

Dear SWC Members,

On behalf of the Board of Directors of the Sausalito Woman's Club Preservation Society (SWCPS), we extend sincere thanks for your support of our mission and charitable activities in 2014-2015.

This year was a very busy year! It was filled with some wonderful fundraisers, major projects were completed and, for the first time in many years the Preservation Society undertook a very thorough examination of our 501c3 charitable activity compliance and requirements for our historic landmark building.

While most club activities usually take a hiatus from June until September, members of the 2014-2015 SWCPS Board worked tirelessly through the end of July — even in the path of hurdles, to ensure they were educated on all the finer points of our history, our corporate bylaws, our charitable activities and our 501c3 compliance requirements.

We look forward to sharing with you what we have learned about our stewardship of this historic building. At the end of July, the Sausalito Woman's Club Preservation Society voted unanimously, after a joint meeting with the SWC Executive Board, to change our tax status to a Publicly Supported Public Charity. This status change will allow more protection for the SWC's historic landmark building in perpetuity. You can expect to be hearing a lot more of the details at the business meetings this upcoming year.

This group of board members rose to all challenges and we went a long way towards fulfilling our mission. In the Chinese tradition, 2014 was the Year of the Horse. Given all we accomplished this past year, we think it's appropriate because SWCPS was a workhorse! Despite the arduous aspects of completing the compliance requirements this upcoming year, there is a sense of renewed energy on the part of this year's Preservation Board that we have advanced our mission of historical education, community involvement and charitable activity compliance for this wonderful Julia Morgan historic landmark building. We have a lot to do in 2015-2016!

Sincerely,

Cynthia Mason, Chair 2014-2015, 2015-2016

SWC Preservation PROJECTS



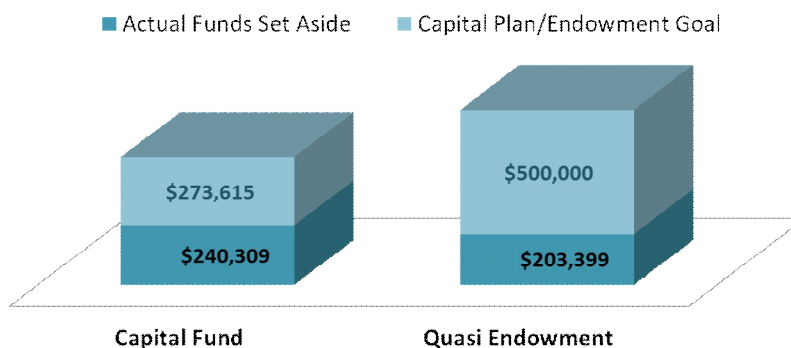
AND THE LIST GOES ON,

The SWCPS oversees two Marin Community Foundation (MCF) funds, each with specific goals. In addition, we have a small operating account at Bank of Marin.

The MCF Capital Fund accrued (set aside) dollars are based on historical costs for anticipated repairs and maintenance estimated for a time when a replacement or repair will be necessary again. There are also repairs that may not be anticipated in this maintenance estimate but this is our best plan of what intelligent supposition dictates we should set aside through the end of our fiscal year.

For 2015, our estimate has been adjusted to reflect the guidelines published by the "Secretary of the Interiors Standards for the Treatment of Historic Properties". For FYE 2015, we have been able to set aside \$240,309 which is **approximately \$33.2k less than** the capital plan estimate of \$273,615 through 6-30-2015.

SWC Preservation Society MCF Fund and Goals
FYE 2015





Sausalito Woman's Club Preservation Society (SWCPS)
Financial Statements

The SWCPS financial statements follow for the period July 1, 2014- June 30, 2015. SWCPS has an operating account at Bank of Marin and two major accounts that are held at the Marin Community Foundation. These MCF accounts are held for the separate purposes described below.

Capital Account – Capital Reserve Funds are primarily for major capital expenditures or substantial deferred preservation projects that have been planned for in our capital budget process. These capital projects begin after a request has been received by the SWC Executive Board.

