



## 2007 Annual Report



*Educate. Experience. Emerge.*



## Letter from our Board President

Dear Friends,

This year has been a time of growth at Tryon Life Community Farm, as we watch the seeds (both literal and figurative) that were planted in the past three years begin to sprout and grow. From creating new, innovative educational partnerships, to installing cutting edge sustainable technology, to transforming plots of invasive species to demonstration permaculture beds, to providing a unique place for thousands of people to reconnect with nature and themselves, TLC Farm is creating a dynamic experience of transforming our culture towards one of community sustainability.

2007 was our first full post-land acquisition year. This was an important distinction for many reasons. As any who have run campaigns know, the energy needed to run a campaign is quite different than the energy needed to sustain an organization. And, as TLC Farm was born in a campaign, we did not have a long-term sustaining organizational foundation to fall back on once the campaign was successful. In 2006, we worked to understand ourselves as an organization in the aftermath of the high-energy, high-profile land acquisition campaign. In 2007, we have honed in on our strengths and are creating a firm foundation for future growth. It's exciting!

Some highlights from 2007 include:

- We received our first major grant, from the Spirit Mountain Community Fund, to employ an education coordinator. We hired Matt Gordon, who brought focus and energy to the education program and increased our capacity to provide quality sustainability education to youth in the Portland region.
- We hosted a two week residential Earth Activist Training, taught by permaculture experts Starhawk & Charles Williams. At the end of the course, all twenty students received Permaculture Design Certification.
- We began the "Friends of the Farm" program to recognize and celebrate our committed donors.
- We launched a new campaign, ReCode Portland, to identify and change regulatory barriers to sustainability, beginning a statewide campaign to legalize the reuse of greywater in the state of Oregon.
- We partnered with the Shining Star Waldorf School to open the first bio-immersion kindergarten in the nation.

We are still in the growth process, and we continue to build our infrastructure and organizational capacity to allow for ever more education and participation. With your support, we look forward to continued blossoming!

In community,

Brenna Bell, Esq.

The fabric of our natural environmental and social communities have been ruptured by our increasingly industrial and isolated culture. Few positive examples of a wholly different approach to sustainable urban living are as economically and geographically accessible as TLC Farm. Seamlessly interweaving education, agriculture, public gathering spaces, and sustainable building practices, TLC Farm deviates from the traditional model of urban development to provide a wholistic approach to ecological and social integration.

*“So often in today's world we perceive things in their separate compartments. TLC Farm allows these artificial boundaries to melt away. Teaching lessons about biology cannot be extricated from planting seeds or removing blackberries. Friendships are intermingled with co-worker relationships. It's all jumbled up into a delicious stew.”*

Matt Gordon, Education Coordinator

## Education

### ***Hands-on Sustainability Education Program***

The Hands-on Sustainability program (HOS program), the student field trip program at Tryon Life Community Farm (TLC Farm), is thriving. TLC Farm hosted 103 field trips in 2007, providing an estimated 2,558 learning hours. Participants, ranging from pre-school to college, were led in farm tours and a variety of interactive sustainable-living programs. These include ecological gardening and food activities (e.g. “healthy soil,” “food system,” and garden tasks such as seeding, harvesting, transplanting, composting, and weeding), cob building projects (a natural building technique) such as cob benches and sculptures, habitat restoration (invasive plant removal), medicinal plant activities (identifying and labeling plants), environmental arts & crafts projects, and more. In addition, some groups were given forest ecology and watershed health lessons in the adjacent Tryon Creek State Park.



Six groups attended multiple or ongoing field trips at the farm. These were the Boys and Girls Aid's Pettygrove and Youth Support (at-risk teen support groups), Pacific Crest Community School (a democratically run high school), a Cedarwood School third grade class, the Portland Environmental Engagement Program (PEEPS), and a mixed 3-5th grade class from Trillium Charter School.

Other groups came for one-time visits, including students from: the Native American Youth Association, Rowe Middle School, Riverdale High School, Portland State University, Portland Community College, Lewis & Clark College, Friends of the Children, the Milwaukie Adventure Club, Bryant Elementary, and many more.

