

SCARRITT-BENNETT CENTER

**FINANCIAL STATEMENTS
AND OTHER INFORMATION**

DECEMBER 31, 2022 AND 2021

SCARRITT-BENNETT CENTER

Table of Contents

	<u>Page</u>
INDEPENDENT AUDITOR’S REPORT.....	1 - 3
FINANCIAL STATEMENTS	
Statements of Financial Position	4
Statements of Activities	5 - 6
Statements of Functional Expenses	7 - 8
Statements of Cash Flows.....	9
Notes to Financial Statements	10 - 29
OTHER INFORMATION	
Schedules of Revenues, Gains, and Other Support	30 - 31
Schedule of Changes in Net Assets	32 - 34



Independent Auditor's Report

To the Board of Directors
Scarritt-Bennett Center
Nashville, Tennessee

Opinion

We have audited the accompanying financial statements of Scarritt-Bennett Center (the "Center"), a nonprofit organization, which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Center as of December 31, 2022 and 2021, 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.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Center and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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



Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- 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 audits 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 Center's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Center'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 audits.



Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedules of Revenues, Gains, and Other Support and the Schedule of Changes in Net Assets are presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Crosslin, PLLC

Nashville, Tennessee
May 30, 2023

SCARRITT-BENNETT CENTER
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022 AND 2021

	2022			2021
	Current Operations	Endowment	Total	Total
ASSETS				
Cash and cash equivalents	\$ 1,499,357	\$ -	\$ 1,499,357	\$ 1,618,773
Receivables	29,801	-	29,801	54,007
Prepaid expenses	-	-	-	89,231
Inventory	38,045	-	38,045	34,897
Property and equipment, net	7,216,338	-	7,216,338	3,844,164
Leasehold rights - facilities usage	1,800,000	-	1,800,000	1,800,000
Investment in joint venture	395,093	-	395,093	569,909
Investments	1,042,699	5,408,763	6,451,462	7,375,216
Perpetual trusts held by third parties	-	398,345	398,345	494,660
Total assets	<u>\$ 12,021,333</u>	<u>\$ 5,807,108</u>	<u>\$ 17,828,441</u>	<u>\$ 15,880,857</u>
LIABILITIES				
Accounts payable and accrued expenses	\$ 139,180	\$ -	\$ 139,180	\$ 125,178
Deposits	132,171	-	132,171	230,424
Current portion of long-term debt	76,098	-	76,098	-
Total current liabilities	<u>347,449</u>	<u>-</u>	<u>347,449</u>	<u>355,602</u>
Long-term debt, less current portion	<u>2,656,136</u>	<u>-</u>	<u>2,656,136</u>	<u>-</u>
Total liabilities	<u>3,003,585</u>	<u>-</u>	<u>3,003,585</u>	<u>355,602</u>
NET ASSETS				
Net assets with donor restrictions:				
Permanent endowments	-	4,508,562	4,508,562	4,604,877
Subject to time or purpose restrictions	1,869,994	1,298,546	3,168,540	4,216,633
Net assets without donor restrictions:				
Undesignated	<u>7,147,754</u>	<u>-</u>	<u>7,147,754</u>	<u>6,703,745</u>
Total net assets	<u>9,017,748</u>	<u>5,807,108</u>	<u>14,824,856</u>	<u>15,525,255</u>
Total liabilities and net assets	<u>\$ 12,021,333</u>	<u>\$ 5,807,108</u>	<u>\$ 17,828,441</u>	<u>\$ 15,880,857</u>

See accompanying notes to the financial statements.

SCARRITT-BENNETT CENTER
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2022

	2022		
	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES, GAINS, AND OTHER SUPPORT			
Contributions	\$ 1,307,526	\$ 50,000	\$ 1,357,526
Fees	1,510,254	-	1,510,254
Rent income and use of facilities	791,763	-	791,763
Other income	142,540	-	142,540
Contribution - facilities usage	-	1,800,000	1,800,000
Investment (loss) return designated for current operations	(123,109)	232,420	109,311
Net assets released from restrictions:			
Expiration of time restriction	1,800,000	(1,800,000)	-
Satisfaction of purpose restrictions	244,868	(244,868)	-
Total revenues, gains, and other support	<u>5,673,842</u>	<u>37,552</u>	<u>5,711,394</u>
EXPENSES			
Program expenses:			
Food services	369,029	-	369,029
Rooms and guest services	1,124,386	-	1,124,386
Facilities and maintenance	827,386	-	827,386
Programming	82,925	-	82,925
Rent expense - use of facilities	1,800,000	-	1,800,000
Supporting services:			
Management and general	756,383	-	756,383
Marketing and sales	269,724	-	269,724
Total expenses	<u>5,229,833</u>	<u>-</u>	<u>5,229,833</u>
Changes in net assets from operations	<u>444,009</u>	<u>37,552</u>	<u>481,561</u>
OTHER CHANGES			
Investment loss under amount designated for current operations	<u>-</u>	<u>(1,181,960)</u>	<u>(1,181,960)</u>
Change in net assets	444,009	(1,144,408)	(700,399)
NET ASSETS AT BEGINNING OF YEAR	<u>6,703,745</u>	<u>8,821,510</u>	<u>15,525,255</u>
NET ASSETS AT END OF YEAR	<u>\$ 7,147,754</u>	<u>\$ 7,677,102</u>	<u>\$ 14,824,856</u>

See accompanying notes to the financial statements.

SCARRITT-BENNETT CENTER
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

	2021		
	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES, GAINS, AND OTHER SUPPORT			
Contributions	\$ 576,603	\$ 44,780	\$ 621,383
Fees	1,058,782	-	1,058,782
Rent income and use of facilities	590,508	-	590,508
Other income	306,231	-	306,231
Contribution - facilities usage	-	1,800,000	1,800,000
Investment (loss) return designated for current operations	(1,494)	266,877	265,383
Net assets released from restrictions:			
Expiration of time restriction	1,800,000	(1,800,000)	-
Satisfaction of purpose restrictions	285,080	(285,080)	-
Total revenues, gains, and other support	<u>4,615,710</u>	<u>26,577</u>	<u>4,642,287</u>
EXPENSES			
Program expenses:			
Food services	193,138	-	193,138
Rooms and guest services	653,111	-	653,111
Facilities and maintenance	591,041	-	591,041
Programming	152,912	-	152,912
Rent expense - use of facilities	1,800,000	-	1,800,000
Supporting services:			
Management and general	464,417	-	464,417
Marketing and sales	323,043	-	323,043
Total expenses	<u>4,177,662</u>	<u>-</u>	<u>4,177,662</u>
Changes in net assets from operations	<u>438,048</u>	<u>26,577</u>	<u>464,625</u>
OTHER CHANGES			
Investment return over amount designated for current operations	<u>-</u>	<u>570,814</u>	<u>570,814</u>
Change in net assets	438,048	597,391	1,035,439
NET ASSETS AT BEGINNING OF YEAR	<u>6,265,697</u>	<u>8,224,119</u>	<u>14,489,816</u>
NET ASSETS AT END OF YEAR	<u>\$ 6,703,745</u>	<u>\$ 8,821,510</u>	<u>\$ 15,525,255</u>

See accompanying notes to the financial statements.