Quasi-Endowment Account – The Quasi Endowment Fund was established to eventually provide additional funding from earned profits and to provide emergency funds in case of a major disaster to the clubhouse (earthquake or uninsured losses).

If you have any questions about the financials, please feel free to send us an email at swcps94965@gmail.com

STATEMENT OF ACTIVITIES

SWCPS Income	July 1, 2014-June 30, 2015
4000 Fundraiser	
4000.1 Fundraiser Income	
4005.7 Sherry Hour Income	515
4007.6 Harvest Festival	22,183
4007.7 Nueve de Mayo	10,281
Total 4000.1 Fundraiser Income	32,979
4000.2 Fundraising Expense	
40005.7 Sherry Hour Exp	(550)
40006.9 Harvest Festival Exp	(9,626)
40007.3 Black & White Dinner Exp	(69)
40007.5 Nueve de Mayo Exp	(3,717)
Total 4000.2 Fundraising Expense	(13,962)
Total 4000 NET Fundraiser Income	19,017
4005 SWC Dues Allotted	4,214
4010 Unrestricted Donation (Capital Fund)	
4010.1 Birthdays/Anniversary	390
4010.2 Memorial	659
4010.3 Annual Mailing	5,930
4010.8 Other	875
4010.9 Kitchen/Cookie Jar	640
Total 4010 Unrestricted Donation (Capital)	8,494
4020 Restricted Donation (Quasi End Fund)	
4020.5 Annual Fund Drive	3,400
Total 4020 Restricted Donation (Quasi End)	3,400
Total Income	35,124
Gross Profit	35,124

SWCPS Expenses	July 1, 2014-
5003 Project Expenses	
5003.1 SWC-General Repair Maintenance	
50031.6 Other Repair	-800
50032.6 Roof Replacement	33,422
50032.7 Garden Lighting Upgrade	5,803
Total 5003.1 SWC-Repair Maintenance	38,425
5003.9 Condenser Relocation	145
Total 5003 Project Expenses	38,569
6000 Administrative	
5002 Annual Report/ Printing	52
5802 Filing Fees	25
5805 Bank Fees	222
6001 Professional Fees	
60015 Tax	825
60018 Legal	4,167
Total 6001 Professional Fees	4,992
6010 Office Expense	216
6015 Printing & Reproduction	244
6020 Postage	173
6030 Miscellaneous	161
6040 Annual Letter Costs	103
Total 6000 Administrative	6,178
Total Expenses	44,757
Net Operating Income	-9,633
Other Expenses	
5900 Grant Pass Through (MCF)	40,000
Total 5900 Grant Pass Through (MCF)	40,000
Total Other Expenses	40,000
Net Other Income	-40,000
Net Income	-49,633

STATEMENT OF FINANCIAL POSITION

	As of Jun 30, 2015	As of Jun 30, 2014
SWCPS		
ASSETS		
Current Assets		
Bank of Marin	21,714	72,498
Total Bank Accounts	21,714	72,498
Accounts Receivable	2,224	70
Total Accounts Receivable	2,224	70
Other current assets		
1322 Notecard Inventory	550	550
1323 Vendor Deposit	860	0
1324 Apron Inventory	3,268	3,379
1375 Beverage Inventory	896	236
Total Other current assets	5,574	4,164
TOTAL ASSETS	29,512	76,732
LIABILITIES AND EQUITY		
Liabilities		
Accounts Payable		
2000 Accounts Payable	2,079	240
Total Accounts Payable	2,079	240
Other Current Liabilities		
2201 Sales Tax Payable	595	22
Total Current Liabilities	595	22
Total Liabilities	2,674	262
Equity		
3100 Net Assets	70,971	56,686
3300 Maintenance Reserve	3,000	3,000
3400 Contingency Reserve	2,500	2,500
Net Income	-49,633	14,284
Total Equity	26,838	76,471
TOTAL LIABILITIES AND EQUITY	29,512	76,732

