has elapsed) are reported as reclassifications from net assets with donor restrictions to net assets without donor restrictions in the statement of activities.

#### **(c) Cash**

At June 30, 2025 and 2024, Reynolda House had bank and other deposits that exceeded federally insured limits. Reynolda House has not experienced any financial loss on such balances and does not believe it is exposed to any significant credit risk on its cash balances.

#### **(d) Contributions**

Contributions, including unconditional promises to give, are recognized as revenue in the period received. Conditional promises to give are not recognized until they become unconditional, that is, when the conditions on which they depend are met. Contributions of assets other than cash are recorded at their estimated fair value. Contributions to be received after one year, net of an allowance for uncollectible contributions receivable, are discounted to their present value at a risk-adjusted rate. Amortization of discounts is recorded as additional contribution revenue in accordance with donor-imposed restrictions, if any, on the contributions. An allowance for uncollectible contributions receivable is provided based upon management's judgment, based on such factors as prior collection history, type of contribution and nature of fundraising activity.

#### **(e) Investments**

Investments are reported at fair value on the statement of financial position. Because of the inherent uncertainty in the use of estimates, nonreadily determinable fair values that are based on estimates may differ from the values that would have been used had a ready market for the investments existed. Investments include units purchased in the VFII. Investment in the VFII is reported at estimated fair value based upon the unit value, which is equivalent to net asset value.

#### **(f) Fair Value Measurements**

The fair value hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). A financial instrument's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The three levels of the fair value hierarchy are described below:

Level 1 – Valuations for assets and liabilities traded in active exchange markets as of the reporting date. Valuations are obtained from readily available pricing sources for market transactions involving identical assets or liabilities.

## REYNOLDA HOUSE, INC.

### Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

Level 2 – Valuations for assets and liabilities are determined through direct or indirect observations other than quoted market prices.

Level 3 – Valuations for assets and liabilities that are derived from other valuation methodologies including discounted cash flow models and similar techniques, and not based on market exchange, dealer or broker traded transactions.

Net asset value (NAV) – Certain investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient to fair value have not been categorized in the fair value hierarchy.

Reynolda House's interest in VFII of \$38,544,006 and \$37,269,745 at June 30, 2025 and 2024, respectively, is reported at estimated fair value based upon the unit value, which is equivalent to net asset value. Because net asset value per share is used as a practical expedient to estimate fair value, these investments are excluded from fair value leveling disclosure. Investment in the WFU pool was \$30,725 and \$39,395 at June 30, 2025 and 2024, respectively. This investment is Level 2 within the fair value hierarchy.

Valuation techniques used to estimate fair value need to maximize the use of observable inputs and minimize the use of unobservable inputs. These methods may produce a fair value that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while Reynolda House 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 at the reporting date.

#### **(g) Land, Buildings, and Equipment**

Land, buildings, and equipment are recorded at cost at date of acquisition or estimated fair value on the date received for donated items. Depreciation is calculated on a straight-line basis over the estimated useful life of each class of depreciable asset. Estimated lives range from 3 to 40 years. Depreciation is not calculated on land and construction in progress. Gains or losses on the disposal of land, buildings, and equipment are included in the statement of activities.

#### **(h) Impairment of Long-Lived Assets**

Reynolda House periodically assesses the realizability of its long-lived assets and evaluates such assets for impairment whenever events or changes in circumstances indicate the carrying amount of an asset may not be recoverable. For assets to be held for sale, impairment is determined to exist if estimated future cash flows, undiscounted and without interest charges, are less than the carrying amount. Reynolda House did not incur any impairment loss for the years ended June 30, 2025 or 2024.

#### **(i) Other Assets**

Other assets include museum store inventory, prepaid expenses and other assets. Inventories consisting primarily of prints, books and catalogues are valued at cost on a first-in, first-out basis, which is not in excess of fair value.

**REYNOLDA HOUSE, INC.**

Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

**(j) Works of Art and Historical Treasures**

Reynolda House has various works of art and historical treasures (approximately 4,250 items), which include the original Reynolda House (approximately 30,000 square feet) and its contents, as well as paintings and other items subsequently acquired. In accordance with accounting for contributions, an entity need not recognize such items in its financial statements if the items are added to collections held for public exhibition, education, or research in furtherance of public service rather than financial gain. If purchased, the collection items are expensed, and if donated, they are not reflected in the financial statements. Proceeds from deaccessions or insurance recoveries are reflected as increases in the appropriate net asset classes. The works of art and historical treasures are subject to a policy that requires proceeds from their sales to be used to acquire other items for works of art and historical treasures. Reynolda House's paintings are cataloged for educational, research, scientific, and curatorial purposes, and activities verifying their existence and assessing their condition are performed on an ongoing basis. There were no proceeds from the sale of collection items or proceeds from insurance recoveries of collection items in the fiscal years ended June 30, 2025 and 2024. There were no purchases of collection items in fiscal year 2025. Reynolda House purchased for its collection family and estate photographs and papers in fiscal year 2024 totaling \$1,997.

