

**ODD MAN INN ANIMAL REFUGE**  
**FINANCIAL STATEMENTS**  
**WITH**  
**SUPPLEMENTAL FINANCIAL INFORMATION**  
**DECEMBER 31, 2021**

**ODD MAN INN ANIMAL REFUGE**

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**ODD MAN INN ANIMAL REFUGE**

**INTRODUCTORY SECTION**

**DECEMBER 31, 2021**

**ODD MAN INN ANIMAL REFUGE  
BOARD OF DIRECTORS  
DECEMBER 31, 2021**

NAME	POSITION
Jessica Pankratz	Director
Pamela Maciel Cabañas	Director
Wendy Smith	Director/Vice President
Josh Smith	Director/President
Christy Payne	Director
Nicole Farabee	Treasurer (only)

**ODD MAN INN ANIMAL REFUGE  
BOARD OF DIRECTORS  
DECEMBER 31, 2021**

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
Odd Man Inn Animal Refuge  
Jamestown, Tennessee

**Opinion**

We have audited the accompanying financial statements of [Odd Man Inn Animal Refuge](#) (a nonprofit corporation), which comprise the statements of financial position as of December 31, 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 [Odd Man Inn Animal Refuge](#) as of December 31, 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 audit 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 [Odd Man Inn Animal Refuge](#) and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with 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 [Odd Man Inn Animal Refuge](#)' 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 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 audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of [Odd Man Inn Animal Refuge](#)' 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 [Odd Man Inn Animal Refuge](#)' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit

## Parsons & Wright, CPAs

Parsons & Wright  
Certified Public Accountants  
Kingston, Tennessee

[December 5, 2022](#)

**ODD MAN INN ANIMAL REFUGE**

**FINANCIAL SECTION**

**DECEMBER 31, 2021**

**ODD MAN INN ANIMAL REFUGE  
STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2021**

	<u>December 31, 2021</u>
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Cash and Cash Equivalents	\$ 399,407
Prepaid Insurance	1,270
<b>Total Current Assets</b>	<u>\$ 400,677</u>
<b>PROPERTY AND EQUIPMENT</b>	
Land	\$ 265,888
Buildings and Improvements	111,007
Furniture, Fixtures, & Equipment	102,520
Vehicles	70,980
Construction In Progress	58,527
<b>Total Property and Equipment</b>	\$ 608,922
Less: Accumulated Depreciation	<u>(31,657)</u>
<b>Net Property and Equipment</b>	<u>\$ 577,265</u>
<b>OTHER ASSETS</b>	
Intangible Assets	\$ 16,960
Less: Accumulated Amortization	<u>(1,076)</u>
<b>Total Other Assets</b>	<u>\$ 15,884</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 993,826</u></u>
<b>LIABILITIES AND NET ASSETS</b>	
<b>CURRENT LIABILITIES</b>	
Accounts Payable and Credit Cards	\$ 19,580
Current Portion	11,535
<b>Total Current Liabilities</b>	<u>\$ 31,115</u>
<b>LONG-TERM LIABILITIES</b>	
Farm Credit Mortgage	223,581
Less: Current Portion	<u>(11,535)</u>
<b>Total Long-Term Liabilities</b>	<u>\$ 212,046</u>
<b>TOTAL LIABILITIES</b>	<u>\$ 243,161</u>
<b>NET ASSETS</b>	
Without Donor Restrictions	
Undesignated	\$ 750,665
Board Designated	0
With Donor Restrictions	0
<b>Total Net Assets</b>	<u>\$ 750,665</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u><u>\$ 993,826</u></u>

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



**ODD MAN INN ANIMAL REFUGE  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>December 31, 2021</u>
	<u>Unrestricted</u>
<b>REVENUES AND SUPPORT</b>	
Grants	\$ 16,500
Contributions	900,613
Interest Income	128
Fundraising	38,310
In Kind Contributions	7,725
Other Income	<u>14,544</u>
<b>TOTAL REVENUE AND SUPPORT</b>	<u>\$ 977,820</u>
<b>EXPENSES</b>	
Program Expense	\$ 265,564
<i>Total Program Expense</i>	<u>\$ 265,564</u>
<b>SUPPORT SERVICES</b>	
General and Administrative	\$ 124,332
Fundraising	<u>59,541</u>
<i>Total Support Services</i>	<u>\$ 183,873</u>
<b>TOTAL EXPENSES</b>	<u>\$ 449,437</u>
<b>CHANGE IN NET ASSETS</b>	\$ 528,383
<b>NET ASSETS, BEGINNING OF YEAR</b>	<u>222,282</u>
<b>NET ASSETS, END OF YEAR</b>	<u><u>\$ 750,665</u></u>