TLC Farm also carried out capacity-building projects for the HOS program, including:



- *creating a medicinal plant curriculum (including a color booklet and plant signs on the land), which is available both on our website and as a laminated compilation to use while visiting the farm.*
- *updating and revising much of the curriculum and compiling an activity packet,*
- *hosting a curriculum-sharing event with other farm & garden education programs in the region, and*
- *creating training materials and orientations for volunteer educators.*

The HOS program also piloted a summer Farm Day Camp for 8–11 year-olds during four days in July. Twelve kids spent five hours per day learning about the rhythms and chores of farm life, and gaining a sense of place in the ecology of Portland.

*“On the first day I got to TLC Farm we were all greeted and put to work on exciting action-packed jobs, like cutting down blackberry plants and shoveling manure for the garden. We did jobs like this for weeks until we received our reward: an entire garden packed with fruits and vegetables and behind it a vast field free of invasive blackberries”*

Kai (16), weekly education participant

Seventeen volunteers assisted in leading field trip activities, including participants from Lewis & Clark College, Reed College, Portland State University, and elsewhere. In total they gave 324 hours of volunteer service over the year. In addition, the HOS program hosted three interns who gave a total of ~240 hours to revising curricula, developing the medicinal plant curriculum, assisting with Farm Camp, and more.



Priorities for the coming year include infrastructure development, developing stronger relationships with groups that return for multiple visits (for example, Pacific Crest Community School will come weekly for a spring gardening class), and increasing relationships with local public schools (conversations are already started with Jackson Middle School and Markham Elementary). Overall, the HOS program has had a year of vibrant growth.

*"I truly appreciate being able to just get out of the 'in school' mode, where my classes are in the classroom and my desk is under fluorescent lights. I love seeing students smiling, with shovels in their hands. The small community we've built with this class is special and refreshing. We're here because we chose to get involved in something different, and we learn so much together by simply doing."*

Jordia Blumenstein, teacher at Pacific Crest Community School

### ***Mother Earth Kindergarten***

In September, 2007, Tryon Life Community Farm became the classroom for the first outdoor Waldorf kindergarten in the United States! As a part of the Shining Star Waldorf School, the Mother Earth Kindergarten provided a bio-immersion program for 15 four to six years olds. These sturdy youngsters spend almost their entire time outside - exploring the farm and the forest, sharing stories and learning through direct experience with the environment.



### ***Internships***

Seven interns immersed themselves in TLC Farm during 2007, staying for one week to ten weeks. Interns came from a variety of backgrounds, with three from the Audubon Expeditions Institute, a few who found TLC Farm through Willing Workers on Organic Farms (WWOOF), and a few from friends that encouraged them to come to the farm.

Interns participated in a wide variety of projects, from curriculum development and teaching, to extensive gardening and animal husbandry, to fundraising development, to building projects. Both TLC Farm and the interns benefitted from the exchange of experience and energy.

### ***Educational Land Signs***

Through the City of Portland's Received Bureau of Environmental Services Community Watershed Grant, TLC Farm received a \$3,500 grant to construct three large educational land signs.

This interactive education land tour project will educate the thousands of visitors who visit TLC Farm annually about three main themes:

- realities of increasing environmental degradation and decreasing resources in the Tryon Creek watershed and beyond;
- practical approaches to urban sustainability and watershed restoration demonstrated at TLC Farm; and
- information and resources to apply these techniques in visitors' own homes and neighborhoods.

The land tour will include three large information kiosks (with seven educational signs) in locations around the property providing educational resources about the key projects and programs at TLC Farm. Many of the signs will include holders for take-home educational brochures. Construction has begun on the kiosks, as well as artistic design of the informational signs.

### ***Community Service Projects***



TLC Farm hosted volunteer service projects for over 200 participants, with groups including Nike, Portland State University, Audubon Expedition Institute, Riverdale High School, Gilkey Middle School, Lewis & Clark College, and Northwest Service Academy Americorps. These volunteers assisted in the removal of invasive species and habitat restoration and in the organic garden.

