**Audited Financial Statements** 

June 30, 2015 and 2014

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June 30, 2015 and 2014

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#### **Independent Auditor's Report**

To the Board of Directors United Way of Thurston County Olympia, Washington

#### **Report on the Financial Statements**

We have audited the accompanying financial statements of the United Way of Thurston County ("United Way") (a nonprofit organization), which comprise the statements of financial position as of June 30, 2015 and 2014, and the related statements of activities, 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.

#### Auditor's 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 audit 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 auditor's 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 auditor considers internal control relevant to the United Way'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 United Way'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.

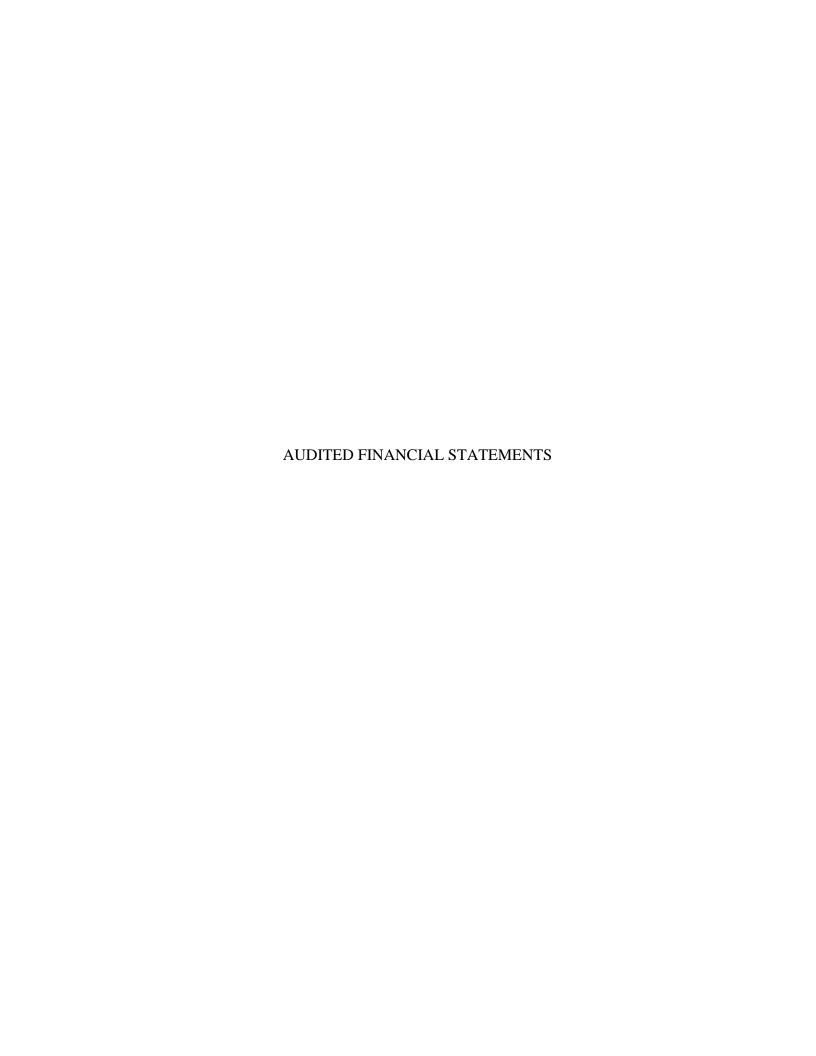
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the United Way of Thurston County as of June 30, 2015 and 2014, 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.

Johnson, Stone & PAGANO, P.S.