**(k) Estimates**

The preparation of financial statements in conformity with U.S. generally accepted accounting principles (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 revenue and expenses during the reporting period. Actual results could differ from those estimates. Significant items subject to such estimates and assumptions include the useful lives of buildings and equipment, allowance for contributions receivable, and valuation of investments.

**(l) Functional Expense Classification**

Expenses are reported in the statement of activities based on their functional categories. Reynolda House reports expenses as program services, management and general, and development and fundraising, which are incurred in support of program services.

**(m) Income Taxes**

Reynolda House is a tax-exempt organization as described in Section 501(c)(3) of the Internal Revenue Code (the Code) and is generally exempt from federal income taxes on related income pursuant to Section 501(a) of the Code. Accordingly, no provision for income taxes is recorded in the financial statements. If applicable, unrelated business income is reported on IRS Form 990-T. Fiscal years ending on or after June 30, 2022 remain subject to income tax examinations. Management evaluated Reynolda House's tax positions and concluded that Reynolda House had taken no uncertain tax positions that require adjustment to the financial statements as of June 30, 2025 and 2024.

**(n) Comparative Financial Information**

The financial statements include certain prior year information for comparative purposes, which does not include sufficient detail to constitute a presentation in conformity with GAAP. Accordingly, such

**REYNOLDA HOUSE, INC.**

Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

information should be read in conjunction with Reynolda House's financial statements for the year ended June 30, 2024 from which this information was derived.

**(2) Liquidity and Availability**

Financial assets available for general expenditure within one year of June 30, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 3,687,803	3,461,712
Accounts receivable, net	52,545	21,688
Endowment appropriation for expenditure	<u>1,843,154</u>	<u>1,869,504</u>
Total financial assets available within one year	<u>\$ 5,583,502</u>	<u>5,352,904</u>

As part of the Museum's liquidity management, it administers its financial assets to be available as its operating expenditures, liabilities, and other obligations come due. Additionally, Reynolda House has board-designated endowment funds of \$29,917,588 and \$28,936,028 at June 30, 2025 and 2024, respectively. Although Reynolda House does not intend to spend from the board-designated endowment funds other than amounts appropriated for general expenditures as part of its annual budget approval and appropriation, amounts from the board-designated endowment funds could be made available, subject to certain lock-up provisions, if necessary.

**(3) Contributions Receivable**

The following is an analysis of the maturities of Reynolda House's contributions receivable at June 30, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
One year or less	\$ 15,291	9,958
Between one and five years	<u>30,000</u>	<u>45,187</u>
Gross contributions receivable	45,291	55,145
Less estimated uncollectible amounts	2,265	2,757
Less discount at rates ranging from 0.61%–2.77%	<u>768</u>	<u>1,521</u>
Contributions receivable, net	<u>\$ 42,258</u>	<u>50,867</u>

Included in contributions receivable are gross contributions receivable totaling approximately \$45,300 and \$49,700 from two donors at June 30, 2025 and 2024, respectively.

**REYNOLDA HOUSE, INC.**

Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

**(4) Investments**

Investments at June 30, 2025 and 2024 consist of the following:

	<u>2025</u>	<u>2024</u>
Investment in VFII	\$ 38,544,006	37,269,745
Investment in WFU pool	<u>30,725</u>	<u>39,395</u>
Total endowment investments	<u>\$ 38,574,731</u>	<u>37,309,140</u>

Reynolda House owned 693,436 units at June 30, 2025 and 2024 in the WFU managed endowment pool, which include the investment in VFII and the WFU pool with a combined fair value per unit of \$55.63 and \$53.80 at June 30, 2025 and 2024, respectively.

Reynolda House may withdraw its initial investment interest and any subsequent interests in VFII upon 90 days' prior written notice.

VFII is constructed on a foundation of modern portfolio theory and strategic asset allocation, and diversifies its investments among various asset classes incorporating multiple strategies and investment advisors to help manage risk including interest rate, market, and credit risk. Major investment decisions are approved by WFU's Board Investment Policy Committee, which oversees WFU's investments in accordance with established guidelines. Management and investment decisions are not made in isolation, but in the context of the portfolio investments as a whole and as part of the overall investment strategy.

