

**THE SUNDARI FOUNDATION, INC.  
AND AFFILIATES  
(D.B.A. THE LOTUS HOUSE)  
(a nonprofit organization)**

CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2013 AND 2012

**THE SUNDARI FOUNDATION, INC.  
AND AFFILIATES  
(D.B.A. THE LOTUS HOUSE)  
(a nonprofit organization)**

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**INDEPENDENT AUDITORS' REPORT**

To the Board of Directors of  
The Sundari Foundation, Inc. and Affiliates (D.B.A. The Lotus House)  
(a nonprofit organization)  
Miami, Florida

We have audited the accompanying consolidated financial statements of the Sundari Foundation, Inc. and Affiliates (D.B.A The Lotus House) (the Foundation) which comprise the consolidated statements of financial position as of December 31, 2013 and 2012, and the related consolidated statements of activities, 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 consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

**Auditors’ Responsibility**

Our responsibility is to express an opinion on these consolidated 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 audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the consolidated 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 entity’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 consolidated 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 consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of the Sundari Foundation, Inc. and Affiliates (D.B.A The Lotus House) as of December 31, 2013 and 2012, 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.

*Alberni Caballero & Fierman, LLP*

Alberni Caballero & Fierman, LLP  
Coral Gables, Florida  
September 4, 2014

**THE SUNDARI FOUNDATION, INC. AND AFFILIATES**  
(D.B.A. THE LOTUS HOUSE)  
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2013 AND 2012

	<u>2013</u>	<u>2012</u>
<u>Assets</u>		
Cash	\$ 1,290,188	\$ 1,294,124
Accounts receivable	99,273	50,856
Prepaid expenses	36,225	32,243
Due from affiliate	<u>79,170</u>	<u>-</u>
	<u>1,504,856</u>	<u>1,377,223</u>
 Furniture, equipment and leasehold improvements, net	 <u>206,542</u>	 <u>231,268</u>
 Other assets	 <u>8,493</u>	 <u>8,146</u>
 Total assets	 <u>\$ 1,719,891</u>	 <u>\$ 1,616,637</u>
<u>Liabilities</u>		
Accounts payable and accrued expenses	<u>\$ 37,975</u>	<u>\$ 25,857</u>
 Total liabilities	 <u>37,975</u>	 <u>25,857</u>
<u>Net Assets</u>		
Unrestricted	<u>1,681,916</u>	<u>1,590,780</u>
 Total liabilities and net assets	 <u>\$ 1,719,891</u>	 <u>\$ 1,616,637</u>

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

**THE SUNDARI FOUNDATION, INC. AND AFFILIATES**  
(D.B.A. THE LOTUS HOUSE)  
**CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012**

	<u>Unrestricted</u>	
	<u>2013</u>	<u>2012</u>
Support and revenue		
Contributions	\$ 1,153,455	\$ 720,944
In-Kind donated goods	1,044,670	926,592
In-Kind rent and services	180,039	182,912
Special events	78,648	356,224
Grants revenue	395,486	294,771
Investment and other income	1,081	9,955
Thrift shop sales	<u>183,703</u>	<u>203,333</u>
Total support and revenue	<u>3,037,082</u>	<u>2,694,731</u>
Expenses		
Program services		
Conferences and meetings	7,451	12,649
Depreciation	34,777	44,416
Food and meals	287,398	272,466
Insurance	52,481	41,825
Materials and supplies	8,296	7,633
Office expenses	9,338	20,254
Public awareness/outreach	22,910	19,294
Rent	214,601	220,192
Repairs and maintenance	67,512	43,693
Salaries and related expenses	831,420	767,960
Supplies- Special Needs from Thrift Shop	427,815	321,999
Supportive services	115,273	83,163
Thrift shop donated goods	611,265	604,593
Utilities	<u>87,766</u>	<u>94,409</u>
Total program services	<u>2,778,303</u>	<u>2,554,546</u>
Supporting services		
Management and general		
Office expenses	15,598	16,759
Professional fees	43,945	44,124
Salaries and related expenses	<u>19,987</u>	<u>9,537</u>
Total management and general	<u>79,530</u>	<u>70,420</u>
Fundraising		
Resource and grant development	-	2,227
Salaries and related expenses	49,328	21,024
Public awareness/outreach	-	2,103
Special event	<u>38,785</u>	<u>53,782</u>
Total fundraising	<u>88,113</u>	<u>79,136</u>
Total supporting services	<u>167,643</u>	<u>149,556</u>
Total expenses	<u>2,945,946</u>	<u>2,704,102</u>
Change in Net Assets	<u>91,136</u>	<u>(9,371)</u>
Net Assets at the beginning of the year	<u>1,590,780</u>	<u>1,600,151</u>
Net Assets at the end of the year	<u>\$ 1,681,916</u>	<u>\$ 1,590,780</u>