October 28, 2015



## STATEMENTS OF FINANCIAL POSITION

June 30, 2015 and 2014

	2015	2014
<u>ASSETS</u>		
Cash and cash equivalents Certificates of deposit Campaign pledges receivable 2014/2015 Campaign, net of allowance of \$65,749	\$ 780,700 332,921	\$ 640,878 332,464
2013/2014 Campaign, net of allowance of \$69,886 Other receivables	397,447 50,938	417,280 85,751
Other assets	2,500	2,599
Property and equipment - net	27,302	37,624
Community Foundation endowments	252,362	249,915
TOTAL ASSETS	\$ 1,844,170	\$ 1,766,511
LIABILITIES AND NET ASSETS		
Accounts payable and accrued expenses Due to designated agencies	\$ 149,773 149,488	\$ 22,728 161,703
Total Liabilities	299,261	184,431
NET ASSETS Unrestricted		
Undesignated	518,352	614,923
Board designated Women's Leadership Council	72,932	66,448
Board designated reserve	150,000	150,000
<b>Total Unrestricted Net Assets</b>	741,284	831,371
Temporarily restricted	768,100	715,184
Permanently restricted	35,525	35,525
<b>Total Net Assets</b>	1,544,909	1,582,080
TOTAL LIABILITIES AND NET ASSETS	\$ 1,844,170	\$ 1,766,511

## STATEMENTS OF ACTIVITIES

Year Ended June 30, 2015

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
REVENUE AND OTHER SUPPORT				
Current Campaign				
Contributions received in current period	\$ 554,551	\$ 398,051		\$ 952,602
Less donor designations	(235,536)			(235,536)
Less provisions for uncollectables	(61,824)			(61,824)
<b>Net Current Campaign Revenues</b>	257,191	398,051		655,242
Old Campaign				
Contributions received in current period	30,796			30,796
Contributions received in prior period				
(released from restrictions)	390,439	(390,439)		
<b>Net Old Campaign Revenues</b>	421,235	(390,439)		30,796
Campaign revenue received for next allocation period		52,546		52,546
<b>Total Contributions</b>	678,426	60,158		738,584
Grants and contracts	243,558			243,558
Special events	151,428	43,180		194,608
Other contributions	60,215			60,215
Service fees	34,594			34,594
Investment income	3,703			3,703
In-kind revenue	96,914			96,914
Rental income	5,400			5,400
Release of temporary restriction on contributions	50,422	(50,422)		
TOTAL REVENUES AND OTHER SUPPORT	1,324,660	52,916		1,377,576

## STATEMENTS OF ACTIVITIES (Continued)

Year Ended June 30, 2015

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
EXPENSES				
Program services				
Gross funds awarded/distributed	\$ 799,563			\$ 799,563
Less donor designations	(235,536)			(235,536)
Net Funds Awarded/Distributed	564,027			564,027
Community Services	363,313			363,313
<b>Total Program Services</b>	927,340			927,340
Supporting services				
Fundraising	205,881			205,881
Organization administration	281,526			281,526
<b>Total Supporting Services</b>	487,407			487,407
Total Expenses	1,414,747			1,414,747
Change in Net Assets	(90,087)	\$ 52,916		(37,171)
Net Assets at Beginning of Year	831,371	715,184	\$ 35,525	1,582,080
NET ASSETS AT END OF YEAR	\$ 741,284	\$ <u>768,100</u>	\$ 35,525	\$ 1,544,909

STATEMENTS OF ACTIVITIES (Continued)

Year Ended June 30, 2014

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
REVENUE AND OTHER SUPPORT				
Current Campaign				
Contributions received in current period	\$ 629,110	\$ 418,925		\$ 1,048,035
Less donor designations	(243,615)			(243,615)
Less provisions for uncollectables	(62,882)			(62,882)
<b>Net Current Campaign Revenues</b>	322,613	418,925		741,538
Old Campaign				
Contributions received in current period	38,561			38,561
Contributions received in prior period				
(released from restrictions)	469,122	(469,122)		
<b>Net Old Campaign Revenues</b>	507,683	(469,122)		38,561
Campaign revenue received for next allocation period		61,489		61,489
<b>Total Contributions</b>	830,296	11,292		841,588
Grants and contracts	112,657			112,657
Special events	168,138	440		168,578
Other contributions	89,387	88,565		177,952
Service fees	24,092			24,092
Investment income	36,255			36,255
In-kind revenue	54,970			54,970
Rental income	2,700			2,700
Release of temporary restriction on contributions	48,941	(48,941)		
TOTAL REVENUES AND OTHER SUPPORT	1,367,436	51,356		1,418,792

