



CPAs SERVING CLIENTS SINCE 1947

MATTHEWS, CARTER & BOYCE
RESPECT. CONFIDENCE. TRUST.

WASHINGTON OFFICE ON LATIN AMERICA

TABLE OF CONTENTS

DECEMBER 31, 2020 AND 2019

	Pages
Independent Auditors' Report	1
Financial Statements:	
Statements of Financial Position	2
Statements of Activities and Changes in Net Assets	3
Statements of Functional Expenses	4-5
Statements of Cash Flows	6
Notes to Financial Statements	7-16



Independent Auditors' Report

Board of Directors
Washington Office on Latin America
Washington, DC

We have audited the accompanying financial statements of Washington Office on Latin America (WOLA) which comprise the statements of financial position as of December 31, 2020 and 2019, and the related statements of activities and changes in net assets, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Washington Office on Latin America as of December 31, 2020 and 2019, 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.

Fairfax, VA
May 6, 2021

WASHINGTON OFFICE ON LATIN AMERICA

STATEMENTS OF FINANCIAL POSITION

DECEMBER 31, 2020 AND 2019

ASSETS

	2020	2019
CURRENT ASSETS		
Cash and cash equivalents	\$ 2,232,809	\$ 1,235,812
Grants and contracts receivable	97,500	986,641
Pledges receivable	5,000	116,135
Contributions receivable	88,284	130,775
Other receivables	3,620	6,283
Prepaid expenses and other	69,849	71,105
Total Current Assets	<u>\$ 2,497,062</u>	<u>\$ 2,546,751</u>
OTHER ASSETS		
Grants and contracts receivable, net of current portion and discount	\$ 50,000	\$ -
Pledges receivable, net of current portion	-	20,000
Property and equipment, net	157,873	141,282
Investments	1,118,391	1,001,561
Security deposit	24,190	24,190
Total Other Assets	<u>\$ 1,350,454</u>	<u>\$ 1,187,033</u>
TOTAL ASSETS	<u><u>\$ 3,847,516</u></u>	<u><u>\$ 3,733,784</u></u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 130,803	\$ 202,371
Deferred revenue	157,300	178,523
Deferred rent and lease incentive	27,993	27,993
Paycheck Protection Program loan	448,631	-
Total Current Liabilities	<u>\$ 764,727</u>	<u>\$ 408,887</u>
LONG-TERM LIABILITIES		
Deferred rent and lease incentive, net of current portion	<u>\$ 174,775</u>	<u>\$ 215,622</u>
Total Long-Term Liabilities	<u>\$ 174,775</u>	<u>\$ 215,622</u>
Total Liabilities	<u>\$ 939,502</u>	<u>\$ 624,509</u>
NET ASSETS		
Board-designated net assets without donor restrictions	\$ 1,118,391	\$ 1,001,561
Other net assets without donor restrictions	776,221	804,720
Total Net Assets Without Donor Restrictions	<u>\$ 1,894,612</u>	<u>\$ 1,806,281</u>
Net assets with donor restrictions	<u>1,013,402</u>	<u>1,302,994</u>
Total Net Assets	<u>\$ 2,908,014</u>	<u>\$ 3,109,275</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 3,847,516</u></u>	<u><u>\$ 3,733,784</u></u>