SCARRITT-BENNETT CENTER
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2022

	Program Expenses					Supporting Services		
	Food Services	Rooms and Guest Services	Facilities and Maintenance	Programming	Rent Expense - Use of Facilities	Management and General	Marketing and Sales	Total
Salaries and wages	\$ 206,907	\$ 317,384	\$ 31,992	\$ 5,848	\$ -	\$ 513,991	\$ 191,446	\$ 1,267,568
Marketing	24	11,329	-	2,250	-	1,055	30,725	45,383
Auditing and accounting	-	-	-	-	-	-	-	-
Bankcard expense	-	25,063	-	857	-	119	3	26,042
Professional/consultant expenses	-	13,863	-	310	-	1,195	21,653	37,021
Depreciation	-	-	416,020	-	-	-	-	416,020
Office expenses	500	107,528	660	1,115	-	148,923	14,252	272,978
Conference center expenses	3,184	165,881	43,422	65	-	328	-	212,880
Property maintenance	1,347	25,571	333,942	-	-	-	-	360,860
Program fee expenses	-	581	-	72,480	-	1,750	8,752	83,563
Security	-	108,668	-	-	-	-	-	108,668
Utilities	-	339,723	1,090	-	-	-	-	340,813
Board travel and expense	-	2,722	-	-	-	4,317	-	7,039
Travel	-	4,524	260	-	-	2,319	2,893	9,996
Food purchases	157,067	1,549	-	-	-	33	-	158,649
Rent expense - use of facilities	-	-	-	-	1,800,000	-	-	1,800,000
Interest expense	-	-	-	-	-	82,353	-	82,353
	<u>\$ 369,029</u>	<u>\$ 1,124,386</u>	<u>\$ 827,386</u>	<u>\$ 82,925</u>	<u>\$ 1,800,000</u>	<u>\$ 756,383</u>	<u>\$ 269,724</u>	<u>\$ 5,229,833</u>

See accompanying notes to the financial statements.

SCARRITT-BENNETT CENTER
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2021

	Program Expenses				Supporting Services			Total
	Food Services	Rooms and Guest Services	Facilities and Maintenance	Programming	Rent Expense - Use of Facilities	Management and General	Marketing and Sales	
Salaries and wages	\$ 151,263	\$ 150,465	\$ 100,766	\$ 42,407	\$ -	\$ 311,324	\$ 274,587	\$ 1,030,812
Marketing	45	2,275	-	7,601	-	2,040	25,973	37,934
Auditing and accounting	-	6,000	-	-	-	24,500	-	30,500
Bankcard expense	-	11,403	-	1,217	-	2,981	222	15,823
Professional/consultant expenses	-	3,000	-	19,989	-	1,303	4,739	29,031
Depreciation	-	-	311,528	-	-	-	-	311,528
Office expenses	1,471	41,683	735	20,378	-	118,821	13,616	196,704
Conference center expenses	4,264	43,547	306	-	-	-	49	48,166
Property maintenance	-	545	177,186	-	-	-	-	177,731
Program fee expenses	-	1,853	-	61,320	-	-	3,553	66,726
Security	-	104,781	-	-	-	-	-	104,781
Utilities	-	287,396	-	-	-	-	-	287,396
Board travel and expense	-	-	-	-	-	439	-	439
Travel	-	163	520	-	-	3,009	304	3,996
Food purchases	36,095	-	-	-	-	-	-	36,095
Rent expense - use of facilities	-	-	-	-	1,800,000	-	-	1,800,000
	<u>\$ 193,138</u>	<u>\$ 653,111</u>	<u>\$ 591,041</u>	<u>\$ 152,912</u>	<u>\$ 1,800,000</u>	<u>\$ 464,417</u>	<u>\$ 323,043</u>	<u>\$ 4,177,662</u>

See accompanying notes to the financial statements.

SCARRITT-BENNETT CENTER
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2022 AND 2021

	2022			2021
	Current Operations	Endowment	Total	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Change in net assets	\$ 481,561	\$ (1,181,960)	\$ (700,399)	\$ 1,035,439
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:				
Depreciation expense	416,020	-	416,020	311,528
Realized and unrealized losses (gains) on investments	123,109	1,016,145	1,139,254	(782,844)
Gain from joint venture	(132,344)	-	(132,344)	(60,000)
(Increase) decrease in:				
Receivables	24,206	-	24,206	(10,976)
Prepaid expenses	89,231	-	89,231	(58,997)
Inventory	(3,148)	-	(3,148)	(21,365)
Perpetual trusts held by third parties	-	96,315	96,315	(56,638)
Increase (decrease) in:				
Accounts payable and accrued liabilities	14,002	-	14,002	44,956
Deposits	(98,253)	-	(98,253)	(56,287)
Net cash provided by (used in) operating activities	914,384	(69,500)	844,884	344,816
CASH FLOWS FROM INVESTING ACTIVITIES				
Distributions received from joint venture	307,160	-	307,160	206,339
(Purchases) sales of investments, net	(285,000)	69,500	(215,500)	(612,140)
Purchases of property and equipment	(3,788,194)	-	(3,788,194)	(284,233)
Net cash (used in) provided by investing activities	(3,766,034)	69,500	(3,696,534)	(690,034)
CASH FLOWS FROM FINANCING ACTIVITIES				
Principal payments on long-term debt	(67,766)	-	(67,766)	-
Proceeds from long-term debt issuance	2,800,000	-	2,800,000	-
Net cash provided by financing activities	2,732,234	-	2,732,234	-
NET CHANGE IN CASH	(119,416)	-	(119,416)	(345,218)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,618,773	-	1,618,773	1,963,991
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 1,499,357	\$ -	\$ 1,499,357	\$ 1,618,773

See accompanying notes to the financial statements.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

Scarritt-Bennett Center (the “Center”) is a conference, retreat, and education center, the mission of which is to create space where individuals and groups can engage each other to achieve a more just world. The Center is related to the United Methodist Church. The property from which the Center operates is located in Nashville, Tennessee, and is owned by United Women in Faith (“UWFaith”), formerly known as United Methodist Women. The Center provides conference and meeting space to groups for day and multi-day meetings. The Center also offers its own program of education for ministry. The missional focus of the Center is racial justice, women’s empowerment, spiritual formation, and education of the laity.

The Center is the sole member of SBC Educational Housing, LLC, a Tennessee nonprofit limited liability company. SBC Educational Housing, LLC was organized in August 2012 to hold the interest in the joint venture as described in Note G.

All significant inter-entity activity has been eliminated in the accompanying financial statements.

Net Assets

For reporting purposes, the Center’s financial statements have been prepared to focus on the Center as a whole. Resources are classified into two net asset categories based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Center 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 Center. These net assets may be used at the discretion of the Center’s management and the board of directors.

Net Assets With Donor Restrictions - Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Center or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity, but may permit the Center to use or expend part or all of the income derived from the donated assets.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Revenue Recognition

Contributions

The Center reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, 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. Donor restricted contributions whose restrictions are met in the same reporting period as received are reflected as contributions without donor restrictions in the accompanying financial statements.

Unconditional promises to give are recognized as revenues or gains in the period received as assets, decreases in liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Contributed services are recognized as revenue at their fair value if the services create or enhance nonfinancial assets or require specialized skills and are provided by individuals possessing those skills and typically would have been purchased if not provided by contribution. Contributed services and promises to contribute that do not meet these criteria are not recognized as revenue and are not reported in the accompanying financial statements.