### ***Community Workshops***

In 2007, TLC Farm hosted 25 community workshops on a wide variety of sustainability-related topics, including a two week intensive and several weekend-long workshops. Workshops included:

- Earth Activist Training (EAT): a two-week residential permaculture design certification course
- Willow Basketry
- Chicken tractor building
- Fermentation & Wild foods (2-day workshop)
- Mentoring culture of sustainability (2-day workshop)
- Bird language
- Tree Planting & Guilds
- Weeding for Soil Fertility





- Regenerative design & nature awareness
- Needle Felting
- Knitting
- Homemade Kombucha
- Homemade Honeywine
- Homemade Kefir
- Earthen Plaster (3-day workshop)
- Rhythm & Drum class
- Primitive Pottery (3-day workshop)
- Medicinal Herbs (2-day workshop)
- Plants, Herbs, and Bonsai

## **Demonstration Land Projects**

### ***Food production***

TLC Farm volunteers transformed approximately 15,375 square feet (over a third of an acre!) from invasive blackberries into food forests and organic gardens. Food forests are multi-level perennial food production systems that mimic the production of a natural ecosystem. TLC Farm now has two young demonstration food forests.

Our organic gardens suffered a bit from the unseasonably cold and wet summer, so production was lower than hoped for. However, many new beds were created and mulched which lays a foundation for great gardens in the future.

### ***Watershed Restoration***

To better direct, manage and store storm water we dug and shaped bioswales and planted native plants, fruit trees and herbs, in three different areas of TLC Farm.

### ***Composting Toilets***

After completing the naturally built two stall outhouse, TLC Farm installed Portland's first public composting toilets! Along with increasing TLC Farm's ability to host visitors and classes, the toilets are a new educational tool, inspiring a PSU Master's Thesis on sustainable approaches to managing human waste and discussions about sewage and composting with field trips that visit the farm.



## ***Animal Husbandry***

TLC Farm is one of the only urban farms in the Portland area to have a dairy goat herd. Our Nubian goats provide city dwellers a rare opportunity to visit with and learn about traditional farm animals. The herd expanded with the birth of six baby goats in 2007, who dazzled farm visitors with their adorable antics. We had three milking does, and sold 90 gallons of raw goat milk from TLC Farm. The goats also helped with invasive species removal, by browsing down fields of blackberries.



## **Forum**

### ***Partnerships and Advocacy***

An essential function of TLC Farm's role in the grassroots sustainability movement in Portland is making this place available as a catalyst for linking groups and organizations in the context of a holistic relationship with the earth. We've done so in a wide variety of ways: by making this unique place available for events to many different kinds of organizations, who then build relationships with each other; by specifically creating our own events that bring diverse communities and organizations together; and by developing ongoing partnerships of many kinds.

For example, new and ongoing partnerships in 2007 include: SERA Architects, Shining Star Waldorf School, Trackers NW, City Repair, Architects Without Borders, Architects For Humanity, Ancestral Lifeways Community, Portland Permaculture Guild, Coalition for a Livable Future, Center for a Sustainable Today, Salmon Nation, Sunroot Gardens, Cedar Moon, and more!

### ***ReCode Portland***

TLC Farm launched ReCode Portland, a regional campaign to identify and remove barriers to sustainable building and land use. The ReCode campaign was inspired by TLC Farm's strategic planning process, in which we observed that many of the practical approaches to sustainability that we want to engage in are not currently legal, such as irrigating with bath & shower water, or building with earthen materials.

*“TLC Farm is a sanctuary for the human condition, as part of nature and spirit. A part of Portland, TLC Farm is a place of new thinking and awareness. I feel free to learn these new ways and this special place encourages me to grow into a healthier person, nurtured by a strong community.”*