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

WASHINGTON OFFICE ON LATIN AMERICA

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS

FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	2020			2019		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE AND SUPPORT						
Grants and contributions	\$ 1,432,244	\$ 1,599,795	\$ 3,032,039	\$ 1,829,576	\$ 753,850	\$ 2,583,426
Contract services revenue	87,121	-	87,121	82,000	-	82,000
Special event - gala	197,963	-	197,963	431,396	-	431,396
Less cost of direct benefit to gala donors	-	-	-	(39,795)	-	(39,795)
Pledges	5,000	-	5,000	-	144,135	144,135
Investment income	104,441	-	104,441	135,141	-	135,141
Programs and publications	49,710	-	49,710	13,670	-	13,670
Net assets released from restrictions	1,889,387	(1,889,387)	-	2,166,586	(2,166,586)	-
Total Revenue and Support	\$ 3,765,866	\$ (289,592)	\$ 3,476,274	\$ 4,618,574	\$ (1,268,601)	\$ 3,349,973
EXPENSES						
Program services	\$ 2,874,481	\$ -	\$ 2,874,481	\$ 2,976,514	\$ -	\$ 2,976,514
Supporting services						
General and administrative	\$ 322,319	\$ -	\$ 322,319	\$ 352,611	\$ -	\$ 352,611
Fundraising	480,735	-	480,735	531,643	-	531,643
Total Supporting Services	\$ 803,054	\$ -	\$ 803,054	\$ 884,254	\$ -	\$ 884,254
Total Expenses	\$ 3,677,535	\$ -	\$ 3,677,535	\$ 3,860,768	\$ -	\$ 3,860,768
CHANGE IN NET ASSETS	\$ 88,331	\$ (289,592)	\$ (201,261)	\$ 757,806	\$ (1,268,601)	\$ (510,795)
NET ASSETS, BEGINNING OF YEAR	1,806,281	1,302,994	3,109,275	1,048,475	2,571,595	3,620,070
NET ASSETS, END OF YEAR	\$ 1,894,612	\$ 1,013,402	\$ 2,908,014	\$ 1,806,281	\$ 1,302,994	\$ 3,109,275

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

WASHINGTON OFFICE ON LATIN AMERICA

STATEMENT OF FUNCTIONAL EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2020

	Program Services	Supporting Services		Total Supporting Services	Total Expenses
		General and Administrative	Fundraising		
Salaries	\$ 1,719,923	\$ 140,674	\$ 220,421	\$ 361,095	\$ 2,081,018
Employee benefits and payroll taxes	378,836	26,216	48,373	74,589	453,425
Occupancy	208,935	34,433	28,482	62,915	271,850
Travel	50,248	4,350	10,704	15,054	65,302
Consultants	283,907	70,204	79,246	149,450	433,357
Meetings and receptions	5,578	5,507	42,149	47,656	53,234
Communications	67,074	370	2	372	67,446
Printing and publications	5,933	1,234	16,519	17,753	23,686
Depreciation and amortization	25,594	4,441	3,551	7,992	33,586
Professional services	29,397	5,101	3,446	8,547	37,944
Telephone	44,803	2,534	6,398	8,932	53,735
Equipment rental/purchase	13,681	3,430	1,473	4,903	18,584
Office supplies	1,692	620	342	962	2,654
Taxes and insurance	11,670	2,379	1,660	4,039	15,709
Subscriptions/reference materials	24,633	2,979	10,116	13,095	37,728
Postage	174	60	961	1,021	1,195
Recruitment	25	3,593	-	3,593	3,618
Bank and credit card fees	-	7,278	347	7,625	7,625
Dues/fees/licenses	1,792	3,740	-	3,740	5,532
Staff development	586	3,176	6,545	9,721	10,307
Total Expenses	<u>\$ 2,874,481</u>	<u>\$ 322,319</u>	<u>\$ 480,735</u>	<u>\$ 803,054</u>	<u>\$ 3,677,535</u>

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

WASHINGTON OFFICE ON LATIN AMERICA

STATEMENT OF FUNCTIONAL EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2019