Fees, Rent Income, and Use of Facilities

Fees, rent income, and use of facilities are reported at the amount that reflects consideration to which the Center expects to be entitled in exchange for providing a conference, retreat, and education space to individuals and groups for day and multi-day meetings. Generally, the fees and charges are due in advance of or at the time the use of the facilities occur. Revenue is recognized as the performance obligations are satisfied. Performance obligations are determined based on the nature of the services provided by the Center. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected or actual charges. The Center approves annual operating budget, which establishes various charges for the year.

Cash and Cash Equivalents

For purposes of reporting cash flows, the Center considers all highly-liquid instruments purchased with a maturity date of three months or less to be cash equivalents. Cash and cash equivalents that are designated for long-term investment are included in investments in the accompanying statements of financial position.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Receivables

Receivables are stated at the amount the Center expects to collect from outstanding balances at year-end. The Center provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written-off through a charge to the valuation allowance and a credit to accounts receivable. At December 31, 2022 and 2021, management concluded that losses, if any, on balances outstanding would not be material based on management's assessment of credit history and current relationships. Therefore, no valuation allowance was established at December 31, 2022 or 2021.

Inventory

Inventory consists primarily of food products on hand at the statement of financial position date and is stated at the lower of cost or net realizable value on a first-in first-out basis.

Property and Equipment

The Center's property and equipment is depreciated using the straight-line method over the estimated useful lives of the respective assets, which range from 3 to 27.5 years. Amortization of leasehold improvements is provided over the lives of the respective leases, including renewals, or the estimated useful lives of the improvements, whichever is shorter. The Center's policy is to capitalize property and equipment purchases in excess of \$7,500. Property and equipment is valued at cost, if purchased, or fair value, if contributed.

Investments

Investments in equity and debt securities with readily determinable fair values are carried at fair value based on quoted prices, where available, and on Level 2 inputs (See Note P).

Investment income, including realized and unrealized gains and losses, is recorded in the appropriate net asset classification based on restrictions or absence thereof.

Perpetual Trusts Held by Third Parties

Perpetual trusts held by third parties represent resources neither in possession nor under the control of the Center, but held and administered by outside parties for the benefit of the Center and its mission. These funds are recorded at their fair value based on the underlying investments.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Deposits

Deposits represent amounts collected by the Center for event services that have not yet been performed.

Income Tax Status

The Center qualifies as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code. In addition, the Center qualifies for the charitable contribution deduction under Section 170(b)(1)(A).

The Center accounts for the effect of any uncertain tax positions based on a more likely than not threshold to the recognition of the tax positions being sustained based on the technical merits of the position under examination by the applicable taxing authority. If a tax position or positions are deemed to result in uncertainties of these positions, the unrecognized tax benefit is estimated based on a cumulative probability assessment that aggregates the estimated tax liability for all uncertain tax positions. Tax positions for the Center include, but are not limited to, the tax-exempt status and determination of whether certain income is subject to unrelated business income tax; however, the Center has determined that such tax positions do not result in an uncertainty requiring recognition.

Functional Allocation of Expenses

The costs of providing the various programs and other activities have been summarized and reported on a functional basis. Program expenses include costs directly associated with the program and other indirect costs determined to benefit that program. These costs have been allocated between program expenses and supporting services based on estimates made by management.

Advertising

The Center expenses advertising costs as they are incurred. Advertising expense for the years ended December 31, 2022 and 2021, was \$38,147 and \$7,960, respectively.

Fair Value Measurements

Assets recorded at fair value in the statements of financial position are categorized based on the level of judgment associated with the inputs used to measure their fair value. Level inputs, as defined by Financial Accounting Standards Board Accounting Standards Codification ("ASC") 820, *Fair Value Measurements and Disclosures*, are as follows:

Level 1 - Values are unadjusted quoted prices for identical assets in active markets accessible at the measurement date.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Level 2 - Inputs include quoted prices for similar assets in active markets, quoted prices from those willing to trade in markets that are not active, or other inputs that are observable or can be corroborated by market data for the term of the instrument. Such inputs include market interest rates and volatilities, spreads and yield curves.

Level 3 - Certain inputs are unobservable (supported by little or no market activity) and significant to the fair value measurement. Unobservable inputs reflect the Center's best estimate of what hypothetical market participants would use to determine a transaction price for the asset or liability at the reporting date.

B. LIQUIDITY AND AVAILABILITY OF RESOURCES

The table below represents financial assets available for general expenditures within one year at December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Financial assets at year-end:		
Cash	\$ 1,499,357	\$ 1,618,773
Receivables	29,801	54,007
Leasehold rights - facilities usage	1,800,000	1,800,000
Investment in joint venture	395,093	569,909
Investments	6,451,462	7,375,216
Perpetual trusts held by third parties	<u>398,345</u>	<u>494,660</u>
Total financial assets	<u>10,574,058</u>	<u>11,912,565</u>
Less amounts not available to be used for general expenditures within one year:		
Financial assets not available to be used within one year:		
Investment in joint venture	395,093	569,909
Amounts subject to time or purpose restrictions	3,168,540	4,216,633
Donor restricted funds held in perpetuity	<u>4,508,562</u>	<u>4,604,877</u>
Total financial assets not available to be used within one year	<u>8,072,195</u>	<u>9,391,419</u>
Financial assets available to meet general expenditures within one year	<u>\$ 2,501,863</u>	<u>\$ 2,521,146</u>

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

B. LIQUIDITY AND AVAILABILITY OF RESOURCES - Continued

The Center receives significant support through restricted and unrestricted contributions and must maintain sufficient resources to meet responsibilities to its donors; therefore, these assets are limited to use for donor-restricted purposes. The Center also reviews significant revenues from grants which are mainly received from UWFaith and are ongoing. Grant revenues are received monthly through submittal of reimbursement requests for various capital items and property improvements. The Center is the beneficiary of various perpetual trusts created by donors, the assets of which are not in the possession of the Center. The Center has legally enforceable rights or claims to such assets including the right to income therefrom. The Center has recorded the assets and recognized contribution revenue with donor restrictions at the fair value of its beneficial interest in these perpetual trusts. Distributions received on these perpetual trusts are recorded as investment income in the statements of activities unless otherwise restricted by the donor. Subsequent changes in fair value of the perpetual trusts are recorded as net unrealized gains or losses on perpetual trusts held by others in the net assets with donor restrictions classification. The Center has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

C. INVESTMENTS

Investments are presented in the financial statements at fair value. At December 31, 2022 and 2021, the fair value and cost of investments are as follows:

	<u>2022</u>		<u>2021</u>	
	<u>Fair Value</u>	<u>Cost</u>	<u>Fair Value</u>	<u>Cost</u>
Short-term investments	\$ 393,759	\$ 393,759	\$ 936,142	\$ 936,142
Equities	3,793,835	2,508,115	4,230,828	2,159,943
Fixed income	<u>2,263,868</u>	<u>2,507,172</u>	<u>2,208,246</u>	<u>2,188,092</u>
	<u>\$6,451,462</u>	<u>\$5,409,046</u>	<u>\$7,375,216</u>	<u>\$5,284,177</u>

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

C. INVESTMENTS - Continued

The following schedule summarizes the investment return and its classification in the statements of activities for the years ended December 31, 2022 and 2021:

	2022			
	Without Donor Restrictions	With Donor Restrictions		Total
		Temporary in Nature	Permanent in Nature	
Interest and dividend income, net of fees	\$ -	\$ 66,605	\$ -	\$ 66,605
Net realized and unrealized losses on long-term investments	<u>(123,109)</u>	<u>(919,830)</u>	<u>(96,315)</u>	<u>(1,139,254)</u>
	<u>\$(123,109)</u>	<u>\$ (853,225)</u>	<u>\$(96,315)</u>	<u>\$(1,072,649)</u>
Investment (loss) income Designated for current operations	\$ (123,109)	\$ 232,420	\$ -	\$ 109,311
Investment under amount designated for current operations	<u>-</u>	<u>(1,085,645)</u>	<u>(96,315)</u>	<u>(1,181,960)</u>
	<u>\$(123,109)</u>	<u>\$ (853,225)</u>	<u>\$(96,315)</u>	<u>\$(1,072,649)</u>
	2021			
	Without Donor Restrictions	With Donor Restrictions		Total
		Temporary in Nature	Permanent in Nature	
Interest and dividend income, net of fees	\$ -	\$ 51,891	\$ 1,462	\$ 53,353
Net realized and unrealized (losses) gains on long-term investments	<u>(1,494)</u>	<u>727,700</u>	<u>56,638</u>	<u>782,844</u>
	<u>\$(1,494)</u>	<u>\$779,591</u>	<u>\$58,100</u>	<u>\$836,197</u>
Investment (loss) return Designated for current operations	\$ (1,494)	\$266,877	\$ -	\$265,383
Investment (loss) return (under) over amount designated for current operations	<u>-</u>	<u>512,714</u>	<u>58,100</u>	<u>570,814</u>
	<u>\$(1,494)</u>	<u>\$779,591</u>	<u>\$58,100</u>	<u>\$836,197</u>

Investment expenses of approximately \$72,000 and \$82,000 in 2022 and 2021, respectively, have reduced investment income.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

D. PERPETUAL TRUSTS HELD BY THIRD PARTIES

Two donors have established perpetual trusts, which are administered by third parties. Under the terms of the first trust, the Center has the irrevocable right to receive the income earned on the trust assets in perpetuity. Income is unrestricted. At December 31, 2022 and 2021, the fair value of the assets held under the agreement was \$169,755 and \$214,749, respectively, and is included in net assets with donor restrictions.

Under the terms of the second trust, the Center has an irrevocable right to receive the income earned on the trust in perpetuity. Income is restricted for scholarships. At December 31, 2022 and 2021, the fair value of the assets held under the second agreement was \$228,590 and \$279,911, respectively, and is included in net assets with donor restrictions.

E. ENDOWMENT

The Center's endowment consists of approximately 80 individual funds established for a variety of purposes and are donor-restricted endowment funds. As required by U.S. Generally Accepted Accounting Principles ("GAAP"), net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The Center is subject to the Tennessee Prudent Management of Institutional Funds Act ("TPMIFA") and, thus, classifies amounts in its donor-restricted endowment funds as net assets with donor restrictions until the Board of Directors appropriates such amounts for expenditure and any other purpose restrictions have been met. The Board of Directors has interpreted TPMIFA 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, the Center classifies as net assets with donor restrictions (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. In accordance with TPMIFA, the Center considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- the duration and preservation of the fund
- the purposes of the Center and the donor-restricted endowment fund
- general economic conditions
- the possible effect of inflation and deflation
- the expected total return from income and the appreciation of investments
- other resources of the Center
- the investment policies of the Center.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

E. ENDOWMENT - Continued

Endowment net assets are composed of the following at December 31, 2022:

	Without Donor <u>Restrictions</u>	<u>With Donor Restrictions</u> Temporary <u>in Nature</u>	Permanent <u>in Nature</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$1,298,546	\$4,508,562	\$5,807,108
Board-designated endowment funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ -</u>	<u>\$1,298,546</u>	<u>\$4,508,562</u>	<u>\$5,807,108</u>

Changes in endowment net assets are as follows for the year ended December 31, 2022:

Endowment net assets, beginning of year	\$ -	\$ 2,384,191	\$ 4,604,877	\$ 6,989,068
Investment loss:				
Investment income	-	66,605	-	66,605
Net realized and unrealized losses	<u>-</u>	<u>(919,830)</u>	<u>(96,315)</u>	<u>(1,016,145)</u>
Total investment loss	-	(853,225)	(96,315)	(949,540)
Appropriation of endowment gains for expenditures	<u>-</u>	<u>(232,420)</u>	<u>-</u>	<u>(232,420)</u>
Endowment net assets, end of year	<u>\$ -</u>	<u>\$ 1,298,546</u>	<u>\$ 4,508,562</u>	<u>\$ 5,807,108</u>

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

E. ENDOWMENT - Continued

Endowment net assets are composed of the following at December 31, 2021:

	Without Donor <u>Restrictions</u>	<u>With Donor Restrictions</u> Temporary <u>in Nature</u>	Permanent <u>in Nature</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$2,384,191	\$4,604,877	\$6,989,068
Board-designated endowment funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ -</u>	<u>\$2,384,191</u>	<u>\$4,604,877</u>	<u>\$6,989,068</u>

Changes in endowment net assets are as follows for the year ended December 31, 2021:

Endowment net assets, beginning of year	\$ -	\$ 1,871,477	\$4,546,777	\$ 6,418,254
Investment return:				
Investment income	-	51,891	1,462	53,353
Net realized and unrealized gains	<u>-</u>	<u>727,700</u>	<u>56,638</u>	<u>784,338</u>
Total investment return	-	779,591	58,100	837,691
Appropriation of endowment gains for expenditures	<u>-</u>	<u>(266,877)</u>	<u>-</u>	<u>(266,877)</u>
Endowment net assets, end of year	<u>\$ -</u>	<u>\$ 2,384,191</u>	<u>\$4,604,877</u>	<u>\$ 6,989,068</u>

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

E. ENDOWMENT - Continued

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 TPMIFA requires the Center to retain as a fund of perpetual duration. In accordance with GAAP, deficiencies of this nature are reported in net assets without donor restrictions. Deficiencies generally result from unfavorable market fluctuations that occur along with continued appropriation for certain programs that are deemed prudent by the Board of Directors. There were no such funds with material deficiencies at December 31, 2022 or 2021.

Return Objectives and Risk Parameters

The Center has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Center must hold in perpetuity or for a donor-specified period. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce results that, over time, provide a return of approximately eight percent annually while assuming a moderate level of investment risk. Actual returns in any given year will vary from this amount.

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, the Center relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Center targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Spending Policy and How the Investment Objectives Relate to Spending Policy

The Center has a policy of appropriating 5.00% as of both December 31, 2022 and 2021, for distribution of its endowment fund's average fair value over the prior three years. The calculation is based on the three fiscal years ending on September 30, proceeding the calendar year in which the distribution is planned. In establishing this policy, the Center considered the long-term expected return on its endowment. Accordingly, over the long-term, the Center expects the current spending policy to allow its endowment to grow at an average of two percent annually. This is consistent with the Center's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

F. PROPERTY AND EQUIPMENT

On January 4, 2022, the Center purchased two real estate properties located at 1001 and 1003 18th Avenue South Nashville TN, for a total purchase price including fees of \$3,432,648. Additionally, the Center incurred remodeling costs of \$192,628.