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

**THE SUNDARI FOUNDATION, INC. AND AFFILIATES**  
(D.B.A. THE LOTUS HOUSE)  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2013 AND 2012**

	<u>2013</u>	<u>2012</u>
Cash Flows from Operating Activities		
Change in net assets	\$ 91,136	\$ (9,371)
net cash provided by operating activities:		
Depreciation	34,777	44,416
(Increase) decrease in:		
Accounts receivable	(48,417)	16,830
Prepaid expenses	(3,982)	(5,165)
Due from affiliate	(79,170)	-
Other assets	(347)	(89)
Increase in:		
Accounts payable and accrued expenses	<u>12,118</u>	<u>4,974</u>
Net cash provided by operating activities:	<u>6,115</u>	<u>51,595</u>
 Cash Flows from Investing Activities		
Acquisition of furniture and equipment	<u>(10,051)</u>	<u>(16,482)</u>
Net cash used in investing activities:	<u>(10,051)</u>	<u>(16,482)</u>
 Net increase (decrease) in Cash	(3,936)	35,113
 Cash at the beginning of the year	<u>1,294,124</u>	<u>1,259,011</u>
Cash at the end of the year	<u>\$ 1,290,188</u>	<u>\$ 1,294,124</u>

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

**THE SUNDARI FOUNDATION, INC.  
AND AFFILIATES  
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(a nonprofit organization)**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2013 AND 2012

**1. NATURE OF ACTIVITIES**

The Sundari Foundation, Inc. (D.B.A. The Lotus House) (the Foundation) is a 501(c)(3) non-profit corporation organized under the laws of the State of Florida in June 2004. The Foundation's mission is the education, advancement and social inclusion of poor, disadvantaged, and homeless women and children.

The Foundation operates the Lotus House Women's Shelter as a free, holistic, shelter and resource center, providing housing, meals, counseling, social services referrals and advocacy, educational advancement opportunities, life skills and job readiness training, enrichment activities and support services. The facilities include three residential buildings, a community center, a clinic, learning center, laundry and gardens. Lotus House serves over 100 women and children daily.

The Foundation's wholly owned subsidiary, Lotus House Thrift LLC, receives in-kind donations from the community which serve the shelter's needs and provides free clothing and furnishings to the women and children served by Lotus House. Lotus House Thrift also functions as a job readiness training site and work program for the women served by Lotus House.

The Foundation's wholly owned subsidiary, Lotus Wellness Center, LLC, is a free, "Good Samaritan" health clinic providing women's wellness exams and basic health care screenings for women who are indigent and uninsured, including women of Lotus House and from the surrounding neighborhoods. It is staffed by volunteers.

The Foundation's wholly owned subsidiary, Art Live Fair, LLC, is a community outreach initiative through the arts that invites broad community participation and builds greater awareness of the special needs of women and children who are homeless, the unique ways Lotus House serves those needs, and how the community can make a difference. No services were provided through this subsidiary in 2013.

In 2007, the Lotus Endowment Fund, Inc. (the "Endowment"), a 501(c)(3) non-profit, Type II 509(a)(3), was formed and is operated exclusively to benefit the Foundation and its initiatives, including the Lotus House Women's Shelter. A majority of the board members of the Endowment are also board members of the Foundation however they do not constitute the majority of the Foundation's board; therefore the Foundation does not control the Endowment. The Endowment owns all of the land and buildings utilized by the Foundation for the Lotus House and leases them to the Foundation for a dollar per year under a fifty (50) year lease (see Note 9 – Building Lease).

As of December 31, 2013 and 2012 the Endowment reported assets of \$4,591,284 and \$4,040,541 respectively; which are restricted to benefit exclusively the Foundation and its initiatives. In addition, the amounts due from the Foundation at December 31, 2013, and 2012, was \$79,170 and \$0, respectively. Since the Foundation does not control the Endowment through a voting interest, it does not meet the requirements for consolidation. Audited financial statements for the Endowment can be obtained by contacting the Endowment's administrative offices.