	Program Services	Supporting Services		Total Supporting Services	Total Expenses
		General and Administrative	Fundraising		
Salaries	\$ 1,509,338	\$ 191,633	\$ 236,763	\$ 428,396	\$ 1,937,734
Employee benefits and payroll taxes	324,857	30,823	51,018	81,841	406,698
Occupancy	202,601	20,652	36,286	56,938	259,539
Travel	300,747	18,777	43,198	61,975	362,722
Consultants	386,055	4,727	54,465	59,192	445,247
Meetings and receptions	16,922	6,528	61,617	68,145	85,067
Communications	58,087	371	5,586	5,957	64,044
Printing and publications	10,480	1,265	8,505	9,770	20,250
Depreciation and amortization	29,197	3,708	4,580	8,288	37,485
Professional services	30,493	28,015	-	28,015	58,508
Telephone	49,455	467	7,139	7,606	57,061
Equipment rental/purchase	11,277	694	1,186	1,880	13,157
Office supplies	10,277	2,693	1,625	4,318	14,595
Taxes and insurance	13,130	-	1,884	1,884	15,014
Subscriptions/reference materials	18,824	1,238	7,077	8,315	27,139
Postage	87	154	10,148	10,302	10,389
Recruitment	25	6,535	-	6,535	6,560
Repairs and maintenance	30	11,030	-	11,030	11,060
Bank and credit card fees	-	2,871	-	2,871	2,871
Dues/fees/licenses	4,517	-	370	370	4,887
Staff development	115	20,430	196	20,626	20,741
Total Expenses	\$ 2,976,514	\$ 352,611	\$ 531,643	\$ 884,254	\$ 3,860,768

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

WASHINGTON OFFICE ON LATIN AMERICA

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ (201,261)	\$ (510,795)
Adjustments to reconcile change in net assets to net cash - operating activities:		
Depreciation and amortization	33,586	37,485
Unrealized gains on investments	(83,020)	(48,061)
Discount on grants receivable	-	(12,000)
(Increase) decrease in:		
Grants and contracts receivable	839,141	644,357
Pledges receivable	131,135	(111,135)
Contributions receivable	42,491	(35,660)
Other receivables	2,663	(4,878)
Prepaid expenses and other	1,256	(12,585)
Increase (decrease) in:		
Accounts payable and accrued expenses	(71,568)	127,524
Deferred revenue	(21,223)	(297)
Deferred rent and lease incentive	(40,847)	(33,449)
Net Cash - Operating Activities	\$ 632,353	\$ 40,506
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of investments - reinvested dividends and earnings	\$ (402,292)	\$ (86,235)
Proceeds from sale of investments	368,482	-
Purchase of property and equipment	(50,177)	(10,821)
Net Cash - Investing Activities	\$ (83,987)	\$ (97,056)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from Paycheck Protection Program loan	\$ 448,631	\$ -
Net Cash - Financing Activities	\$ 448,631	\$ -
NET CHANGE IN CASH	\$ 996,997	\$ (56,550)
CASH, BEGINNING OF YEAR	1,235,812	1,292,362
CASH, END OF YEAR	\$ 2,232,809	\$ 1,235,812

There was no non-cash investing or financing activity during the years ended December 31, 2020 or 2019.

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

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 1. Organization

Washington Office on Latin America (WOLA or the Organization) was incorporated on July 27, 1981 as a District of Columbia nonprofit organization. The Organization is an independent, locally-controlled organization with a volunteer Board of Directors.

WOLA is a leading research and advocacy organization advancing human rights in the Americas. The Organization envisions a future where public policies protect human rights and recognize human dignity, and where justice overcomes violence. WOLA tackles problems that transcend borders and demand cross-border solutions. The Organization creates strategic partnerships with courageous people making social change – advocacy organizations, academics, religious and business leaders, artists, and government officials. Together, WOLA and its partners advocate for more just societies in the Americas.

Note 2. Summary of Significant Accounting Policies

This summary of WOLA's significant accounting policies is presented to assist in understanding the financial statements.

WOLA prepares its financial statements on the accrual basis of accounting. Under this method of accounting, revenue is recognized when earned, and expenses are recognized when the related goods or services are received.

Financial Statement Presentation

The financial statement presentation follows the requirements of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958-205, *Presentation of Financial Statements for Not-for-Profit Entities*. Under FASB ASC 958-205, WOLA is required to report information regarding its financial positions and activities according to the following net asset classifications:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in pursuing the objectives of the organization. These net assets may be used at the discretion of Washington Office on Latin America'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 Washington Office on Latin America or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity. WOLA does not have funds with perpetual restriction.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are classified from net assets with donor restrictions to net assets without donor restrictions in the Statements of Activities and Changes in Net Assets.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 2. Summary of Significant Accounting Policies (Continued)

Income Taxes

The Internal Revenue Service has determined that WOLA is tax-exempt under Section 501(c)(3) of the Internal Revenue Code. The Organization is subject to a tax on income from any unrelated business. WOLA did not have any unrelated business income during the years ended December 31, 2020 or 2019.