A summary of property and equipment at December 31, 2022 and 2021, is as follows:

	<u>2022</u>	<u>2021</u>
Land	\$ 2,469,948	\$ -
Buildings	1,155,328	-
Improvements	5,508,928	5,370,010
Furniture	122,036	98,036
Equipment	<u>628,656</u>	<u>628,656</u>
	9,884,896	6,096,702
Less accumulated depreciation	<u>(2,668,558)</u>	<u>(2,252,538)</u>
	<u>\$ 7,216,338</u>	<u>\$ 3,844,164</u>

G. INVESTMENT IN JOINT VENTURE - MIDTOWN PLACE, LLC

During November 2010, the Center entered into a development agreement with a real estate developer. Under the agreement, the Center contributed, during 2011, certain land and buildings in exchange for a 50% equity interest in a newly formed entity, Midtown Place, LLC. The net book value of the assets at the time of transfer totaled \$1,811,806. This amount was recorded as the Center's investment in the joint venture. The real estate developer owns the other 50% interest in Midtown Place, LLC. During 2011, Midtown Place, LLC demolished the existing structures on the land and in their place constructed a new 55-unit apartment complex, Midtown Place Apartments. Construction of the new apartments was completed in July 2012. The developer manages the apartment complex for a management fee of four percent of gross rents less collectible deposits.

During August 2012, the Center formed a Tennessee nonprofit limited liability company, SBC Educational Housing, LLC, ("Educational Housing"). The Center is the sole member of Educational Housing. In connection with the formation, the Center transferred its interest in Midtown Place, LLC to Educational Housing.

In conjunction with the construction of the new apartment complex, Midtown Place entered into a construction promissory note, the balance of which was \$5,618,818 and \$4,889,848 at December 31, 2022 and 2021, respectively. The loan is collateralized by Midtown Place Apartments and is guaranteed by the developer. The Center does not guarantee the loan.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

G. INVESTMENT IN JOINT VENTURE - MIDTOWN PLACE, LLC - Continued

A summary of the assets and liabilities of Midtown Place, LLC as of December 31, 2022 and 2021, is as follows:

	<u>2022</u>	<u>2021</u>
Total assets	\$6,191,914	\$5,661,234
Total liabilities	<u>5,877,938</u>	<u>5,096,630</u>
Equity	<u>\$ 313,976</u>	<u>\$ 564,604</u>

Net revenues of Midtown Place totaled \$1,096,961 and \$1,053,652 for 2022 and 2021, respectively. The Center's share of Midtown Place's net income for both 2022 and 2021 was \$132,344 and \$60,000, respectively. The Center received distributions from Midtown Place totaling \$307,160 and \$206,339 in 2022 and 2021, respectively.

The Center's carrying value of the investment Midtown Place, LLC exceeds its share of the underlying net assets, which is considered to be equity method goodwill. The Center evaluates the carrying value of its investment in Midtown Place, LLC on at least an annual basis and more frequently if events occur or circumstances change that would likely reduce the fair value below its carrying amount. No impairment allowance was considered necessary at December 31, 2022 or 2021.

H. RETIREMENT EXPENSES

All permanent employees who obtain six months of service are eligible to participate in the United Methodist Personal Investment Plan ("UMPIP"), which is serviced through Wespath Benefits and Investments of the United Methodist Church. Employees may participate by contributing to a personal accumulations account, through payroll deduction, up to 100% of eligible compensation, not to exceed Internal Revenue Code limits (maximum of \$20,500 for 2022 and \$19,500 for 2021). Employees who have attained age 50 before the end of the year are eligible to make catchup contributions (maximum of \$6,500 for both 2022 and 2021). The Center provides a discretionary contribution of nine percent on behalf of the employees. Employees are not required to make a personal contribution in order to receive the discretionary contribution. The total retirement expense for the years ended December 31, 2022 and 2021, was \$58,102 and \$60,809, respectively.

The Center provides health, life, and other employee benefits for its active employees and health, dental, and life benefits to retirees through a group plan which qualifies for treatment as a multi-employer plan under ASC 715, *Compensation - Retirement Benefits*. Substantially all retired employees are eligible to participate in the plan if they have attained normal retirement age while in the employ of the Center.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

I. HEALTH CARE AND LIFE INSURANCE BENEFITS

The General Agencies of The United Methodist Church Benefit Plan (the “Plan”) provides medical, dental, life, and long and short-term disability defined benefits to participants of general agencies and employees of other certain United Methodist related organizations, including the Center.

The Plan’s unfunded accumulated postretirement benefit obligation (“APBO”) was approximately \$27,379,000 and \$38,036,000 and the Plan’s unfunded expected postretirement benefit obligation (“EPBO”) was approximately \$34,944,000 and \$56,170,000 as of December 31, 2022 and 2021, respectively.

All of the Center’s active employees are covered by the Plan. The cost of the benefits is recognized as expense as premiums are paid. The total cost of benefits for active employees was \$93,629 and \$120,957 in 2022 and 2021, respectively.

J. RELATED PARTY TRANSACTIONS

UWFaith appoints 8 of the 24 voting directors of Scarritt-Bennett Center. In 2022 and 2021, the UWFaith provided the Center with financial support of \$108,333 and \$100,000, respectively, and grants in the amount of \$772,622 and \$257,493, respectively, in addition to the rent-free use of the facilities, as described in Note K. UWFaith also holds meetings and conferences at the Center, for which the Center receives fees and income from use of facilities.

In March 2018, the Center entered into a service agreement with the General Council on Finance and Administration of the United Methodist Church (“GCFA”). Under the agreement, GCFA has committed to provide the Center with payroll, human resource, and information technology services. Fees paid to GCFA totaled \$192,279 and \$57,740 in 2022 and 2021, respectively.

K. CONTRIBUTION - RENT-FREE USE OF FACILITIES

UWFaith has contributed a rent-free lease agreement to the Center. The Center renewed the lease agreement with the UWFaith, effective January 1, 2021. The renewed lease agreement provides generally for a lease term through December 2030 with certain renewal options as well as termination provisions. The estimated fair value of the contributed facilities is recorded as a gift in the period the lease is executed and, for any terms in excess of one year, the value is discounted to its present value at that time. Based on the provisions of the lease agreement, the Center generally records the contributions in annual installments when it is known that the lease will remain in effect for the upcoming year.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

K. CONTRIBUTION - RENT-FREE USE OF FACILITIES - Continued

The contribution receivable relating to the rent-free use of facilities is included as leasehold rights - facilities usage in the accompanying statements of financial position. The leasehold rights - facilities usage was \$1,800,000 at both December 31, 2022 and 2021, which represents the right to use the facilities for 2022 and 2021, respectively. The related rent expense was \$1,800,000 for 2022 and 2021. The leasehold rights - facilities usage as of December 31, 2022 and 2021, is a net asset with donor restrictions.

L. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at December 31, 2022 and 2021 have been restricted by the donor for the following purposes:

	<u>2022</u>	<u>2021</u>
Subject to time and purpose restrictions:		
Time restrictions:		
Facilities usage	\$1,800,000	\$1,800,000
General endowment - net accumulated gains	667,869	1,363,249
Purpose restrictions:		
Miller lectureship	119,489	144,575
Centennial Global Scholars Fund	82,452	99,735
General unrestricted scholarships	427,117	774,737
Library	1,619	1,895
Other	<u>69,994</u>	<u>32,442</u>
	<u>3,168,540</u>	<u>4,216,633</u>
Permanent endowments:		
General endowment	3,098,610	3,143,604
Scholarships	1,359,952	1,411,273
Other	<u>50,000</u>	<u>50,000</u>
	<u>4,508,562</u>	<u>4,604,877</u>
	<u>\$7,677,102</u>	<u>\$8,821,510</u>

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

L. NET ASSETS WITH DONOR RESTRICTIONS - Continued

Income from permanent endowments to be held in perpetuity are available for general operations and scholarships.