STATEMENT OF FINANCIAL POSITION

Marin Community Foundation, Donor Designated Grants	6/30/2015	6/30/2014
ASSETS		
Current Assets		
Other Current Assets		
1320 - SWCPS - Capital Fund	\$205,729	\$165,729
13201 - Capital Contribution	\$40,110	\$37,542
13202 - Cap fund market move	(\$5,529)	(\$4,140)
13203 - Fees		
Total 1320 - SWCPS - Capital Fund	\$240,309	\$199,131
Total Other Current Assets	\$240,309	\$199,131
Total Current Assets	\$240,309	\$199,131
Other Assets		
1420 - MCF Fund (Quasi-Endowment)		
1421 - Capital contribution	\$161,857	\$161,857
1422 - Market move	\$44,967	\$39,365
1423 - Fees	(\$3,425)	(\$2,402)
Total 1420 - MCF Fund (Quasi-Endowment)	\$203,399	\$198,820
Total Other Assets	\$203,399	\$198,820
TOTAL ASSETS	\$443,709	\$397,950
LIABILITIES & EQUITY		
Equity		
3200 - Restricted Bldg Fund Net Assets	\$203,399	\$198,820
3300 - Maintenance Reserve Schedule	\$240,309	\$199,131
Total Equity	\$443,709	\$397,950
TOTAL LIABILITIES & EQUITY	\$443,709	\$397,950

MONTHS OF SUCCESS

NUEVE DE MAYO – May 9th 2015

SWCPS celebrated with a Nueve de Mayo Fundraiser on May 9th. This festive Latin celebration had homemade Mexican fare including a Taco Bar, Enchiladas and Dessert, cocktails and tequila tastings, live music and a few salsa dancing lessons. This fundraiser net \$6,563 for our capital fund account.

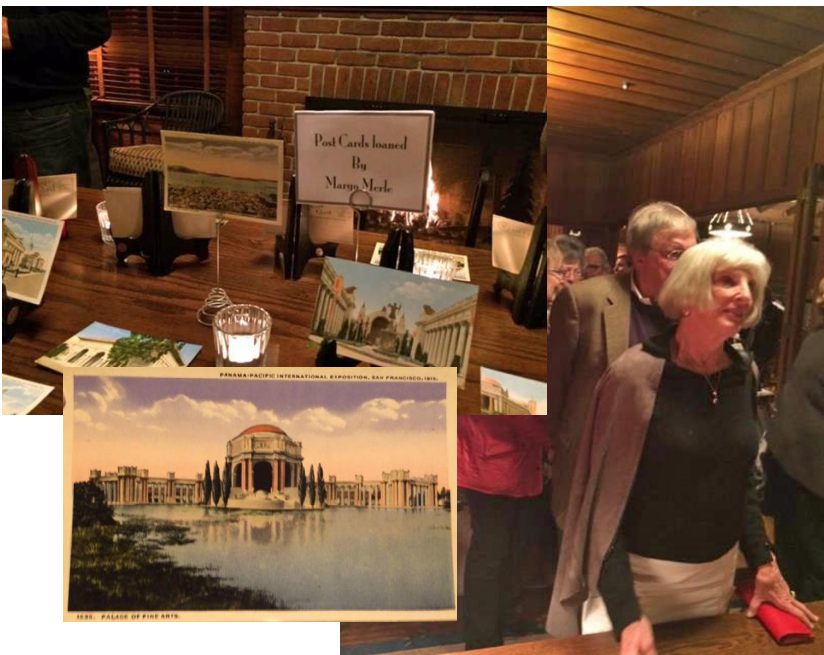
Camara Scremin and Susan Watson, SWCPS Directors and Co-Chairs of this event made it a really fun and memorable evening for all who attended. SWCPS is also very grateful to Sean Saylor from Saylor's of Sausalito,

who was extremely generous to our event in donations, time and spirit!