Income tax benefits and liabilities 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. WOLA has analyzed the tax positions taken for filing with the Internal Revenue Service and all state jurisdictions where it operates. WOLA believes that its income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on WOLA's financial condition, results of operations or cash flows. Accordingly, WOLA has not recorded any reserves, or related accruals for interest or penalties for uncertain income tax positions at December 31, 2020 or 2019.

Cash and Cash Equivalents

For financial statement purposes, WOLA considers all interest bearing deposits, except for cash and money market funds held in professionally managed investment accounts, to be cash equivalents.

Financial Instruments and Credit Risk

WOLA maintains its cash and cash equivalents with a commercial financial institution in which the aggregate balance may exceed, at times, the Federal Deposit Insurance Corporation (FDIC) insured limit of \$250,000 per depositor per institution. WOLA has never experienced, nor does management anticipate, any losses on its funds.

WOLA maintains investments with investment brokers which are members of the Securities Investor Protection Corporation (SIPC). The balances maintained in the brokerage accounts are insured by SIPC up to \$500,000. The investments are subject to market fluctuations and risk of loss.

Investments are monitored by the Finance Committee of the Board of Directors. Although the fair values of investments are subject to fluctuation on a year-to-year basis, WOLA believes that the investment policies and guidelines are prudent for the long-term welfare of the organization.

Credit risk associated with accounts receivable and promises to give is considered to be limited due to high historical collection rates.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 2. Summary of Significant Accounting Policies (Continued)

Fair Value

The carrying amounts reflected in the financial statements for cash and cash equivalents accounts approximate the respective fair values due to the short maturities of those instruments. Investments are reported at cost, if purchased, or fair value, if donated. Thereafter, investments are reported at their fair values in the Statements of Financial Position, and changes in fair value are reported as investment income in the Statements of Activities and Changes in Net Assets.

In accordance with the ASC 820, WOLA has categorized its financial instruments, based on the priority of the inputs to the valuation technique, into a three-level fair value hierarchy. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used to measure the financial instrument fall within different levels of the hierarchy, the categorization is based on the lowest level input that is significant to the fair value measurement of the instrument. Investments recorded in the Statements of Financial Position are categorized based on the inputs to valuation techniques as follows:

- Level 1. These are investments where values are based on unadjusted quoted prices for identical assets in an active market that WOLA has the ability to access.
- Level 2. These are investments where values are based on quoted prices in markets that are not active, or model inputs that are observable either directly or indirectly for substantially the full-term of the investments.
- Level 3. These are investments where values are based on prices or valuation techniques that require inputs that are both unobservable and significant to the overall fair value measurement. These inputs reflect assumptions by management about what market participants would use in pricing the investments. These investments include non-readily marketable securities that do not have an active market.

Property and Equipment, Leasehold Improvements, Depreciation and Amortization

Property and equipment, including software, and leasehold improvements with an original cost of \$2,000 or more, are carried at cost, or if donated, at the approximate fair market value at the date of donation. Items with an original cost or fair market value at the date of donation of less than \$2,000 are expensed when acquired. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated service lives using a straight-line method from three to seven years for property and equipment, and over the life of the lease in the case of leasehold improvements.

Donated Materials and Services

WOLA records the value of donated goods and services when there is an objective basis available to measure their value and when WOLA would have otherwise had to purchase the goods or services. During 2020 and 2019, WOLA did not receive any donated services.

WOLA generally pays for services requiring specific expertise. While many individuals volunteer their time and perform a variety of tasks that assist WOLA in its work, these services do not meet the criteria for recognition as contributed services.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 2. Summary of Significant Accounting Policies (Continued)

Grants, Contributions, Pledges and Other Receivables

Grants and contributions and pledges received are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. When a restriction expires, (that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the Statement of Activities and Changes in Net Assets as net assets released from restrictions.