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors.

	<u>2022</u>	<u>2021</u>
Time restrictions:		
Passage of specified time - rent-free use facilities	\$1,800,000	\$1,800,000
Purpose restrictions:		
Satisfaction of purpose restrictions	<u>244,868</u>	<u>285,080</u>
	<u>\$2,044,868</u>	<u>\$2,085,080</u>

M. CONCENTRATIONS

The Center maintains cash and investments in accounts, which, at times, may exceed federally insured limits. Credit risk is managed by maintaining all deposits in financial institutions which management believes are high quality financial institutions and by maintaining diversification of investments, including those held in various securities. Such funds are subject to inherent market fluctuations, which, at times, may be significant. The Center also generally has a concentration of fee and rental income from certain United Methodist Groups.

N. LEASES

Subleases

The Center subleased space to various not-for-profit organizations as well as Belmont University and Vanderbilt University during fiscal year 2022 and 2021, respectively. Rental income associated with these subleases for the years ended December 31, 2022 and 2021 amounted to approximately \$382,000 and \$455,000, respectively. Expected future minimum rental income under the sublease agreements is expected to be approximately \$105,300 for fiscal year 2022.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

O. COLLECTIONS

The Center maintains certain collections of artifacts, art, traditional pieces and other items. These items are held and displayed in the Center's various facilities for educational and exhibition purposes. Items are preserved and cared for, and their condition maintained. Collection items are not included in the statements of financial position and the value of collection items given to the Center is not reflected as revenue. When applicable, the cost of objects purchased is reported in program expenses.

P. FAIR VALUE OF FINANCIAL INSTRUMENTS

Disclosures concerning the estimated fair value of financial instruments are presented below. The estimated fair value amounts have been determined based on the Center's assessment of available market information and appropriate valuation methodologies. The following table summarizes required fair value disclosures and measurements at December 31, 2022 and 2021, for assets measured at fair value on a recurring basis under ASC 820, *Fair Value Measurements and Disclosures*:

		<u>Fair Value Measurements at Reporting Date Using</u>		
		<u>Quoted Prices in</u>	<u>Significant</u>	<u>Significant</u>
		<u>Active Markets for</u>	<u>Other Observable</u>	<u>Unobservable</u>
		<u>Identical Assets</u>	<u>Inputs</u>	<u>Inputs</u>
		<u>(Level 1)</u>	<u>(Level 2)</u>	<u>(Level 3)</u>
<u>Assets Measured</u>				
<u>at Fair Value</u>				
<u>December 31, 2022:</u>				
Investments:				
Short-term				
investments	\$ 393,759	\$ 393,759	\$ -	\$ -
Equities	3,793,835	3,793,835	-	-
Fixed income	<u>2,263,868</u>	<u>-</u>	<u>2,263,868</u>	<u>-</u>
Total investments	<u>\$6,451,462</u>	<u>\$4,187,594</u>	<u>\$2,263,868</u>	<u>\$ -</u>
Perpetual trusts				
held by third				
parties	<u>\$ 398,345</u>	<u>\$ 398,345</u>	<u>\$ -</u>	<u>\$ -</u>

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

P. FAIR VALUE OF FINANCIAL INSTRUMENTS - Continued

December 31, 2021:

Investments:

Short-term				
investments	\$ 936,142	\$ 936,142	\$ -	\$ -
Equities	4,230,828	4,230,828	-	-
Fixed income	<u>2,208,246</u>	<u>-</u>	<u>2,208,246</u>	<u>-</u>
Total investments	<u>\$7,375,216</u>	<u>\$5,166,970</u>	<u>\$2,208,246</u>	<u>\$ -</u>

Perpetual trusts

held by third				
parties	<u>\$ 494,660</u>	<u>\$ 494,660</u>	<u>\$ -</u>	<u>\$ -</u>

Investments

The fair value of short-term investments and equities are determined using primarily Level 1 inputs in accordance with ASC 820. The fair values of fixed income instruments are determined using primarily Level 2 inputs.

Perpetual Trusts Held by Third Parties

Fair value is based on Level 1 inputs, quoted market prices, where available.

Other

The Center's other financial instruments include accounts receivable, and accounts payable and other liabilities. The recorded values of accounts receivable and accounts payable and other liabilities approximate their fair values based on their short-term nature.

Q. CONTINGENCIES

The Center is subject to potential claims and other legal proceedings arising in the ordinary course of its operations. Management consults with the Center's legal counsel in addressing such items.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

R. CONTINUING OPERATIONS

The Center's capacity to meet its financial commitments and operational needs are dependent on the Center's ability to secure ongoing revenues and funding for its activities, including regular contributions and donations, increased fee revenues from campus improvement plans, market performance of the endowment funds, and the continued support and grants from UWFaith. Significant changes in these sources or levels of funding, or inability to carry-out certain campus improvement and other revenue generation plans, would materially affect the Center's program activities and ability to operate.

S. PROMISSORY NOTE AND RIGHT OF FIRST REFUSAL WITH UWFAITH

On January 4, 2022, the Center purchased two real estate properties located at 1001 and 1003 18th Avenue South Nashville Tennessee, for a total purchase price including fees of \$3,432,648 (Note F). In connection with this purchase, the Center entered into a promissory note (the "Note") of up to \$750,000 at 0% interest as well as a right of first refusal agreement with the UWFaith. As of December 31, 2022, the Center used \$642,973 of the available Note. Only in the event of the sale of these properties, the Note shall be due upon demand. The Note was also made in conjunction with the execution of an agreement for right of first refusal. Should the Center elect to sell the properties, then UWFaith has the right of first refusal. In the event that the UWFaith exercises this right, UWFaith will receive a credit towards the purchase price of the properties in the amount of the balance outstanding under the Note.

SCARRITT-BENNETT CENTER
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

T. LONG-TERM DEBT

On January 4, 2022, in connection with the purchase of the two real estate properties located at 1001 and 1003 18th Avenue South Nashville, TN, for a total purchase price including fees of \$3,432,648, the Center entered into a \$2,800,000 promissory note with Truxton Trust Company, for the purposes of financing the purchase of the two real estate properties previously noted. The promissory note calls for 119 monthly payments of \$13,647, at an interest rate of 3.25%. The promissory note matures on January 4, 2032 with a final balloon payment of \$1,955,586. The balance outstanding at December 31, 2022 totaled \$2,732,234.

The maturities of the long-term debt at December 31, 2022 are as follows:

Year Ending December 31,

2023	\$ 76,098
2024	78,367
2025	81,193
2026	83,872
2027	86,639
Thereafter	<u>2,326,065</u>
	<u>\$2,732,234</u>

U. SUBSEQUENT EVENTS

Management has evaluated subsequent events through May 30, 2023, the date the financial statements were available for issuance, and has determined that no subsequent events require disclosure.