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

**ODD MAN INN ANIMAL REFUGE  
STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<b>PROGRAM SERVICES</b>	<b>MANAGEMENT AND GENERAL</b>	<b>FUNDRAISING</b>	<b>TOTAL</b>
Fuel	\$ 25,906	\$ 6,476	\$ 0	\$ 32,382
Utilities	0	5,505	0	5,505
Barn Supplies	14,953	0	0	14,953
Taxes & Licensing	0	2,959	0	2,959
Postage and Shipping	0	7,928	0	7,928
Repairs	9,078	0	0	9,078
Animal Housing	6,413	0	0	6,413
Travel	15,573	3,893	0	19,466
Rent/Mortgage	0	7,575	0	7,575
Feed	57,936	0	0	57,936
Professional Fees	44,026	18,074	0	62,100
Insurance	0	8,208	0	8,208
Vet & Medicine	62,577	0	0	62,577
Auto Expense	27,885	6,971	0	34,856
Advertising	0	0	12,506	12,506
Bank & Credit Card Fees	0	255	0	255
Office Expense	0	2,970	0	2,970
Miscellaneous	1,217	6,475	17,001	24,693
Intterest	0	6,585	0	6,585
Merchandise	0	0	30,034	30,034
Amortization	0	1,076	0	1,076
Depreciation	0	31,657	0	31,657
<b>Total</b>	<b>\$ 265,564</b>	<b>\$ 116,607</b>	<b>\$ 59,541</b>	<b>\$ 441,712</b>
In Kind Expense	0	7,725	0	7,725
<b>TOTAL EXPENSES</b>	<b>\$ 265,564</b>	<b>\$ 124,332</b>	<b>\$ 59,541</b>	<b>\$ 449,437</b>

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

**ODD MAN INN ANIMAL REFUGE  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>December 31, 2021</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Change in Net Assets	\$ 528,383
<i>Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operating Activities:</i>	
Depreciation & Amortization	32,733
Changes in Assets and Liabilities:	
(Increase) Decrease in Receivables	0
(Increase) Decrease in Prepaid Insurance	(1,270)
Increase (Decrease) in Accounts Payable and Credit Cards	19,580
Increase (Decrease) in Accrued Payroll and Related Expenses	0
Increase (Decrease) in Deferred Revenue	0
Increase (Decrease) in Compensated Absences	0
	<u>0</u>
<b><i>Net Cash Provided by (Used for) Operating Activities</i></b>	<b><u>\$ 579,426</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest Income	\$ 0
Change in Certificates of Deposit	0
Purchase of Fixed Assets	<u>(625,882)</u>
<b><i>Net Cash Provided by (Used for) Investing Activities</i></b>	<b><u>\$ (625,882)</u></b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	
Proceeds from Mortgage	231,000
(Payments) from Mortgage	<u>\$ (7,419)</u>
<b><i>Net Cash Provided (Used for) Financing Activities</i></b>	<b><u>\$ 223,581</u></b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>\$ 177,125</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<u>222,282</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b><u>\$ 399,407</u></b>

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

**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

*1. Nature of Activities*

Odd Man Inn Animal Refuge is an organization that provides services and support to vulnerable farmed animals in need of physical assistance as well as education and awareness to the general public about the health and environmental impacts of animal agriculture.

*2. Basis of Accounting*

It is the policy of Odd Man Inn Animal Refuge to prepare its financial statements on the accrual basis of accounting in accordance with generally accepted accounting principles. The accrual basis of accounting recognizes the significance and accountability of financial transactions, events and allocations as they occur.

