

*experience*  
LEARNING

**COMPILED FINANCIAL STATEMENTS**

**DECEMBER 31, 2024**

# EXPERIENCE LEARNING, INC.

## TABLE OF CONTENTS

	Page
INDEPENDENT ACCOUNTANT'S COMPILATION REPORT	1
FINANCIAL STATEMENTS	
Statement of Financial Position	2
Statement of Activities and Changes in Net Assets	3
Statement of Functional Expenses	4
Statement of Cash Flows	5
Notes to Financial Statements	6



## INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors  
Experience Learning, Inc.  
Circleville, West Virginia

Management is responsible for the accompanying financial statements of Experience Learning, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2024, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

*Beachy Arehart PLLC*

Harrisonburg, Virginia  
November 10, 2025

**EXPERIENCE LEARNING, INC.**  
**STATEMENT OF FINANCIAL POSITION**  
**December 31, 2024**  
(See Accountant's Compilation Report)

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 80,822
Accounts receivable	24,724
TOTAL CURRENT ASSETS	105,546

PROPERTY AND EQUIPMENT

at cost, less accumulated depreciation	1,720,950
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OTHER ASSETS

Investments	200,455
Loan fees, net	4,023
TOTAL OTHER ASSETS	204,478

\$ 2,030,974

LIABILITIES

CURRENT LIABILITIES

Current portion of long-term debt	\$ 22,941
Accounts payable	18,811
Accrued expenses	29,645
Deferred revenue	166,979
TOTAL CURRENT LIABILITIES	238,376

LONG-TERM DEBT, net of current portion

630,927

TOTAL LIABILITIES

869,303

NET ASSETS

Without donor restrictions	1,161,671
	1,161,671

\$ 2,030,974

See accompanying notes to financial statements.

**EXPERIENCE LEARNING, INC.**  
**STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**Year Ended December 31, 2024**  
(See Accountant's Compilation Report)

CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS

REVENUE, GAINS AND SUPPORT	
Donations	\$ 149,774
Grants	278,860
External tuition & fees	494,896
Investment income	8,328
Other income	1,447
Net realized loss on investments	(3,645)
Net unrealized gain on investments	<u>7,727</u>
TOTAL REVENUE AND SUPPORT	<u>937,387</u>
EXPENSES	
Program services	834,311
Supporting services	
Management and general	99,855
Fundraising	<u>6,434</u>
TOTAL EXPENSES	<u>940,600</u>
INCREASE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	(3,213)
NET ASSETS AT BEGINNING OF YEAR	<u>1,164,884</u>
NET ASSETS AT END OF YEAR	<u>\$ 1,161,671</u>

See accompanying notes to financial statements.

**EXPERIENCE LEARNING, INC.**  
**STATEMENT OF FUNCTIONAL EXPENSES**  
**Year Ended December 31, 2024**  
(See Accountant's Compilation Report)

	Program Service	Supporting Services			Total Expenses
		Fundraising	Management and General	Total Supporting Services	
Salaries, benefits and payroll taxes	\$ 494,553	\$ 4,680	\$ 45,009	\$ 49,689	\$ 544,242
Field costs and project supplies	113,063	-	159	159	113,222
Facilities	75,352	-	10,539	10,539	85,891
Consultants and contractors	36,229	-	13,203	13,203	49,432
Travel and meals	42,507	-	343	343	42,850
Depreciation and amortization	35,614	-	-	-	35,614
Interest expense	9,620	-	25,464	25,464	35,084
Office	16,325	1,031	5,062	6,093	22,418
Advertising	11,048	723	76	799	11,847
	<u>\$ 834,311</u>	<u>\$ 6,434</u>	<u>\$ 99,855</u>	<u>\$ 106,288</u>	<u>\$ 940,600</u>

See accompanying notes to financial statements.