OTHER INFORMATION

SCARRITT-BENNETT CENTER
SCHEDULE OF REVENUES, GAINS, AND OTHER SUPPORT
YEAR ENDED DECEMBER 31, 2022

	2022		
	Without Donor Restrictions	With Donor Restrictions	Total
Contributions:			
UW Faith support and grants	\$ 880,955	\$ -	\$ 880,955
Other gifts	426,571	50,000	476,571
	<u>1,307,526</u>	<u>50,000</u>	<u>1,357,526</u>
Fees:			
Audio/visual equipment fees	22,370	-	22,370
Catering	138,799	-	138,799
Dining hall use	15,500	-	15,500
Food service	147,906	-	147,906
Housing and meeting space	1,174,647	-	1,174,647
Program fees	11,022	-	11,022
Other fees	10	-	10
	<u>1,510,254</u>	<u>-</u>	<u>1,510,254</u>
Rent income and use of facilities:			
Scarritt Hall	27,975	-	27,975
Bennett Hall	21,036	-	21,036
Chapel and forfeited deposits	307,616	-	307,616
Fondren Hall	100,498	-	100,498
Laskey Library	142,131	-	142,131
Ogburn House	60,600	-	60,600
Dialogue House	16,452	-	16,452
1001 House	52,649	-	52,649
Bell H. Bennett House	38,094	-	38,094
Cadwallader - Laundry	24,712	-	24,712
	<u>791,763</u>	<u>-</u>	<u>791,763</u>
Other income:			
Gain on joint venture	132,344	-	132,344
Miscellaneous	10,196	-	10,196
	<u>142,540</u>	<u>-</u>	<u>142,540</u>
Contribution - facilities usage	<u>-</u>	<u>1,800,000</u>	<u>1,800,000</u>
Investment (loss) return designated for current operations	<u>(123,109)</u>	<u>232,420</u>	<u>109,311</u>
Net assets released from restrictions:			
Expiration of time restriction	1,800,000	(1,800,000)	-
Satisfaction of purpose restrictions	244,868	(244,868)	-
Total revenues, gains, and other support	<u>\$ 5,673,842</u>	<u>\$ 37,552</u>	<u>\$ 5,711,394</u>

See independent auditor's report.

SCARRITT-BENNETT CENTER
SCHEDULE OF REVENUES, GAINS, AND OTHER SUPPORT
YEAR ENDED DECEMBER 31, 2021

	2021		
	Without Donor Restrictions	With Donor Restrictions	Total
Contributions:			
UW Faith support and grants	\$ 357,493	\$ -	\$ 357,493
Other gifts	219,110	44,780	263,890
	<u>576,603</u>	<u>44,780</u>	<u>621,383</u>
Fees:			
Audio/visual equipment fees	9,800	-	9,800
Catering	66,365	-	66,365
Dining hall use	11,150	-	11,150
Food service	28,815	-	28,815
Housing and meeting space	897,519	-	897,519
Program fees	44,889	-	44,889
Other fees	244	-	244
	<u>1,058,782</u>	<u>-</u>	<u>1,058,782</u>
Rent income and use of facilities:			
Scarritt Hall	28,950	-	28,950
Bennett Hall	26,605	-	26,605
Chapel and forfeited deposits	300,568	-	300,568
Fondren Hall	71,056	-	71,056
Laskey Library	75,196	-	75,196
Ogburn House	43,000	-	43,000
Dialogue House	8,329	-	8,329
Cadwallader - Laundry	36,804	-	36,804
	<u>590,508</u>	<u>-</u>	<u>590,508</u>
Other income:			
Gain on joint venture	60,000	-	60,000
COVID relief funds	241,500	-	241,500
Miscellaneous	4,731	-	4,731
	<u>306,231</u>	<u>-</u>	<u>306,231</u>
Contribution - facilities usage	<u>-</u>	<u>1,800,000</u>	<u>1,800,000</u>
Investment (loss) return designated for current operations	<u>(1,494)</u>	<u>266,877</u>	<u>265,383</u>
Net assets released from restrictions:			
Expiration of time restriction	1,800,000	(1,800,000)	-
Satisfaction of purpose restrictions	285,080	(285,080)	-
Total revenues, gains, and other support	<u>\$ 4,615,710</u>	<u>\$ 26,577</u>	<u>\$ 4,642,287</u>

See independent auditor's report.

SCARRITT-BENNETT CENTER
SCHEDULE OF CHANGES IN NET ASSETS
YEAR ENDED DECEMBER 31, 2022

		Additions			
	Balance Beginning of Year	Gifts	Income Added to Principal	Net Gain/(Loss) on Investments	Balance End of Year
Net Assets With Donor Restrictions (Perpetual in Nature):					
Donor-Restricted Endowments -					
Unrestricted Investment Earnings:					
Allison, William Roy and Louise	\$ 76,558	\$ -	\$ -	\$ -	\$ 76,558
Ansley, Mildred	200,000	-	-	-	200,000
Bethea, Betty Sue	62,500	-	-	-	62,500
Browning, Emma	4,925	-	-	-	4,925
Cadwallader, Evangelism Chair	677,537	-	-	-	677,537
Campbell, Barbara	2,500	-	-	-	2,500
Campbell, Estate of Maggie	10,000	-	-	-	10,000
Carey, Phyllis Ordwein	20,000	-	-	-	20,000
Chappell, Clovis G.	10,000	-	-	-	10,000
Craig, Susie C. Estate	5,000	-	-	-	5,000
Davis 1996 Family Trust	36,394	-	-	-	36,394
Du Bois - Rebecca Wilson Memorial	221,123	-	-	-	221,123
Durham, Milton	8,831	-	-	-	8,831
Fisher, Margaret Estate	5,300	-	-	-	5,300
Fisher, Robert E.	16,500	-	-	-	16,500
Floyd, Milton & Phillips, Lena McQueen	5,000	-	-	-	5,000
Fridy, Martha Baskett	6,749	-	-	-	6,749
General Endowment	986,665	-	-	-	986,665
George, Estate of Evelyn	112,780	-	-	-	112,780
Hall, Clyde W.	11,470	-	-	-	11,470
Howell, Mable K.	91,801	-	-	-	91,801
Hunter, S. S.	5,000	-	-	-	5,000
Kern Memorial Fund	10,704	-	-	-	10,704
Killingsworth Trust, Louise and Mathilde	6,335	-	-	-	6,335
Kresge Memorial Fund	25,410	-	-	-	25,410
Mathews, Charitable Annuity of Eunice J.	1,782	-	-	-	1,782
McWhirter, Susie	5,017	-	-	-	5,017
Morgan, Elma	5,190	-	-	-	5,190
Orgain, Jessamine Perpetual Trust	214,749	-	-	(44,994)	169,755
Perkins, Dorothy Joe	20,000	-	-	-	20,000
Redus - Atchley	7,965	-	-	-	7,965
Riddle, Napoleon Bonapart	1,000	-	-	-	1,000
Steele, Mrs. Neva S.	27,975	-	-	-	27,975
Small, Mary Jane Matthews	8,727	-	-	-	8,727
Snyder, W. K. Estate	139,068	-	-	-	139,068
Summers, Lemuel C.	5,000	-	-	-	5,000
Texas Conference - WSCS	11,556	-	-	-	11,556
Thompson, Elizabeth A.	7,037	-	-	-	7,037
Todd, Estate of Mary A.	10,218	-	-	-	10,218
Vest Financial Services	6,406	-	-	-	6,406
Waldrop, Nancy G.	10,000	-	-	-	10,000
Whittle, Tyle	8,000	-	-	-	8,000
Wickline, Marvin Memorial	20,000	-	-	-	20,000
WSCS - North Alabama Conference	5,243	-	-	-	5,243
Young, Louise	9,589	-	-	-	9,589
	3,143,604	-	-	(44,994)	3,098,610