SWCPS SHERRY HOUR, January 26th 2015 – Laura Ackley, Historian on Panama Pacific International Exposition

On January 26 2015, SWCPS presented historian Laura Ackley who spoke about the Panama Pacific International Exposition. 2015 marks the centennial year of the Panama-Pacific International Exposition, when host city San Francisco emerged from the ashes of earthquake and fire as a center of beauty and progress. Historian Laura A. Ackley's compelling lecture is unparalleled in its breadth of scope and richness of detail, providing social and political context for the fair and offering insight into its legacy today. This event was very well attended by over 150 people in the community and was a free educational event.

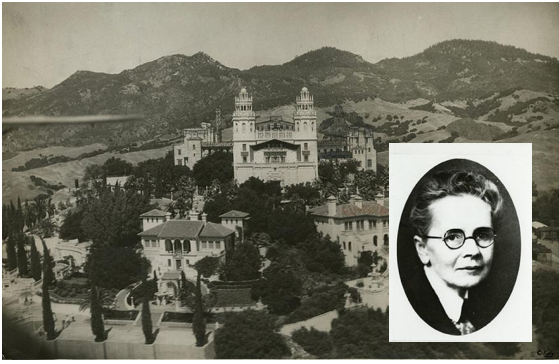




HARVEST FESTIVAL—SEPTEMBER 27th 2014

SWCPS Harvest Festival and Market fundraiser was very well attended on a beautiful day in September. This festival and market was a celebration of our beautiful regional bounty and featured culinary demonstrations from Williams Sonoma - Corte Madera, some of our favorite local California Artists, local artisan Food Purveyors and Vintners, jazz chanteuse Francesca Lee, Caviar Tastings and our own homemade Preservation Pantry items. All this took place on the beautiful Julia Morgan Clubhouse grounds at 120 Central Avenue from 3-7pm. Cynthia Mason was the Chair of this event and the Harvest Festival net \$12,557 for our capital fund account. SWCPS is extremely grateful to the following vendors for their generous time, donations and spirit: WILLIAMS SONOMA-Corte Madera, Madrigal Wines, Roastco Coffee, Amphora Nueva Olive Oil, Verbena Chocolate, California Caviar Company, Bloomingales, Green Jeans Nursery, Jardesca Aperitiva, Drivers Market, etc.





SWCPS Becomes a Publicly Supported Public Charity, August 1st 2015

As of July 27, 2015, SWCPS, after a joint meeting with the SWC Executive Board, voted unanimously to change its tax status to a Publicly Supported Public Charity. This decision came after much research, deliberation and advice from our attorneys Adler and Colvin of San Francisco. To quote our attorney Brigit Kavanagh, "To conform with how Preservation is governed and operated, we strongly advise reclassifying Preservation to the more advantageous tax status of a publicly-supported public charity, while retaining Preservation's charitable purpose of supporting historic preservation of the Club building." SWCPS as a "Publicly Supported Public Charity", has and will continue to have a working relationship that is symbiotic. The SWC is the community of people that

we have relationships with, celebrate with, and embrace traditions with ...while the SWCPS will continue to work hard to provide a wonderful historic home that the SWC can be proud of, where the SWC can meet and commune, and where the public can enjoy the architectural history this Julia Morgan Landmark Building has to offer. SWCPS board members have the challenging responsibility to continually use their best judgment and stay within the charitable guidelines and parameters as stewards to a historic building and as board members of SWCPS. It is a balance that is not always an easy one.

As we have learned this year, and again quoting our attorney, "Historic preservation is ONLY a charitable activity when the activity benefits public interests rather than private interests. Unless there is public access to the Club building for people interested in historic buildings, its preservation is serving the private interests of the Club and the Club members, rather than a public interest. This is known as private benefit and too much private benefit will undermine SWCPS's tax exempt status. These laws have not changed in this regard and are not affected by SWCPS's reclassification request to become a Publicly Supported Public Charity." This coming year, 2015-2016, SWCPS along with the SWC will be addressing the charitable activity guidelines and recommendations we have received such as expanding our charitable activities to include docent tours and historical community education opportunities for our landmark building, and ensuring that the preservation of the historic building is cemented in an agreement between the SWC and SWCPS so it will live on in perpetuity for all the future generations of Sausalito women.