## STATEMENTS OF ACTIVITIES (Continued)

Year Ended June 30, 2014

	Unrestricted	Temporarily Restricted	Permanently Restricted	Total
EXPENSES				
Program services				
Gross funds awarded/distributed	\$ 680,170			\$ 680,170
Less donor designations	(243,615)			(243,615)
	(= 10,000)			(= 10,010)
Net Funds Awarded/Distributed	436,555			436,555
Community Services	402,519			402,519
<b>Total Program Services</b>	839,074			839,074
Supporting services				
Fundraising	203,936			203,936
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Organization administration	213,740			213,740
<b>Total Supporting Services</b>	417,676			417,676
Total Expenses	1,256,750			1,256,750
Change in Net Assets	110,686	\$ 51,356		162,042
Net Assets at Beginning of Year	720,685	663,828	\$ 35,525	1,420,038
NET ASSETS AT END OF YEAR	\$ 831,371	\$ 715,184	\$ 35,525	\$ 1,582,080

## STATEMENTS OF FUNCTIONAL EXPENSES

Year Ended June 30, 2015

	Program	Services		Total		
		Community		Organization	Supporting	Combined
	Distributions	Services	Fundraising	Administration	Services	Total
Salaries, payroll tax and benefits		\$ 191,312	\$ 116,323	\$ 185,494	\$ 301,817	\$ 493,129
Professional fees				13,350	13,350	13,350
Meeting and events		58,241	22,459	15,688	38,147	96,388
Office expenses		4,611	2,720	4,343	7,063	11,674
Computer expense		5,280	3,115	4,973	8,088	13,368
Postage and printing		5,032	2,966	4,736	7,702	12,734
Occupancy		22,596	13,329	21,281	34,610	57,206
Insurance		1,267	747	1,193	1,940	3,207
Miscellaneous		7,765	4,580	7,313	11,893	19,658
Advertising		42,622	25,141		25,141	67,763
Contracted services		1,127	664	1,061	1,725	2,852
Marketing		2,336	1,378	2,200	3,578	5,914
Auto expense		3,627	2,139	3,416	5,555	9,182
Supplies		2,659	1,568	2,504	4,072	6,731
Staff and board development		460	271	432	703	1,163
Travel		488	287	459	746	1,234
Membership dues		6,685	3,943	6,296	10,239	16,924
Volunteers		1,217	718	1,147	1,865	3,082
Distributions, net of donor designations	\$ 564,027					564,027
<b>Total Functional Expenses</b>						
before Depreciation	564,027	357,325	202,348	275,886	478,234	1,399,586
Depreciation		5,988	3,533	5,640	9,173	15,161
TOTAL EXPENSES	\$ 564,027	\$ 363,313	\$ 205,881	\$ 281,526	\$ 487,407	\$ 1,414,747

## STATEMENTS OF FUNCTIONAL EXPENSES (Continued)

Year Ended June 30, 2014

	Program	Services Community		Organization	Total Supporting	Combined
	Distributions	Services	Fundraising	Administration	Services	Total
Salaries, payroll tax and benefits		\$ 265,922	\$ 109,874	\$ 155,428	\$ 265,302	\$ 531,224
Professional fees		935		12,065	12,065	13,000
Meeting and events		23,998	37,995	4,276	42,271	66,269
Office expenses		7,124	2,139	3,692	5,831	12,955
Computer expense		4,572	2,083	1,611	3,694	8,266
Postage and printing		3,864	5,942	530	6,472	10,336
Occupancy		22,995	7,879	13,595	21,474	44,469
Insurance		1,772	587	1,014	1,601	3,373
Miscellaneous		8,700	5,663	3,756	9,419	18,119
Advertising		28,017	17,537		17,537	45,554
Contracted services		5,577	1,358	1,747	3,105	8,682
Marketing		815	1,238	137	1,375	2,190
Auto expense		5,470	1,931	291	2,222	7,692
Supplies		2,867	1,559	1,108	2,667	5,534
Staff and board development		2,209	1,325	1,294	2,619	4,828
Travel		2,094	56	97	153	2,247
Membership dues		8,758	3,627	5,915	9,542	18,300
Volunteers		776				776
Loss on disposal of assets				1,760	1,760	1,760
Distributions, net of donor designations	\$ 436,555					436,555
Total Functional Expenses before Depreciation	436,555	396,465	200,793	208,316	409,109	1,242,129
Depreciation		6,054	3,143	5,424	8,567	14,621
TOTAL EXPENSES	\$ 436,555	\$ 402,519	\$ 203,936	\$ 213,740	\$ 417,676	\$ 1,256,750