**EXPERIENCE LEARNING, INC.**  
**STATEMENT OF CASH FLOWS**  
**Year Ended December 31, 2024**  
(See Accountant's Compilation Report)

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash received from contributors and grants	\$ 428,632
Cash received from services	508,066
Cash paid to employees	(461,283)
Cash paid to suppliers	(345,111)
Cash paid for benefits and payroll taxes	(64,281)
Interest paid	<u>(22,418)</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u>43,605</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Purchase of property and equipment	(69,119)
Purchase of investments	(146,000)
Proceeds from sale of investments	<u>189,196</u>
<b>NET CASH USED BY INVESTING ACTIVITIES</b>	<u>(25,923)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	
Principal payments on long-term debt	<u>(7,567)</u>
<b>NET CASH USED BY FINANCING ACTIVITIES</b>	<u>(7,567)</u>
<b>NET DECREASE IN CASH</b>	10,115
<b>CASH AT BEGINNING OF YEAR</b>	<u>70,707</u>
<b>CASH AT END OF YEAR</b>	<u>\$ 80,822</u>

**SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:**

Cash paid during the year for:	
Interest	<u>\$ 22,418</u>

See accompanying notes to financial statements.

**EXPERIENCE LEARNING, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

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

**Nature of Activities**

Experience Learning, Inc. (“Experience Learning”) is a nonprofit organization whose mission is to develop effective community members through beyond-the-classroom, outdoor learning opportunities for children and adults. The Organization was founded in 1972 as the Woodlands Institute (later known as The Mountain Institute). Throughout the years, the Organization evolved into the Appalachian Program of The Mountain Institute and in March of 2017, became a separate nonprofit organization. As part of this transformation, Experience Learning also became the owner and steward of the Spruce Knob Mountain Center and Sweetwater Farm.

Experience Learning’s vision and mission are accomplished through three primary programs:

- **Educational Program:** Experience Learning brings students outdoors to experience authentic, hands-on, experiential education, which allows students to learn about themselves, their peers, and their environment.
- **Camping Program:** Experience Learning’s Mountain Stewards summer camp is a week-long expedition-style program with a stewardship focus that provides participants access to wild places, high quality experiential education and meaningful stewardship opportunities.
- **Visitation Program:** Experience Learning provides individuals with the opportunity to spend time on either the Spruce Knob Mountain Center or the Sweetwater Farm campus. Among other things, these locations provide educational opportunities for participants to enjoy healthy streams, natural springs and numerous caves, as well as an opportunity to partake in world-class stargazing.

**Basis of Accounting**

The financial statements of Experience Learning have been prepared on the accrual basis of accounting and, accordingly, reflect all significant receivables, payables, and other liabilities.

**Basis of Presentation**

The Organization reports information regarding its financial position and activities according to two classes of net assets that are based upon the existence or absence of restrictions on use that are placed by its donors: net assets without donor restrictions and net assets with donor restrictions.

Net assets with donor restrictions are resources that are subject to donor-imposed restrictions. Some restrictions are temporary in nature, such as those that are restricted by a donor for use for a particular purpose or in a particular future period. Other restrictions may be perpetual in nature; such as those that are restricted by a donor that the resources be maintained in perpetuity.

The Organization does not maintain any donor restricted net assets.

**Use of Estimates**

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues, gains, and other support and expenses. Actual results could differ from those estimates.

**EXPERIENCE LEARNING, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Investments**

Investments in securities are reported at fair value based on readily determinable market values. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Donated investments are recorded at their fair value at the date of donation.

Purchases and sales of securities are recorded on a trade date basis. Interest income is recorded on the accrual basis. Dividends are recorded on the ex-dividend date. Investment income or loss (including realized and unrealized gains and losses, interest, and dividends) is included in the change in unrestricted net assets unless the income or loss is restricted by donor or law.

**Cash and Cash Equivalents**

The Organization considers highly liquid investments with an original maturity of three months or less, which are neither held for nor restricted by donors for long-term purposes, to be cash equivalents.

**Accounts Receivable**

Accounts receivable are reported at the amount management expects to collect on balances outstanding at year end. The Organization has elected to record bad debts using the direct write-off method. U.S. generally accepted accounting principles require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method. Account balances are written-off after all collection efforts have been exhausted and the potential for recovery is considered remote. All receivables were considered fully collectible as of December 31, 2024.