*3. Cash and Cash Equivalents*

For purposes of the statement of cash flows, the Organization considers all highly-liquid instruments purchased with a maturity of three months or less to be cash equivalents. The cash total of \$399,407 is comprised of the following:

	December 31, 2021
<b>CASH</b>	
Operating Accounts	\$ 360,366
Fundraising Accounts	39,041
<b>TOTAL CASH</b>	<u>\$ 399,407</u>

At December 31, 2021, the carrying amount of the Organization's deposits (checking and savings) was \$399,407.

The Organization did not pay any income taxes in 2021 or 2020. The total interest paid by the Organization at December 31, 2021 was \$6,585.

*4. Support and Revenue*

Odd Man Inn Animal Refuge is primarily supported by private donor funding, which occasionally includes corporate matching donations. They also receive funding from private grants, subscription programs, merchandise sales, and online special offerings.

*5. Estimates*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued**

*6. Contributions*

Contributions are recorded as support when cash or other assets are received. Contributions are considered to be available for unrestricted use unless specifically restricted by the donor. Gifts of cash and other assets that are designated for future periods or restricted by the donor for specific purposes are reported as temporarily restricted or permanently restricted support, depending on the nature of the restriction. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions. Restricted contributions whose restrictions are met in the same reporting period as the contributions are received are reported as unrestricted support.

*7. Income Taxes*

Income taxes are excluded since the Odd Man Inn Animal Refuge is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and similar state provisions. The Odd Man Inn is not classified as a private foundation. The information returns for tax years 2019, 2020 and 2021 are considered open and are subject to examination from taxing authorities. As of December 31, 2021, the Organization has no uncertain tax positions that qualify for either recognition or disclosure in the financial statements.

*8. Fixed Assets*

Property and equipment are recorded at cost at the date of acquisition or fair value at the date of donation, in the case of gifts. Depreciation of property and equipment is provided on a straight-line basis over the estimated useful lives of the related assets, which is five years for equipment and thirty years for building and improvements. Expenditures for maintenance and repairs are charged to expense as incurred.

*9. Contingencies*

In the normal course of business, the Organization is subject to various disputes and claims, and there are uncertainties surrounding the ultimate resolution of these matters. The Organization's exposure in these matters is substantially mitigated by commercial insurance coverage.

*10. Functional Expense Allocation*

The costs of providing various programs and other activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

*11. Financial Statement Presentation*

Net assets represent the difference between a nonprofit organization's assets and liabilities. In accordance with ASU No. 2016-14, net assets are classified into two classes; Net Assets Without Donor Restrictions and Net Assets With Donor Restrictions.

**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**NOTE A - SUMMARY OF ACCOUNTING POLICIES - Continued**

*12. Statement of Cash Flows*

For purposes of the statement of cash flows, the Organization considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. Income taxes paid for the year ended December 31, 2021 was \$0.

*13. Advertising*

Advertising costs are expensed when paid. There were \$12,506 in advertising expenses for the year ended December 31, 2021.

**NOTE B – GRANTS RECEIVABLE**

As of December 31, 2021, there were no grants receivable.

**NOTE C – FIXED ASSETS**

Statement of additions and retirements to fixed assets as of December 31, 2021:

**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<b>BALANCE 1/1/2021</b>	<b>ADDITIONS</b>	<b>RETIREMENTS/ DISPOSITIONS</b>	<b>BALANCE 12/31/2021</b>
Buildings and Improvements	\$ 0	\$ 111,007	\$ 0	\$ 111,007
Office Equipment	0	102,520	0	102,520
Vehicles	0	70,980	0	70,980
<b>TOTAL DEPRECIABLE ASSETS</b>	<b>\$ 0</b>	<b>\$ 284,507</b>	<b>\$ 0</b>	<b>\$ 284,507</b>
Land	\$ 0	\$ 265,888	\$ 0	\$ 265,888
Construction in Progress	0	58,527	0	58,527
<b>TOTAL NONDEPRECIABLE ASSETS</b>	<b>\$ 0</b>	<b>\$ 324,415</b>	<b>\$ 0</b>	<b>\$ 324,415</b>
<b><u>Accumulated Depreciation</u></b>				
Buildings and Improvements	\$ 0	\$ 8,052	\$ 0	\$ 8,052
Office Equipment	0	8,711	0	8,711
Vehicles	0	14,894	0	14,894
<b>TOTAL DEPRECIATION</b>	<b>\$ 0</b>	<b>\$ 31,657</b>	<b>\$ 0</b>	<b>\$ 31,657</b>
<b>Total Land, Plant &amp; Equip.</b>	<b>\$ 0</b>	<b>\$ 577,265</b>	<b>\$ 0</b>	<b>\$ 577,265</b>