SCARRITT-BENNETT CENTER
SCHEDULE OF CHANGES IN NET ASSETS - CONTINUED
YEAR ENDED DECEMBER 31, 2022

	Balance Beginning of Year	Additions			Balance End of Year
		Gifts	Income Added to Principal	Net Gain/(Loss) on Investments	
Donor-Restricted Endowments -					
Income Restricted For General Scholarships:					
Barnes, Jane E.	5,000	-	-	-	5,000
Barnett, Ola Lee Perpetual Trust	279,911	-	-	(51,321)	228,590
Beck Fund	9,400	-	-	-	9,400
Bice, C. E.	6,000	-	-	-	6,000
Brewer, Pet Melton	8,300	-	-	-	8,300
Brown, Winstead	2,968	-	-	-	2,968
Burton, Edith	5,000	-	-	-	5,000
Edinger, Andrew - Emma	13,265	-	-	-	13,265
Fishburn, Collie L.	10,657	-	-	-	10,657
Fowler, Emmett D.	5,000	-	-	-	5,000
Frantz Fund	2,065	-	-	-	2,065
General Scholarship Fund	89,880	-	-	-	89,880
Giles, Stella H.	77,444	-	-	-	77,444
Glendenning, Mary E.	22,810	-	-	-	22,810
Goddard, Carrie L.	9,527	-	-	-	9,527
Haas, Hattie	5,694	-	-	-	5,694
Haskins, Sarah Estelle	12,168	-	-	-	12,168
Heard, Lucy Hyda	107,724	-	-	-	107,724
Hooser, Ruby Van	6,720	-	-	-	6,720
Jarrett, Katherine S.	14,000	-	-	-	14,000
Joy Fund	10,000	-	-	-	10,000
Kreiger Scholarship Loan	38,121	-	-	-	38,121
Minnie Lee Lancaster Trust	8,419	-	-	-	8,419
Lewis Memorial - June North	11,852	-	-	-	11,852
Lunden, Samuel E. & Leila A.	260,533	-	-	-	260,533
Maddin, Mary Belle Keith	24,389	-	-	-	24,389
Madely, D. A.	10,000	-	-	-	10,000
McCready, Isabel Bennett	161,134	-	-	-	161,134
Miller, Margaret Ross	15,000	-	-	-	15,000
Miller, Marion	10,000	-	-	-	10,000
Moore, Nell Proffit	3,732	-	-	-	3,732
Myers, Mary Elizabeth	26,580	-	-	-	26,580
Neblett, Sterling Augustus	5,978	-	-	-	5,978
Payne, Mrs. G. A.	3,987	-	-	-	3,987
Poynter, Harriet & Juliet	13,500	-	-	-	13,500
Pratt, Carrie Bexton	2,500	-	-	-	2,500
Richardson, Dr. Mary McDaniel	6,000	-	-	-	6,000
Saunders Family	5,734	-	-	-	5,734
Sensabaugh Fund	56,715	-	-	-	56,715
Towner, Ruth Memorial	5,610	-	-	-	5,610
Woodruff, Annie Lou Scholarship	37,956	-	-	-	37,956
	1,411,273	-	-	(51,321)	1,359,952
Donor-Restricted Endowments -					
Earnings Restricted for Various Purposes:					
Centennial Global Scholars Fund	15,000	-	-	-	15,000
Miller, George - Lectures	25,000	-	-	-	25,000
Library Endowment	10,000	-	-	-	10,000
	50,000	-	-	-	50,000
Total Net Assets With Donor Restrictions - (Donor-Restricted Endowments - Perpetual in Nature)	\$ 4,604,877	\$ -	\$ -	\$ (96,315)	\$ 4,508,562

SCARRITT-BENNETT CENTER
SCHEDULE OF CHANGES IN NET ASSETS - CONTINUED
YEAR ENDED DECEMBER 31, 2022

	Balance Beginning of Year	Income (Loss)	Deductions Maturities, Expenditures, and Redemptions	Other	Balance End of Year
Investment Earnings From Donor-Restricted Endowments - Net Asset With Donor Restrictions (Temporary in Nature):					
Centennial Global Scholars Fund					
Earnings net of expenditures	\$ 33,739	\$ 1,153	\$ -	\$ -	\$ 34,892
Realized and unrealized gains and losses	65,996	(18,436)	-	-	47,560
	<u>99,735</u>	<u>(17,283)</u>	<u>-</u>	<u>-</u>	<u>82,452</u>
Miller, George A., Lectureship					
Earnings net of expenditures	48,806	1,668	-	-	50,474
Realized and unrealized gains and losses	95,769	(26,754)	-	-	69,015
	<u>144,575</u>	<u>(25,086)</u>	<u>-</u>	<u>-</u>	<u>119,489</u>
Library Endowment					
Earnings net of expenditures	807	28	-	-	835
Realized and unrealized gains and losses	1,088	(304)	-	-	784
	<u>1,895</u>	<u>(276)</u>	<u>-</u>	<u>-</u>	<u>1,619</u>
General Endowment - Scholarship					
Earnings net of expenditures	(1,521,647)	20,370	(70,708)	-	(1,571,985)
Realized and unrealized gains and losses	2,296,384	(297,282)	-	-	1,999,102
	<u>774,737</u>	<u>(276,912)</u>	<u>(70,708)</u>	<u>-</u>	<u>427,117</u>
General Endowment - Unrestricted					
Earnings net of expenditures	(4,026,837)	43,387	(161,712)	-	(4,145,162)
Realized and unrealized gains and losses	5,390,086	(577,055)	-	-	4,813,031
	<u>1,363,249</u>	<u>(533,668)</u>	<u>(161,712)</u>	<u>-</u>	<u>667,869</u>
Total Investment Earnings From Donor-Restricted Endowments - Temporary in Nature	<u>2,384,191</u>	<u>(853,225)</u>	<u>(232,420)</u>	<u>-</u>	<u>1,298,546</u>
Other Restricted Net Assets (Temporary in Nature):					
Facilities usage - time restricted	1,800,000	1,800,000	(1,800,000)	-	1,800,000
Other	32,442	50,000	(12,448)	-	69,994
Total Other Net Assets With Restrictions (Temporary in Nature)	<u>1,832,442</u>	<u>1,850,000</u>	<u>(1,812,448)</u>	<u>-</u>	<u>1,869,994</u>
Total Net Assets With Donor Restrictions (Temporary in Nature)	<u>\$ 4,216,633</u>	<u>\$ 996,775</u>	<u>\$ (2,044,868)</u>	<u>\$ -</u>	<u>\$ 3,168,540</u>
Total Net Assets With Donor Restrictions (Temporary in Nature and Permanent in Nature)	<u>\$ 8,821,510</u>	<u>\$ 996,775</u>	<u>\$ (2,044,868)</u>	<u>\$ (96,315)</u>	<u>\$ 7,677,102</u>
Total Net Assets Without Donor Restrictions	<u>\$ 6,703,745</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 444,009</u>	<u>\$ 7,147,754</u>

See independent auditor's report.