VFII includes investments in hedge funds and hedge fund-of-funds that invest both long and short on a global basis primarily in a wide range of securities and other instruments, including equity securities (common stocks), credit securities (both investment grade and non-investment grade), commodities, currencies, future contracts, options and other derivative instruments. The investment objective of this asset class is to produce attractive long-term risk-adjusted returns with low correlation of traditional asset classes. The \$38,544,006 and \$37,269,745 of funds managed by Verger valued under the NAV practical expedient in fiscal years 2025 and 2024 had underlying investments comprised of 58.4% and 55.3% of equities, 13.4% and 13.4% of real assets, 18.6% and 19.9% of absolute return, and 9.6% and 11.4% of fixed income in fiscal years 2025 and 2024, respectively.

**REYNOLDA HOUSE, INC.**

Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

**(5) Land, Buildings and Equipment**

Land, buildings and equipment are summarized as follows at June 30, 2025 and 2024:

	<b>2025</b>	<b>2024</b>
Land and improvements	\$ 777,828	777,828
Buildings and other improvements	19,413,495	19,299,920
Equipment	2,497,862	1,503,839
Vehicles	31,251	31,251
Software	333,976	333,976
Construction in progress	382,938	124,855
	23,437,350	22,071,669
Less accumulated depreciation	(12,434,880)	(11,559,139)
	\$ 11,002,470	10,512,530

Total depreciation expense for the years ended June 30, 2025 and 2024 was \$892,873 and \$788,166, respectively. In 2023, Reynolda House entered the planning and investigation phase for the proposed mechanical systems upgrades project including replacement of all HVAC mechanical units, controls, and modifications to distribution systems serving the ground and first floor levels of the historic house. The estimated total cost is approximately \$8,000,000 and is expected to be completed in summer of 2026. As of June 30, 2025, architect and other construction fees of \$382,938 had been incurred on this project.

**(6) Net Assets**

The following is a summary of net assets at June 30:

	<b>2025</b>		
	<b>Without donor restriction</b>	<b>With donor restriction</b>	<b>Total</b>
Operating	\$ 3,009,317	—	3,009,317
Endowment	29,917,588	8,657,143	38,574,731
Investment in plant, net	8,542,905	—	8,542,905
Donor pledges and gifts	—	260,835	260,835
	\$ 41,469,810	8,917,978	50,387,788

**REYNOLDA HOUSE, INC.**

Notes to the Financial Statements

June 30, 2025

(With Comparative Information as of June 30, 2024)

	2024		
	Without donor restriction	With donor restriction	Total
Operating	\$ 2,677,490	—	2,677,490
Endowment	28,936,028	8,373,112	37,309,140
Investment in plant, net	8,264,175	—	8,264,175
Donor pledges and gifts	—	307,022	307,022
	\$ 39,877,693	8,680,134	48,557,827

During the years ended June 30, 2025 and 2024, net assets of \$606,402 and \$670,446, respectively, were released from donor restrictions by incurring expenses satisfying the restricted purposes or by the passage of time.

**(7) Endowments and Quasi-Endowment**

Reynolda House applies the state of North Carolina's enacted version of the Uniform Prudent Management of Institutional Funds Act (UPMIFA). UPMIFA provides for standards of prudence to be utilized by organizations in making determinations to appropriate or accumulate donor-restricted endowment funds. UPMIFA also requires that earnings from donor-restricted endowments, unless otherwise instructed by the gift instrument, be classified as donor-restricted until they are appropriated for expenditure.

Reynolda House's endowments consist of several donor-restricted funds established to support art initiatives, maintenance and other restricted purposes. Reynolda House's Board of Directors also maintains a board-designated endowment, which is designated for long-term investment. Net assets associated with endowment funds, including net assets designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

**(a) Interpretation of Relevant Law**

The Board of Directors of Reynolda House has interpreted the North Carolina enacted version of UPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds, absent explicit donor stipulations to the contrary. As a result of this interpretation, Reynolda House classifies as donor restricted net assets (a) the original value of gifts donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund plus unspent accumulated gains on such funds until appropriated by the Board of Directors. In accordance with UPMIFA, Reynolda House considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- a. The duration and preservation of the fund
- b. The purposes of Reynolda House and the donor-restricted endowment fund

## REYNOLDA HOUSE, INC.

### Notes to the Financial Statements

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(With Comparative Information as of June 30, 2024)