The Foundation, Lotus House Thrift LLC, Lotus Wellness Center, LLC and Art Live Fair, LLC will be collectively referred to as the Foundation in the consolidated financial statements.

## 2. SIGNIFICANT ACCOUNTING POLICIES

### a. Basis of Accounting and Financial Statement Presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting. Using this method, revenues are recognized when earned and expenses are recognized when incurred.

Net assets and revenues, gains, or losses are classified based on the existence or absence of donor-imposed restrictions as follows:

Unrestricted - Includes amounts which have no external restrictions and which are available for support of current operations.

Temporarily Restricted - Includes amounts which have donor-restrictions that can be fulfilled by actions of the Endowment pursuant to those restrictions or restrictions that expire by the passage of time. There were no temporarily restricted net assets as of December 31, 2013.

Permanently Restricted - Includes amounts that are subject to restrictions of the gift instruments requiring in perpetuity that the principal be invested and only the income be used. There were no permanently restricted net assets as of December 31, 2013.

### b. Principles of Consolidation

Generally accepted accounting principles require the Foundation to consolidate entities in which it has control and an economic interest when that control is evidenced through a majority ownership or voting interest. The Sundari Foundation, Inc., has an economic interest and control of the board of The Lotus House Thrift, LLC, Art Live Fair, LLC, and The Lotus Wellness Center, LLC and therefore consolidation is required. All material intra-organizational accounts and transactions have been eliminated in the accompanying consolidated financial statements.

### c. Cash

For purposes of the statement of financial position and statement of cash flows, cash consists of cash and other highly liquid resources.

### d. Accounts Receivable

Accounts receivables are stated at the amount management expects to collect from outstanding balances. Management believes that all receivables, are collectible within one year, therefore, the Foundation has not included a provision for uncollectible accounts. Any accounts deemed uncollectible will be charged to expense when the determination is made. There were no uncollectible accounts during the years ended December 31, 2013 and 2012.

### e. Contributions

Contributions are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor restrictions. Time- restricted and purpose-restricted contributions are required to be reported as temporarily restricted support, unless the donor expressly stipulates otherwise. When a restriction expires (that is, when a stipulated time restriction ends or a purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized.

Restrictions on gifts of fixed assets or cash for the purchase of fixed assets expire when the asset is placed in service.



## 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

### f. Furniture, Equipment and Leasehold Improvements

The Foundation capitalizes all expenditures for furniture, equipment and leasehold improvements in excess of \$500 at cost. Contributed furniture and equipment is recorded at fair value at the date of donation. If donors stipulate how long the assets must be used, the contributions are recorded as restricted support. In the absence of such stipulations, contributions of furniture and equipment are recorded as unrestricted support.

Furniture, equipment, and leasehold improvements of the Foundation are depreciated using the straight line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Leasehold improvements	5-10
Vehicles	5
Furniture and equipment	3-10

Repairs and maintenance are expensed as incurred. Improvements which increase the life of the assets are capitalized. The carrying amount of assets sold is retired and the related accumulated depreciation is eliminated in the year of disposal and the resulting gain or loss is credited or charged to operations.

### g. Donated Goods and Services

Contributions of donated noncash assets are recorded at their fair values in the period received.

Donated services consist of the estimated value of contributed services. The amount of donated services includes support provided by volunteers and professionals.

### h. Functional Allocation of Expenses

The costs of providing the program activities have been summarized on a functional basis in the consolidated statements of activities. Accordingly, certain costs have been allocated among the program and supporting services benefited.

### i. Income Taxes

The Foundation is tax-exempt under Section 501(c) (3) of the Internal Revenue Code and is subject to a tax on income from any unrelated business. The Foundation did not have any unrelated business income for the years ended December 31, 2013 and 2012.

The Foundation adopted the recognition requirements for uncertain income tax positions as required by generally accepted accounting principles, with no cumulative effect adjustment required. Income tax benefits are recognized for income tax positions taken or expected to be taken in a tax return, only when it is determined that the income tax position will more-likely-than-not be sustained upon examination by taxing authorities. The Foundation has analyzed tax positions taken for filing with the Internal Revenue Service and all state jurisdictions where it operates. The Foundation believes that income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on the Foundation's financial condition, results of operations or cash flows. Accordingly, the Foundation has not recorded any reserves, or related accruals for interest and penalties for uncertain income tax positions at December 31, 2013 or 2012.