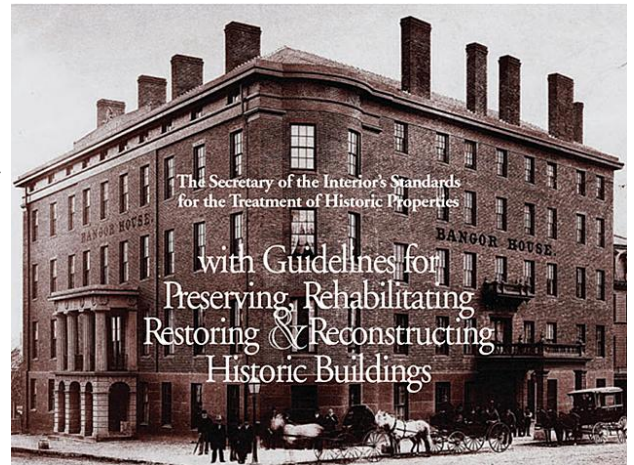
If you have any detailed questions, or would like any of the recordings from our meetings with the attorneys, MCF or the Executive Board meeting on 7/27, please send an email to SWCPS94965@gmail.com and we will provide you with any information you would like.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

SWCPS will be using the Standards and Guidelines for a Preservation, Rehabilitation, Restoration, or Reconstruction Project which are the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment. As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places—buildings, sites, structures, districts, and objects—the Guidelines apply to specific resource types; in this case, buildings.

The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified historic preservation professionals be obtained early in the planning stage of the project. Such professionals may include architects, architectural historians, historians, Historical

engineers, archeologists, and others who have experience in working with historic buildings. The Guidelines pertain to both exterior and interior work on historic buildings of all sizes, materials, and types. Those approaches to work treatments and techniques that are consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties are listed in the "Recommended" column on the left; those which are inconsistent with the Standards are listed in the "Not Recommended" column on the right. One chapter of this book is devoted to each of the four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. Each chapter contains one set of Standards and accompanying Guidelines that are to be used throughout the course of a project. The Standards for the first treatment, Preservation, require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to



meet continuing or new uses while retaining the building's historic character. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. The Reconstruction Standards establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The Guidelines are preceded by a brief historical overview of the primary historic building materials (masonry, wood, and architectural metals) and their diverse uses over time. Next, building features comprised of these materials are discussed, beginning with the exterior, then moving to the interior. Special require-



ments or work that must be done to meet accessibility requirements, health and safety code requirements, or retrofitting to improve energy efficiency are also addressed here. Although usually not part of the overall process of protecting historic buildings, this work must also be assessed for its potential impact on a historic building.

At the recommendation of Adler & Colvin, SWCPS Nonprofit attorneys of record, using these Secretary of Interiors Standards as guidelines will help guide SWCPS in decision making for historic preservation compliance, budgeting and financing for many years to come.

LEGACY SOCIETY Goes to Buck Institute

Instead of our usual Legacy Tea's, The Legacy Society went to the Buck Institute on June 11th 2015 for a wonderful tour of the facilities and lunch.



SWC Legacy Society

Being a member of the Legacy Society is a simple PLEDGE to remember the SWC Community in your planned giving. There is no other information that is asked for! Any amount is welcome and it is never discussed or required to become a member. Whether a SWC member designates a large or small amount, we want those who wish to be part of the Legacy Society to think about what the club has meant to them and to encourage you all to remember the SWC in your estate planning, if you are so inclined. How you choose to designate your pledge funds to the SWC in your estate planning, either to one of the 501c3's or to the club itself, is up to you, your advisors or and or estate planners. So come find out how easy it is... to make a pledge. Thank you Legacy Members for Paying it Forward!! We look forward to many more members in the years to come.