Contributions and grants that are expected to be collected in future years are recorded at the discounted present value of their estimated future cash flows. The discounts on those amounts are computed using a discount rate based upon the risk free treasury rate for a term equal to the length of the pledge.

Contributions on promises to give are recognized when a donor makes a promise to WOLA that is, in substance, unconditional.

Other accounts receivable are recorded at the lower of cost or fair value. The risk of loss on the receivables is the balance due at the time of default. All receivables are unsecured.

WOLA uses the allowance method to determine uncollectible grants, contributions, pledges and other receivables. The allowance is based on prior years' experience and management's analysis of specific promises made. Management has determined that no allowance is necessary as of December 31, 2020 or 2019.

WOLA's revenue stream varies from year to year due to the fact that WOLA has throughout its history received large grants in a particular year that are then disbursed over a period of one to five years. This revenue stream results in WOLA reflecting income in one year, generally followed by one to five years of losses as WOLA disburses the funds to comply with grant requirements.

Deferred Revenue

Deferred revenue represents payments received for services that have not yet been performed.

Revenue Recognition

FASB Accounting Standards Codification Topic 606, *Revenue from Contracts with Customers*, as amended, supersedes or replaces nearly all GAAP revenue recognition guidance. These standards establish a new contract and control-based revenue recognition model, change the basis for determining whether revenue is recognized over time or at a point in time, and expand disclosures about revenue. WOLA adopted Topic 606 in 2019.

Topic 606 outlines a five-step model whereby revenue is recognized as performance obligations within a contract are satisfied. The five-step model is:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price (the amount of consideration that WOLA expects to be entitled to in exchange for transferring goods and services to the member/customer)
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognize revenue when (or as) the entity satisfies a performance obligation.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 2. Summary of Significant Accounting Policies (Continued)

Revenue Recognition (Concluded)

Revenue from events is recognized at the time event occurs and revenue from contracts is recognized as the terms of the contract are met.

In June 2018, FASB issued ASU 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. This standard assists entities in evaluating whether transactions should be accounted for as contributions or exchange transactions and determining whether a contribution is conditional. WOLA has adopted the provisions of ASU 2018-08 applicable to both grants and contributions received and to grants and contributions made in the accompanying financial statements.

Functional Allocation of Expenses

The costs of providing the various programs and supporting services have been summarized on a functional basis in the Statements of Activities and Changes in Net Assets. Costs that can be identified with a particular program or support function are charged directly to that program or function. Salaries and related costs have been allocated among the programs and supporting services based upon timesheets and management's best estimates of the proportion of these costs applicable to each program. Other allocable costs have been allocated to program expenses and supporting services based upon management's best estimates.

Use of Estimates

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

Note 3. Liquidity and Availability

Financial assets available for general unrestricted expenditure within one year of the balance sheet date, are comprised of the following:

	<u>2020</u>	<u>2019</u>
Cash and cash equivalents	\$ 2,232,809	\$ 1,235,812
Grants and contracts receivable, current	97,500	986,641
Contributions receivable	88,284	130,775
Pledges receivable	5,000	116,135
Other receivables	<u>3,620</u>	<u>6,283</u>
	\$ 2,427,213	\$ 2,475,646
Less amounts not available to be used within one year:		
Net assets with donor restrictions	<u>(97,500)</u>	<u>(510,000)</u>
Financial assets available to meet general expenditures over the next twelve months	<u>\$ 2,329,713</u>	<u>\$ 1,965,646</u>

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 3. Liquidity and Availability (concluded)

WOLA's investment account totaling \$1,118,391 and \$1,100,561 respectively has been set aside as a reserve by the Board of Directors. Although WOLA does not intend to spend from this board-designated account, these amounts could be made available to meet cash flow needs, if necessary.

Note 4. Investments and Board Designated Net Assets

WOLA invests in professionally managed portfolios. Such investments are exposed to various risks such as interest rate, market and credit. Due to the level of risk associated with such investments and the level of uncertainty related to changes in the value of such investments, it is at least reasonably possible that changes in risks in the near term could materially affect investment balances and the amounts reported in the financial statements.