The Foundation is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress. The Foundation believes it is no longer subject to income tax examinations for years prior to 2010. The Foundation's policy is to classify income tax related interest and penalties in interest expense and other expenses, respectively.

**j. Use of Estimates**

The preparation of consolidated financial statements and related disclosures are prepared in conformity with accounting principles generally accepted in the United States of America. Management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and revenue and expenses during the period reported. These estimates include assessing the collectibility of receivables, and the useful lives and impairment of tangible assets. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statement in the period they are determined to be necessary. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

**3. CONCENTRATION OF CREDIT RISK**

**a. Credit Risk**

The Foundation maintains its cash balances in a financial institution. The balances at the financial institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At December 31, 2013, there was an uninsured cash balances of \$506,547.

**4. ACCOUNTS RECEIVABLE**

The breakdown of accounts receivable which are all due in less than one (1) year as of December 31, 2013 and 2012 is as follows:

	<u>2013</u>	<u>2012</u>
Others	\$ 1,845	\$ 1,845
Grants	<u>97,427</u>	<u>49,011</u>
	<u>\$ 99,272</u>	<u>\$ 50,856</u>

**5. FURNITURE, EQUIPMENT AND LEASHOLD IMPROVEMENTS**

Property, furniture and equipment at December 31, 2013 and 2012:

	<u>2013</u>	<u>2012</u>
Vehicles	\$ 81,655	\$ 81,655
Leasehold improvements	156,060	156,060
Furniture and equipment	<u>171,108</u>	<u>161,057</u>
	408,823	398,772
Less: Accumulated Depreciation	<u>(202,281)</u>	<u>(167,504)</u>
	<u>\$ 206,542</u>	<u>\$ 231,268</u>

Depreciation expense for the years ended December 31, 2013 and 2012 was \$34,777 and \$44,416, respectively.

**7. CONTINGENCIES**

The Foundation received certain grants revenues, which require compliance with certain provisions stated in the instrument of the grant. Failure to comply with these provisions could result in a request for the return of funds to the grantor. Although, this is a possibility, the Foundation's management deems the contingency remote since, in their opinion, the Foundation has fully complied with the provisions of the grants.

## **8. IN KIND DONATIONS**

The Foundation records various types of in-kind support, including services, furniture, clothes, supplies and other tangible assets. GAAP requires recognition of professional services received if those services (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. During 2013 and 2012, \$1,224,709 and \$1,109,504 were recognized, respectively.

Contributions of tangible assets are recognized at fair value when received. The amounts reflected in the accompanying financial statements as in-kind support are offset by like amounts included in expenses or assets.

## **9. DONATED FACILITIES**

In December 2007, the Organization executed a lease for donated facilities with Lotus Endowment Fund, Inc. (the Endowment) for a period of fifty (50) years with automatic one year renewals after the initial term for \$1 per year. The lease agreement was amended on August 31, 2010, February 1, 2011 and December 2012 to add additional facilities.

Under the terms of the lease, the Organization is responsible for the payment of all real estate taxes, insurance, utilities and repairs and maintenance of the facilities. The facilities must be used solely and exclusively for the establishment and continuous operation of a non-profit, gender specific, free housing for homeless and formerly homeless women, d/b/a The Lotus House and/or Lotus House Women's Shelter, by the Organization, and for no other use or purpose. If the facilities are used for any other purpose, the lease will automatically terminate.

The lease agreement may be terminated by the Organization by providing 60 days notice to the Endowment. The Endowment may terminate the lease if the Organization violates the terms of the lease more specifically the permitted use of the facilities described in the lease agreement. It is due to these provisions that the lease is considered an annual donation to the Organization and not a long term promise to give.

The Organization has recorded an in-kind contribution and rent expense of \$180,039 and \$166,575 for the use of the facilities under the lease agreement for the years ended December 31, 2013 and 2012, respectively. This amount approximates the fair market value of rent expense.

During fiscal year 2013, the Lotus Endowment acquired and added to the lease agreement two properties for the use of the Foundation. The first property (located at 1540 NW 2<sup>nd</sup> Avenue) was added in April 2013 by lease amendment #4, whereas the second property (located at 420 NW 35<sup>th</sup> Street) was added by lease amendment #5.

## **10. SUBSEQUENT EVENTS**

Management evaluated subsequent events from January 1, 2014 through September 4, 2014, the date that the financial statements were available to be published. No other events were identified during this review of subsequent events that required adjustments to or disclosure within these financial statements.