Board of Directors 2014-2015

Cynthia Mason - Chair
 EV Gilbreath - Vice Chair
 Carolyn Merrill - Treasurer
 Camara Scremin – Rec. Secretary
 Christine Butler – Corr. Secretary

Pam Abendroth, Director	Meg Winter, Community Director
Carol Cotton, Director	Michele Benjamin, SWC Pres. Ex-Officio
Phoebe Fielding, Director	Sande McGarry, SWC Treas. Ex-Officio
Susan Gordon, Director	
Elizabeth Nelson, Director	
Susan Watson, Director	

Bylaw Committee:

Phoebe Fielding
 Cynthia Mason
 Susan Watson

By Laws Advisors:

Millie Amis
 Karen Roark
 Arliss Willis

I would like to personally thank Elizabeth Nelson, Phoebe Fielding, Ciji Ware, and Alice May for their support and committee service through SWCPS to help make sure the Legacy tea's happened, that we have had speakers or entertainment, and that the paperwork was always kept up to date for the SWC Legacy Society. Your help was appreciated!

Cynthia Mason, Legacy Chair 2012-2014

Donors 2014-2015

Pamela Abendroth
Frances Alioto
Millie Amis
Cynn Anderson
Jola Anderson
Stephanie Andres
Ann Arnott
Patty Bacon
Shannon Baker
Judy Belding
Michele Benjamin
Myra Berkowitz
Diane Bessell
Anne Bomford
Lucinda Callaway
Julie Carlson
Carol Cotton
Nancy Curran
Mary Henry de Tessian
Mary Ann Dietrich
Lillian Donald
Sherrie M Faber
Paula Fancher
Phoebe Fielding
Jennifer Flynn
Susan Frank c/o Suma Landscaping
Jenny Gaetani
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Holland Gray
Leslie Hail
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Alice Merrill
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Karen Solomon
Mollie Squires
Betsy Stafford
Barbara Sutak
Linda Swanson
Laurene Tandy
Marian Taylor
Nancy Terry
Johanna Vanderمولen
Suzanne Visher
Ciji Ware
Susan Watson
Dana Whitson
Arless Willis
Millie Zinman

Memorials Gifts 2014-2015

Edward Anderson
Martha Hail
Sue Hock
Chris Klink
Carl Krause
Dr. Charna & Jackson Perry
Fredrick Carl Rudnick, Jr.
Bea Seidler
Helen Upham Ewton
Eugenie Waldteufel

Donations can be sent to:
SWCPS, P.O. Box 2488, Sausalito, CA 94966.
Our Federal Tax ID is: 68-0225397



Upcoming Events

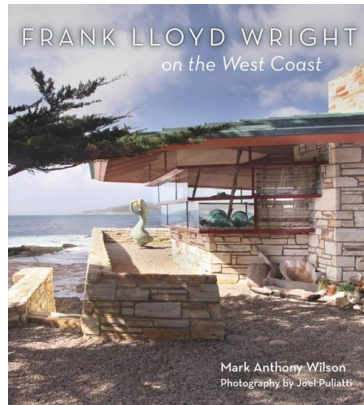
Sherry Hour

October 8th, 2015

Thursday, 7-9pm

Free Event, No Host Bar

SWCPS Sherry Hour presents *Mark Anthony Wilson* who will be discussing his latest body of work, a conversational tour of "Frank Lloyd Wright on the West Coast" with lush photography by Joel Puliatti. Wilson's architectural exploration and discussion about Wright's range of work will take us from the Marin Civic Center in San Rafael to the 1200 square foot Walker House in Carmel. This is Mark's third book lecture here at the SWC. Mr. Wilson has lectured at the SWC on Bernard Maybeck in 2012 and Julia Morgan in 2009. It is always a packed house. Come early!



Let's All Eat Cake

May 1st, 2015

Please note date change

Sunday, 1-5pm

Door Fee to be determined.

SWCPS will be honoring the Property Deed Acquisition by the Sausalito Woman's Club which was April 20th, 1918 with a Champagne and Cake open house garden party. We will be celebrating with many lavish layer cakes and champagne, as a toast to the beginning.

No host bar.