Investment securities are carried at fair value based on quoted prices in active markets (all Level 1 inputs) and consist of the following at December 31:

	2020		2019	
	Cost	Fair Value	Cost	Fair Value
Equity funds	\$ 218,906	\$ 380,629	\$ 153,909	\$ 261,035
Bond funds	697,269	737,762	681,664	688,313
REIT funds	-	-	34,141	52,213
	\$ 916,175	\$ 1,118,391	\$ 869,714	\$ 1,001,561

Return on investments and interest income on bank accounts consists of the following for the years ended December 31:

	2020	2019
Interest and dividends	\$ 20,701	\$ 26,498
Net realized and unrealized gains	83,740	108,643
Total Return	\$ 104,441	\$ 135,141

The investment account represents the amount that has been set aside by the Board of Directors as a reserve. Recent market conditions have resulted in an unusually high degree of volatility, which could affect the value of the investments after the date of these financial statements.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 5. Grants, Contracts and Pledges Receivable

Grants and contracts receivable consisted of the following as of December 31:

	<u>2020</u>	<u>2019</u>
Amounts due in:		
Less than one year	\$ 97,500	\$ 986,641
One to five years	<u>50,000</u>	<u>-</u>
Grants and contracts receivable	\$ 147,500	\$ 986,641
Less discount	<u>-</u>	<u>-</u>
Grants and contracts receivable, net	<u>\$ 147,500</u>	<u>\$ 986,641</u>

Pledges receivable consisted of the following as of December 31:

	<u>2020</u>	<u>2019</u>
Amounts due in:		
Less than one year	\$ 5,000	\$ 116,135
One to five years	<u>-</u>	<u>20,000</u>
	<u>\$ 5,000</u>	<u>\$ 136,135</u>

Note 6. Property and Equipment

Property and equipment consisted of the following as of December 31:

	<u>2020</u>	<u>2019</u>
Leasehold improvements	\$ 199,952	\$ 199,953
Furniture and equipment	71,193	68,438
Website	<u>90,613</u>	<u>43,190</u>
	\$ 361,758	\$ 311,581
Less accumulated depreciation and amortization	<u>(203,885)</u>	<u>(170,299)</u>
Net Property and Equipment	<u>\$ 157,873</u>	<u>\$ 141,282</u>

Depreciation and amortization expense totaled \$33,586 and \$37,485 for years ended December 31, 2020 and 2019, respectively.

Note 7. Tax Shelter Annuity Plan

WOLA sponsors a plan to purchase annuity contracts for its employees under the provisions of Section 403(b) of the Internal Revenue Code. The plan was issued by TIAA-CREF. The annual plan contribution is up to a five percent matching contribution of eligible employees' salaries. Retirement plan expense for the years ended December 31, 2020 and 2019 was \$66,013 and \$47,979 respectively.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 8. Lease Commitments, Deferred Rent and Deferred Lease Incentive

WOLA signed a lease for office space in December 2007, with a commencement date of July 1, 2008 and an expiration date of June 30, 2018. The lease agreement was renegotiated and extended in December 2016 with amendments in April and November of 2017. The lease extension commenced on July 1, 2017 and expires on June 30, 2024. The extended lease agreement provides for:

- a decrease in the square footage that is being rented,
- an annual increase of 2.5% to the base rent,
- an option to extend the lease for an additional five-year term,
- additional rent for the increase in real estate taxes and operating costs over the base year costs for WOLA's proportionate share of such costs,
- rent was abated for the period July through November 2017,
- the security deposit was decreased from \$27,056 to \$24,190, and
- the landlord provided WOLA with an improvement allowance not to exceed \$208,380 to be used for designing and constructing tenant improvements.

Rent expense under this lease will be recognized over the life of the lease on a straight-line basis. Straight-line rent expense over the life of the lease will be \$290,131 for each of the years 2018 through 2023 and \$145,066 for the year ending December 31, 2024. During 2020 and 2019, the variance between the straight-line rent expense and the rent paid/abated was recorded as deferred rent in the amount of \$12,853 and \$5,456.