## STATEMENTS OF CASH FLOWS

Years Ended June 30, 2015 and 2014

		2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from various donors for			
Annual campaign	\$	993,949	\$ 1,142,192
Grants and contracts		278,371	59,396
Special events		194,608	168,578
Other contributions		60,215	177,952
Cash received from			
Investment income		799	10,935
Service fees		34,594	24,092
Rental income		5,400	2,700
Cash payment for			
Allocations and grants		(564,027)	(436,555)
Designated agencies		(247,751)	(269,669)
Employees and suppliers	-	(612,997)	(750,748)
Net Cash Provided by Operating			
Activities		143,161	128,873
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property and equipment	_	(3,339)	(11,602)
Net Increase in Cash and Cash Equivalents		139,822	117,271
Cash and Cash Equivalents at Beginning			
of Year	-	640,878	523,607
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$_	780,700	\$ 640,878

## STATEMENTS OF CASH FLOWS (Continued)

Years Ended June 30, 2015 and 2014

		2015	 2014
RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Changes in net assets	\$	(37,171)	\$ 162,042
Adjustments to reconcile changes in net assets to net cash			
provided by operating activities			
Depreciation		15,161	14,621
Loss on disposal of equipment			1,760
Allowance for uncollectables		72,384	48,615
Realized (gain) loss on investments		(11,859)	2,596
Unrealized (gain) loss on investments		9,412	(25,960)
Contributions of property and equipment		(1,500)	
(Increase) decrease in operating assets			
Certificates of deposit		(457)	(1,956)
Pledges receivable		(52,551)	8,378
Other receivables		34,813	(53,261)
Other assets		99	(99)
Increase (decrease) in operating liabilities			
Accounts payable and accrued expenses		127,045	(1,809)
Due to designated agencies	-	(12,215)	(26,054)
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$	143,161	\$ 128,873

#### NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

## NOTE 1 - NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

#### Nature of Activities

United Way of Thurston County ("United Way") is a nonprofit organization organized under the laws of the state of Washington and is an exempt organization under the Internal Revenue Code, Section 501(c)(3). United Way's mission is to strengthen the community by connecting people and resources to meet identified human needs.

United Way strengthens the lives of people, from children to seniors, through partnerships, programs and community initiatives that deliver tangible results. It focuses its resources on four specific areas of impact:

Helping Kids Succeed Promoting Self-Sufficiency Meeting Basic Needs Supporting Health and Wellness

A summary of United Way's significant accounting policies follows:

#### Basis of Presentation

The financial statements present United Way's financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets.

#### Cash and Cash Equivalents

For purposes of the statements of cash flows, United Way considers all highly liquid debt instruments with original maturities of three months or less to be cash equivalents. Cash and cash equivalents consist of checking, savings and money market accounts.

#### Campaign Pledges and Designations

An annual fundraising campaign is conducted each fall to obtain donations and pledges to fund the subsequent year's operations. Accordingly, a receivable is recorded at year-end for outstanding campaign pledges with an allowance for amounts estimated to be uncollectable. Substantially all of the pledges receivable at June 30, 2015 and 2014 are from corporations and individuals.

Community-wide care donations and pledges are recorded as temporarily restricted revenues in the campaign year and released into unrestricted net assets as time restrictions are satisfied in the subsequent year. Donor designated pledges are accounted for as a liability until disbursed to the designated agency. Those amounts are not accounted for as revenue by United Way but are reported as part of Campaign Results from which the amounts are then deducted to arrive at Campaign Revenue.

Provision for uncollectable pledges is computed based upon a three-year historical average adjusted by management estimates of current economic factors, applied to gross campaign revenue.

#### NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

## NOTE 1 - NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Campaign Pledges and Designations (Continued)

Donor designated pledges are assessed a processing fee based on actual historical costs in accordance with United Way of America membership standards as outlined in their publication titled *United Way of America Implementation Requirements for Membership Standard M (Cost Deduction for Designed Funds)*.

#### **Contributions**

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support, depending on the existence or nature of any donor restrictions. Support that is restricted by the donor (other than donor designated gifts received through the annual campaign) is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily or permanently restricted net assets depending on the nature of the restriction. When a 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 statements of activities as net assets released from restrictions.

#### Community Investment Grants and Donor Choice Designations

Community investment grants to support health and human service programs are determined through a review process by United Way committees composed of board members and community volunteers. Agencies that are awarded funding are notified in the spring of each year and are required to sign a memorandum of understanding.

Donor choice designations to other nonprofit organizations are subject to an administrative fee based on the previous year's functional expense overhead calculation. The administrative fee applied was 25% and 18% for the years ended June 30, 2015 and 2014, respectively. Donations to other United Ways in Washington and designations from major donors are processed at a reduced fee or without fee.

#### Board Designated - Women's Leadership Council

The Women's Leadership Council ("WLC") is a program of United Way of Thurston County organized to help women acquire the life-long skills needed to support themselves and their families. Funds raised by WLC members and their events are available for grants to non-profits serving women and girls in Thurston County. At June 30, 2015 and 2014, \$72,932 and \$66,448, respectively, has been designated for WLC grants and projects.

#### Property and Equipment

Property and equipment purchased in excess of \$500 with a useful life of two or more years are capitalized and stated at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets. Property and equipment consist of computer equipment, office equipment and furniture.

#### NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

## NOTE 1 - NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### **Donated Property and Equipment**

Donations of property and equipment are recorded as contributions at their estimated fair market value at the date of donation. Such donations are reported as increases in unrestricted net assets unless the donor has restricted the donated asset to a significant purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted contributions. Absent donor stipulations regarding how long those donated assets must be maintained, United Way reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. United Way reclassifies temporarily restricted net assets to unrestricted net assets at that time.

#### **Donated Materials**

Donated materials are reflected as contributions at their estimated values at date of receipt. For the years ended June 30, 2015 and 2014, United Way received donated advertising, printing and website design of \$96,914 and \$54,970, respectively.

#### **Donated Services**

No amounts have been reflected in the financial statements for donated services. United Way generally pays for services requiring specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist United Way with allocations, Day of Caring and various committee assignments. United Way receives more than 4,000 volunteer hours per year.

#### Functional Expenses

Expenses are charged to each program based on direct expenditures incurred. Any program expenses not directly chargeable are allocated to programs based on the annual time study method recommended by United Way of America in its publication *United Way of America Functional Expenses and Overhead Reporting Standards (Revised 2003)*.

#### Federal Income Taxes

United Way is a nonprofit organization exempt from income tax under Section 501(c)(3) of the U.S. Internal Revenue Code and is not a private foundation. United Way has unrelated business taxable income as defined by the Internal Revenue Code. There was no income tax expense for the years ended June 30, 2015 and 2014. United Way's information returns for the years prior to June 30, 2012 are closed to examination.

#### Use of 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 these estimates.

#### NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

## NOTE 1 - NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Subsequent Events

United Way has evaluated for subsequent events through October 28, 2015, the date the statements were available to be issued.

#### Concentration of Risk

Accounts maintained at each financial institution are insured by the Federal Deposit Insurance Corporation up to \$250,000. At June 30, 2015, United Way's cash balance at one financial institution exceeded the insurance limit by \$247,482. United Way has not experienced any losses related to these cash balances.

The employee payroll deduction program of the state of Washington comprises approximately 6.5% and 6.2% of annual campaign pledges for the years ended June 30, 2015 and 2014, respectively. For the years ended June 30, 2015 and 2014, three company campaigns had pledges comprising approximately 5% to 12% and 5% to 17%, respectively, of total annual campaign pledges.