- c. General economic conditions
- d. The possible effects of inflation and deflation
- e. The expected total return from income and the appreciation of investments
- f. Other resources of Reynolda House
- g. The investment policies of Reynolda House

#### **(b) Funds With Deficiencies**

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires Reynolda House to retain as a fund of perpetual duration. Deficiencies of this nature that are reported in net assets with donor restrictions were \$1,208,170 and \$1,365,713, with original corpus of \$6,010,000, as of June 30, 2025 and 2024, respectively. These deficiencies resulted primarily from unfavorable market fluctuations that occurred during the 2009 fiscal year and the continued appropriation for the current period, which was deemed prudent by the Board of Directors.

#### **(c) Return Objective and Risk Parameters**

Reynolda House has adopted investment and spending policies for endowment assets that support the long-term investment objective of providing a sustainable and increasing level of endowment income distribution to support Reynolda House's activities through the annual operating budget while preserving the real (inflation adjusted) purchasing power of the endowment exclusive of gift additions. Reynolda House's primary investment objective is to maximize total return within reasonable and prudent levels of risk while maintaining sufficient liquidity to meet disbursement needs and ensure preservation of capital.

#### **(d) Strategies Employed for Achieving Objectives**

To satisfy its long-term rate-of-return objectives, Reynolda House relies on a total return strategy, the objective of which is to achieve a return consisting of a combination of current income and capital appreciation, without regard to an emphasis on either, recognizing that changes in market conditions and interest rates will result in varying strategies in an attempt to optimize results. The endowment portfolio is diversified among various asset classes and strategies to help reduce risk.

#### **(e) Spending Policy and How the Objectives Relate to Spending Policy**

Reynolda House will appropriate for expenditure in its annual budget a board-approved percentage of the rolling average of the market value (calculated semi-annually) per unit of the endowment assets over the preceding three years, the base to be adjusted for new capital contributions to the endowment. The Board approved an endowment spending rate of up to 5.0% and 5.5% of the rolling three-year average for the years ended June 30, 2025 and 2024, respectively. The actual spending rate for the year ended June 30, 2025 was 5.0% and 2024 was 5.5%.

**REYNOLDA HOUSE, INC.**

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Endowment net assets consist of the following at June 30, 2025 and 2024:

	2025			2024 Total
	Without donor restriction	With donor restriction	Total	
Donor-restricted endowment funds:				
Historical value	\$ —	8,832,117	8,832,117	8,832,117
Appreciation	—	1,033,196	1,033,196	906,708
Underwater endowments	—	(1,208,170)	(1,208,170)	(1,365,713)
Total donor-restricted endowment funds	—	8,657,143	8,657,143	8,373,112
Board-designated endowment funds	29,917,588	—	29,917,588	28,936,028
Total endowment net assets	\$ <u>29,917,588</u>	<u>8,657,143</u>	<u>38,574,731</u>	<u>37,309,140</u>

Changes in endowment net assets for the fiscal year ended June 30, 2025 and 2024 are as follows:

	2025			2024 Total
	Without donor restriction	With donor restriction	Total	
Endowment, beginning of year	\$ 28,936,028	8,373,112	37,309,140	35,856,496
Investment returns, net	2,431,501	703,594	3,135,095	2,726,846
Transfers	—	—	—	700,000
Appropriation for expenditure	(1,449,941)	(419,563)	(1,869,504)	(1,974,202)
Endowment, end of year	\$ <u>29,917,588</u>	<u>8,657,143</u>	<u>38,574,731</u>	<u>37,309,140</u>

**(8) Related-Party Transactions**

WFU routinely processes transactions for Reynolda House. Transaction processing includes, but is not limited to, payroll, accounts payable and receipt services. When WFU processes these transactions, the cash received or expended is recorded as an increase or decrease in the due to WFU account included in the accompanying statement of financial position. As of June 30, 2025 and 2024, these transactions resulted in a net liability due to WFU of \$408,904 and \$116,762, respectively. In fiscal year 2022, Reynolda House entered into a loan agreement with WFU for \$2,318,518 for funding to complete the historic house roof and chimney restoration. The repayment term is 30 years and began July 1, 2022 and subject to an interest rate of 5% currently, which is subject to adjustment annually. As of June 30, 2025 and 2024, the principal balance due was \$2,210,559 and \$2,248,355, respectively. This total balance will be repayable in the amounts of \$39,730, \$41,763, \$43,899, \$46,145, \$48,506 and \$1,990,516 for fiscal years 2026, 2027, 2028, 2029, 2030 and for the fiscal years thereafter, respectively.