**Property and Equipment**

The Organization capitalizes all property and equipment at cost if purchased and fair value at date of contribution if donated. Donations of fixed assets are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted support. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies temporarily restricted net assets to unrestricted net assets at that time. If the restrictions expire during the same period as the donation, the Organization reports the contribution as unrestricted. Depreciation is computed using the straight-line method over the estimated useful lives of the depreciable assets.

The costs of additions and betterments are capitalized, and expenditures for repairs and maintenance are expensed in the period incurred. When items of property and equipment are sold or retired, the related costs and accumulated depreciation are removed from the accounts, and any gain or loss is included in income.

**Contributed Services**

Contributions of services are recognized at fair value if the services received require specialized skills, those specialized skills are provided by individuals possessing those skills, and the services would typically need to be purchased if not provided by donation. For the year ended December 31, 2024, the Organization did not receive any services described above.

Experience Learning may from time to time receive services donated by citizens interested in the Organization's projects. The kinds of services provided by citizens generally involve the contribution of time, but do not require a specialized skill. The value of these services is therefore not reflected in the financial statements.

**EXPERIENCE LEARNING, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Public Support**

Experience Learning reports gifts, contributions and grants of cash and other assets as increases in net assets without donor restrictions if the restriction expires in the reporting period in which the contribution is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the Statement of Operations as net assets released from restrictions. Contributions with restrictions that are received and expended in the same year are classified as contributions without donor restrictions.

Unrestricted grants and contributions are reported as revenue and support in the year in which the payments are received and/or unconditional promises are made. Revenue recognized on grants and contributions that have been committed to Experience Learning, but have not been received, is reflected as grants and contributions receivable in the accompanying statement of financial position. Amounts received in advance of incurring expenses under contracts is deferred upon receipt and recorded as deferred revenue on the accompanying statement of financial position. Such amounts are recognized as revenue as expenses are incurred.

**Income Tax Status**

Experience Learning is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to the Organization's tax-exempt purpose is subject to taxation as unrelated business income. The Organization believes that it has appropriate support for any tax positions taken, and as such does not have any uncertain tax positions that are material to the financial statements. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A)(vi) and has been classified as an organization other than a private foundation under Section 509(a)(1).

The Organization's federal exempt organization information return (Form 990) for the years ended 2024, 2023, and 2022 are subject to examination by the Internal Revenue Service, generally for three years after they were filed.

**Functional Allocation of Expenses**

The costs of providing various program and supporting services have been summarized on a functional basis in the statement of activities and in the statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. Supporting expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of the Organization.

**Advertising**

Experience Learning follows a policy of charging the costs of advertising to expense as incurred. Advertising expense was \$11,847 for the year ended December 31, 2024.

**Date of Management's Review**

Management has evaluated subsequent events through November 10, 2025, the date which the financial statements were available to be issued.

**EXPERIENCE LEARNING, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE B – LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS**

The Organization's financial assets available within one year of the statement of financial position date for general expenditure are as follows:

Financial assets:	
Cash and cash equivalents	\$ 80,822
Accounts receivable	24,724
Investments	<u>200,455</u>
Total financial assets available to meet cash needs for general expenditures within one year	<u>\$ 306,001</u>

As part of Experience Learning's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In the event of an unanticipated liquidity need, Experience Learning could also draw upon its unrestricted investments.

**NOTE C – INVESTMENTS**

Investments are presented in the financial statements at fair value. Cost and fair values at December 31, 2024 are summarized as follows:

	Cost	Fair Value
Cash and cash equivalents	\$ 16,784	\$ 16,784
U.S. equities	287,520	33,271
ETFs	101,835	89,837
Fixed income	<u>70,364</u>	<u>60,564</u>
	<u>\$ 476,502</u>	<u>\$ 200,455</u>

The following schedule summarizes the investment return and its classification in the statement of activities as of December 31, 2024:

	Without Donor Restrictions
Interest and dividend income	\$ 8,328
Investment management fees	(4,082)
Net realized loss	(3,645)
Net unrealized GAIN	<u>7,728</u>
	<u>\$ 8,329</u>

**NOTE D – FAIR VALUE MEASUREMENTS**

Fair Value Hierarchy

The fair value accounting standards establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. This hierarchy consists of three broad levels: Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets and have the highest priority, Level 2 inputs consist of observable inputs other than quoted prices for identical assets, and Level 3 inputs have the lowest priority. The Organization uses appropriate valuation techniques based on the available inputs to measure fair value.