#### **NOTE 2 - CERTIFICATES OF DEPOSIT**

Certificates of deposit are valued at cost plus interest earned. The certificates of deposit with various maturities from July 2015 through September 2016 have interest rates ranging from 0.20% to 0.75%.

#### **NOTE 3 - PLEDGES RECEIVABLE**

Pledges receivable consist of unconditional promises to give. All amounts are expected to be received within one year.

#### **NOTE 4 - PROPERTY AND EQUIPMENT**

Property and equipment consist of the following at June 30:

		2014
Equipment and furniture Less accumulated depreciation	\$ 135,922 108,620	\$ 131,083 <u>93,459</u>
Property and Equipment - Net	\$ <u>27,302</u>	\$ <u>37,624</u>

NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

#### NOTE 5 - COMMUNITY FOUNDATION ENDOWMENTS

United Way has established endowment funds with the Community Foundation of South Puget Sound (the "Foundation"). The Foundation shall control the invested assets. Under the agreement with the Foundation, distributions are available to United Way for purposes of acquiring or renovating a capital asset or in the event of unexpected financial need that is not expected to recur. Distributions of investment income, when available, will be made at least annually to the United Way.

The cost and market values of the investments are as follows:

	Cost	Estimated Market <u>Value</u>	Unrealized Gain
Invested Endowment as of June 30, 2015	\$ <u>204,835</u>	\$ <u>252,362</u>	\$ <u>47,527</u>
Invested Endowment as of June 30, 2014	\$ <u>192,977</u>	\$ <u>249,915</u>	\$ <u>56,938</u>
Activity in the Endowment Funds is as follows for the years ended June 30:			
		2015	2014
Balance, beginning of the year		\$ 249,915	\$ 226,551
Net investment earnings		2,447	23,364
Balance, end of year		\$ <u>252,362</u>	\$ <u>249,915</u>

#### NOTE 6 - TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets of \$750,841 will be available for fiscal year 2015 when the time restriction (net campaign pledges received for future periods and grants) is met. Additional temporarily restricted net assets of \$17,259 are available for the Early Learning Program.

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by the donors. Time restrictions (net campaign pledges received for future period and grants with time restrictions) satisfied were \$390,439 and \$469,122 for the years ended June 30, 2015 and 2014, respectively.

#### NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

#### **NOTE 7 - OPERATING LEASES**

#### Office

United Way has a month-to-month lease agreement for an office facility with monthly payments of \$4,512.

#### **Equipment**

United Way has a lease agreement for a copier. The lease is recognized as an operating lease with monthly payments of \$341 through December 2017.

Future minimum lease payments for this copier lease for the years ended June 30 are:

2016	\$ 4,092
2017	2,046
	\$ <u>6,138</u>

Rent expense for these leases for 2015 and 2014 was \$58,272 and \$45,393, respectively.

#### **NOTE 8 - PENSION PLAN**

United Way has established a Simplified Employee Pension Plan available to all permanent employees when certain eligibility requirements are met. The United Way may make discretionary contributions. For the years ended June 30, 2015 and 2014, United Way made contributions to the plan of \$19,330 and \$20,832, respectively.

#### **NOTE 9 - SPECIAL EVENTS**

The United Way sponsors projects which were value-added services to the community. The intention was to have expenses met by the contributions specifically solicited for the project. Special events include the Day of Caring, Straight from the Heart, Power of the Purse and an Annual Luncheon. Revenues and expenses from these projects consist of the following for the years ended June 30:

		2014
Revenue Expenses	\$ 194,608 <u>72,561</u>	\$ 168,578 68,108
	\$ <u>122,047</u>	\$ <u>100,470</u>

NOTES TO FINANCIAL STATEMENTS

June 30, 2015 and 2014

#### NOTE 10 – RELATED PARTY TRANSACTIONS

United Way's executive director is the board president of another nonprofit organization. In January 2014, the United Way entered into an operating lease with this nonprofit organization to sublease one office. The monthly payment is \$450 and the lease expired December 31, 2014, the lease was extended until December 31, 2015 under the same terms. Either party can terminate the lease agreement with 30 days written notice.