## REYNOLDA HOUSE, INC.

### Notes to the Financial Statements

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(With Comparative Information as of June 30, 2024)

Reynolda House purchases certain goods and services from WFU. The goods and services purchased include primarily administrative support services. For fiscal years 2025 and 2024, WFU charged Reynolda House approximately \$294,000 and \$268,000, respectively, for these administrative support services. WFU provides certain other support at no charge to Reynolda House. The value of these services in 2025 and 2024 is approximately \$81,000 and \$78,000, respectively, and is reflected in grants, contributions and gifts in kind, and a corresponding expense in management and general.

Reynolda House pays fees to VCM for investment management. These fees were approximately \$114,000 and \$110,000 in 2025 and 2024, respectively.

For fiscal years 2025 and 2024, WFU contributed \$582,000 to Reynolda House primarily in support of Reynolda House's general operations and \$149,356 to Reynolda House in support of the loan repayment related to the roof rehabilitation capital project.

During fiscal year 2025, WFU contributed equipment with a net book value of \$882,181 to Reynolda House. Reynolda House recorded an in-kind contribution in the amount of \$615,099 and a due to WFU in the amount of \$267,082 as of June 30, 2025.

During the years ended June 30, 2025 and 2024, members of the Board of Directors contributed cash and stock gifts to Reynolda House totaling approximately \$298,000 and \$324,900, respectively. From time to time, members of the Board of Directors may also contribute works of art to Reynolda House. No amounts associated with such gifts are reflected in the accompanying financial statements or notes in accordance with Reynolda House's policy of recording works of art and historical treasures (note 1).

#### **(9) Benefit Plan**

A tax deferred annuity plan, administered by WFU, is provided for all eligible employees whereby a specified percentage of each employee's eligible salary is contributed to the plan by Reynolda House. Contributions during the years ended June 30, 2025 and 2024 totaled approximately \$124,000 and \$113,000, respectively.

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Notes to the Financial Statements

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(With Comparative Information as of June 30, 2024)

**(10) Expenses By Nature and Function**

The table below presents expenses by both their nature and their function for each fiscal year. The financial statements report certain categories of expenses that are attributable to more than one functional area. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Facilities and maintenance, depreciation, and office expenses are allocated to program and supporting activities based upon direct costing or allocated using a variety of allocation techniques such as square footage and staff full time equivalents, as well as salaries and benefits, which are allocated on the basis of estimates of time and effort.

<b>2025</b>					
		<b>Program services</b>	<b>Management and general</b>	<b>Development and fundraising</b>	<b>Total</b>
Salaries and benefits	\$	2,033,980	495,049	362,667	2,891,696
Depreciation and amortization		864,033	17,233	11,607	892,873
Services		746,994	60,809	37,486	845,289
Equipment and maintenance		255,776	3,984	2,629	262,389
Supplies, printing, postage		129,911	3,519	30,636	164,066
Interest expense		107,956	2,153	1,450	111,559
Marketing and advertising		100,305	—	35	100,340
Travel, entertainment, conferences, and dues		100,538	12,469	28,888	141,895
Cost of goods sold		112,863	—	—	112,863
Other operating expenses		126,910	80,856	8,596	216,362
Total expenses	\$	4,579,266	676,072	483,994	5,739,332
<b>2024</b>					
		<b>Program services</b>	<b>Management and general</b>	<b>Development and fundraising</b>	<b>Total</b>
Salaries and benefits	\$	1,802,993	453,157	331,478	2,587,628
Depreciation and amortization		762,708	15,212	10,246	788,166
Services		724,482	46,762	90,181	861,425
Equipment and maintenance		266,617	4,090	2,990	273,697
Supplies, printing, postage		141,597	3,817	25,859	171,273
Interest expense		109,736	2,189	1,474	113,399
Marketing and advertising		72,631	—	—	72,631
Travel, entertainment, conferences, and dues		86,770	18,549	39,775	145,094
Cost of goods sold		75,527	—	—	75,527
Acquisition of art		1,997	—	—	1,997
Other operating expenses		53,286	77,111	51,034	181,431
Total expenses	\$	4,098,344	620,887	553,037	5,272,268

**REYNOLDA HOUSE, INC.**

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**(11) Subsequent Events**

In connection with the preparation of the financial statements, Reynolda House has evaluated events subsequent to June 30, 2025 through November 6, 2025, the date on which the financial statements were available to be issued, and determined that there were no matters that are required to be disclosed.