As of December 31, 2017, WOLA had incurred \$199,952 of tenant improvements, which qualify for the improvement allowance. This amount is recorded as leasehold improvements and deferred lease incentive in the statements of financial position. The leasehold improvements will be amortized over the life of the lease on a straight-line basis. The deferred lease incentive will be amortized against rent expense over the life of the lease on a straight-line basis. For the years ended December 31, 2020 and 2019, \$27,993 has been recorded as amortization of this deferred lease incentive to reduce rent expense.

WOLA leases office equipment under an agreement, which expires in September 2021. The monthly payment under this lease is \$556.

The future minimum lease payments on an annual basis are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2021	\$ 315,557
2022	318,300
2023	326,254
2024	<u>165,141</u>
Total	<u>\$ 1,125,252</u>

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 9. Concentrations

Donors

One donor accounted for approximately 16% of total revenue recognized in 2020. Two donors accounted for approximately 97% of the balance of the grants and contracts receivable outstanding at December 31, 2020.

One donor accounted for approximately 23% of total revenue recognized in 2019. Two donors accounted for approximately 86% of the balance of the grants and contracts receivable outstanding at December 31, 2019.

WOLA typically receives large multi-year grants that get disbursed over multiple years. The receivable concentration reflects grants receivable for multiple years. Revenue concentration reflects the revenue recognized in the current year.

Note 10. Net Assets with Donor Restrictions

Net assets with donor restrictions are available for the following purposes as of December 31:

	<u>2019</u>	<u>Additions</u>	<u>Releases</u>	<u>2020</u>
Program Activities	\$ 346,954	\$ 1,051,295	\$ 772,023	\$ 626,226
Time Restricted	911,040	548,500	1,072,364	387,176
Pledges	<u>45,000</u>	<u>-</u>	<u>45,000</u>	<u>-</u>
Total	<u>\$ 1,302,994</u>	<u>\$ 1,599,795</u>	<u>\$ 1,889,387</u>	<u>\$ 1,013,402</u>
	<u>2018</u>	<u>Additions</u>	<u>Releases</u>	<u>2019</u>
Program Activities	\$ 733,150	\$ 741,850	\$ 1,128,046	\$ 346,954
Time Restricted	1,813,445	12,000	914,405	911,040
Pledges	<u>25,000</u>	<u>144,135</u>	<u>124,135</u>	<u>45,000</u>
Total	<u>\$ 2,571,595</u>	<u>\$ 897,985</u>	<u>\$ 2,166,586</u>	<u>\$ 1,302,994</u>

Note 11. Risks and Contingencies

COVID-19

In March 2020, a pandemic of the Coronavirus (COVID-19) was declared by the World Health Organization. Future events, revenues and expenses of WOLA are uncertain due to the highly contagious nature of the virus, the requirements for social distancing, limited gathering and restrictions on travel. In addition, both domestic and international equity markets have experienced significant fluctuations since March 2020. The ultimate impact of the COVID-19 pandemic on the amount and likelihood of loss is unknown and depends on future developments. In this challenging environment, management has been aggressive in seeking new sources of funding, including federal emergency grants and loans, controlling costs and deferring payments when possible.

WASHINGTON OFFICE ON LATIN AMERICA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

Note 12. Paycheck Protection Program Loan

During April 2020, WOLA obtained a Paycheck Protection Program loan in the amount of \$448,631. The interest rate for this loan is 1%. On April 30, 2021, WOLA applied for 100% loan forgiveness. WOLA accounts for the funds similar to other debt arrangements under FASB ASC 470 and has reported the amount as a loan payable. WOLA anticipates complete forgiveness of the loan. Once total forgiveness is obtained, the gain on extinguishment will be recognized.

Note 13. Subsequent Events

WOLA has evaluated events through May 6, 2021, the date the financial statements were available to be issued, and determined that there was no event occurring subsequent to December 31, 2020, that requires recognition or disclosure in these financial statements.