**EXPERIENCE LEARNING, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE D – FAIR VALUE MEASUREMENTS (Continued)**

Investments in debt and equity securities are recorded at fair value on a recurring basis. When quoted market prices are unobservable, management uses quotes from independent pricing vendors based on independent pricing models or other model-based valuation techniques such as the present value of future cash flows, adjusted for the security's credit rating and other factors such as credit loss assumptions.

Management believes that the valuations used in its financial statements are reasonable and are appropriately classified in the fair value hierarchy.

Fair values of assets and liabilities measured on a recurring basis at December 31, 2024 are as follows:

	Fair Value	Quoted Prices in Active Markets (Level 1)	Other Observable Inputs (Level 2)	Unobservable Inputs (Level 3)
Investments:				
Cash and cash equivalents	\$ 16,784	\$ 16,784	\$ -	\$ -
U.S. equities	33,271	33,271	-	-
ETFs	89,837	89,837	-	-
Fixed income	60,564	60,564	-	-
	<u>\$ 200,455</u>	<u>\$ 200,455</u>	<u>\$ -</u>	<u>\$ -</u>

**NOTE E – PROPERTY, PLANT AND EQUIPMENT**

Property, plant and equipment at December 31, 2024 consisted of the following:

Buildings	\$ 603,381
Furniture and equipment	238,336
Construction in progress	19,907
Land	<u>1,061,691</u>
	1,923,315
Less: accumulated depreciation	<u>(202,365)</u>
	<u>\$ 1,720,950</u>

Depreciation is computed using the straight-line method based on the estimated useful life of the assets, ranging between five and forty years.

**EXPERIENCE LEARNING, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**December 31, 2024**

**NOTE F – LONG-TERM DEBT**

Promissory note to Pendleton Community Bank with interest at 3.87%, due \$19,619 annually, including interest, until March 2037. Secured by real and personal property. \$ 419,613

Promissory note to Pendleton Community Bank with interest at 6.5%, interest only payments for 24 months, with monthly payments of \$639, including interest, beginning thereafter and continuing for 240 months. Secured by real estate. 84,355

Promissory note to the U.S. Small Business Administration as part of the Economic Injury Disaster Loan (EIDL) program with monthly payments of \$641 beginning July 2021 and interest of 2.75%. Proceeds must be used as working capital to alleviate economic injury caused by the COVID-19 pandemic. Secured by all assets of the Organization. 149,900

Less current portion of long-term debt (22,941)

653,868  
\$ 630,927

Year ending December 31,	
2025	\$ 22,941
2026	25,293
2027	27,075
2028	27,953
2029	30,118
Thereafter	<u>520,488</u>
	<u>\$ 653,868</u>

**NOTE G – REVENUE RECOGNITION – TUITION AND FEES**

The Organization recognizes revenue from tuition and fees in accordance with FASB ASC 958-605, Not-for-Profit Entities—Revenue Recognition, and ASC 606, Revenue from Contracts with Customers. Tuition and fees are derived from providing educational services to students and are recognized as revenue over the period in which the related educational services are provided, typically ratably over the academic term as the services are delivered.

Amounts billed in advance of the academic term are recorded as deferred revenue and recognized as revenue when the educational services are provided. Financial aid, scholarships, and discounts awarded to students are recorded as reductions of tuition and fee revenue. Refunds for withdrawals are provided in accordance with the Organization’s published refund policy and are recognized as reductions of revenue in the period in which the withdrawal occurs.

The Organization does not have significant contract assets or liabilities other than deferred revenue related to tuition and fees collected in advance. There are no significant financing components associated with tuition and fee arrangements, as payment is typically due prior to or at the beginning of the academic term.