**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**NOTE D – DONATED SERVICES AND IN-KIND EXPENSE**

The Organization has volunteers that provide physical assistance in the facility. The hours spent at the facility are recorded at a rate of \$15 per hour. The total of donated services is recorded as in-kind expense.

**NOTE E- LONG TERM DEBT**

The Organization is liable for a mortgage financed through Farm Credit Mid America and it is secured by the piece of property in Fentress County that is owned and operated by the Organization.

<u>LENDER / DESCRIPTION</u>	<u>BALANCE 12/31/2021</u>	<u>SECURED BY</u>	<u>INT. RATE</u>	<u>YEAR OF MATURITY</u>	<u>LOAN PROCEEDS</u>	<u>PRINCIPAL PAYMENTS MADE</u>	<u>BALANCE 12/31/2021</u>
USDA Rural Development Loan	\$ 0	ASSETS *	4.30%	8/17/2036	231,000	7,419 \$	223,581
<b>TOTAL BONDS</b>	<u>\$ 0</u>						<u>\$ 223,581</u>
Less: Current Portion							<u>(11,535)</u>
<b>TOTAL LONG-TERM DEBT</b>							<u>\$ 212,046</u>

\* Secured by the new property owned and operated by the Organization.



**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**NOTE E- LONG TERM DEBT – CONTINUED**

<u>December 31,</u>	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Total Payments</u>
2022	11,535	9,388	20,923
2023	12,041	8,882	20,923
2024	12,569	8,354	20,923
2025	13,120	7,803	20,923
2026	13,696	7,228	20,924
2027-2031	78,032	26,584	104,616
2032-2036	<u>82,588</u>	<u>8,081</u>	<u>90,669</u>
 TOTAL	 \$ <u>223,581</u>	 \$ <u>76,320</u>	 \$ <u>299,901</u>

**NOTE F – AVAILABILITY OF FINANCIAL ASSETS**

The table below reflects the Organization’s financial assets as of the statement of financial position date, reduced by amounts that are not available for general use due to contractual or donor-imposed restrictions within one year of the statement of financial position date. Amounts that are not available also include board designated amounts that could be utilized if the Board of Directors approved the use.

**Financial Assets, at year-end**

Cash in Bank-Undesignated	\$ 183,763
Cash in Bank-Designated	69,503
Other Investments	<u>4,750</u>
<b>Total Financial Assets, at year-end</b>	<b>\$ <u>258,016</u></b>

**Less Those Unavailable for General Expenditures  
within one year, due to:**

0

**Financial Assets Available to Meet Cash Needs  
for General Expenditures within one year**

**\$ 258,016**

**NOTE G – LINE OF CREDIT**

The Organization does not have a line of credit as of December 31, 2021.

**NOTE H – REVENUE AND SUPPORT WITH DONOR RESTRICTIONS & WITHOUT DONOR RESTRICTIONS**

Contributions received are recorded as with donor restrictions or without donor restrictions, depending on the existence and/or nature of any donor restrictions.

Support that is restricted by the donor is reported as an increase in net assets without donor restrictions, if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported in net as net assets with donor 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 as net assets released from restrictions.

**ODD MAN INN ANIMAL REFUGE  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**NOTE I- CONCENTRATION OF CREDIT RISKS**

The Organization receives most of its funding from private donors, grants, and subscription services. These are always subject to vary but the Organization works closely with donors in order to continue to secure donations.

**NOTE J – SUBSEQUENT EVENTS**

The Organization evaluated subsequent events through December 5, 2022 which is the date the financial statements were available to be issued. The Organization did not note any events that required disclosure through the date of the financial statements.