Bernhard Bach, TLC Farm volunteer



# Financial Statements: 2007

STATEMENT OF ACTIVITIES		STATEMENT OF FINANCIAL POSITION		
<b>INCOME</b>	<b>2007</b>	<b>ASSETS</b>	<b>12/31 /06</b>	<b>12/31 /07</b>
Individual/small bus. contribs	15,596	Cash in bank	45,512	12,027
Canvassing donations	440	Cash in PayPal	1,702	509
Friends of Farm reg. contribs	3,968			225
Gifts in kind – auction items	3,830	Accounts receivable	930	6,258
Corporate contributions	343	Inventories for auction	2,490	3,808
Foundation/trust grants	17,544	Prepaid expenses	175	3,763
Program service fees	14,425	Funds held in trust by others		187
Non-inventory sales - gross	2,287	Land - operating	584,936	584,936
Special events– non-gift	3,527	Furniture, fixtures, & equip	505	3,557
Special events– gift	215	Accum. deprec. - leasehold land	(2,954)	(5,908)
Misc revenue	2,143	Accum deprec - furn, fix, equip		(285)
<b>TOTAL INCOME</b>	<b>64,318</b>	<b>TOTAL ASSETS</b>	<b>633,296</b>	<b>609,077</b>
<b>EXPENSES</b>		<b>LIABILITIES</b>		
Salaries & wages - other	10,161	Accounts payable	462	1,339
Employee benefits	87	Accrued payroll taxes	-	170
Payroll taxes, etc.	904	Accrued expenses - other	-	1,050
Accounting fees	227	Payroll tax withholdings payable	-	201
Bank service and related fees	455	Deferred grant revenue	20,000	2,456
Temporary help - contract	156	payable	15,500	15,500
Professional fees - other	295	Short-term liabilities - other	40,000	25,000
Supplies	4,955	Mortgages payable	235,671	232,564
Donated materials (in-kind)	2,512	Long-term liabilities - other	35,570	35,993
Telephone & telecoms	654	<b>TOTAL LIABILITIES</b>	<b>347,203</b>	<b>314,273</b>
Postage & shipping	572	<b>NET ASSETS</b>		
Printing & copying	1,389	Net assets	67,847	286,093
Books, subscriptions, refs	40	Current Earnings	218,246	8,711
Rent, parking, other occup.	2,100			
Utilities	5	<b>TOTAL NET ASSETS</b>	<b>286,093</b>	<b>294,804</b>
Mortgage interest	21,223	<b>LIABILITIES &amp; NET ASSETS</b>	<b>633,296</b>	<b>609,077</b>
Equipment rental & maint.	302			
Interest- general	1,473			
Insurance - non-employee	4,586			
Organizational (corp) expenses	150			
Travel	123			
Deprec & amort- allowable	3,239			
<b>TOTAL EXPENSES</b>	<b>55,607</b>			
<b>INCOME / (LOSS)</b>	<b>8,711</b>			

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

## ***Notes:***

This place belongs to the earth; this project belongs to you. Some of us work daily with TLC Farm as an organization so that the broader sustainability movement – that's you! – can more easily engage the work and play of learning to become respectful allies with all our relations, starting right here.

An important part of that is giving you full and useful financial information. These notes include a qualitative summary of our situation, to complement the full financial data which allow you to explore the numbers for yourselves. We feel that you should be in the position of an "owner" -- a responsible party -- able to make your choices around what you put energy in, with good information. Enjoy!

## **Summary**

This project has always been expensive: dollars go to pay exceptionally high land costs, and volunteer time runs the programs and administration. The miraculous acquisition (that many of you were part of) demonstrated a hope-filled reality: by working together, we created a more sustainable land use strategy that raised money equivalent to destructive development pricing. At the same time, that success depended on a great peak of energy and investment.

Now, after our second year since the acquisition, we are able to assess our progress at becoming economically sustainable month to month, without a sharp crisis to motivate everyone. You may want to check the numbers for yourselves, below.

## **The good news:**

First, it's incredible how much is accomplished in this place with so little money. For \$3k to \$4k per month total basic operating expenses, this project is a very strong value. Think of it!

Secondly, our income exceeded our operating expenses, including interest (net \$8,711). That means that we're kept afloat by our education programs, hosted gatherings, arts immersion events, Friends of the Farm regular contributors, and other donors. (And, of course, we rely on the hundreds of thousands of dollars of volunteer time so many people put in.) Thanks so much to all of you! This demonstrates that we're a going concern, and the economic ecology of our work can succeed in the long term.

In particular, program service fees (in which people pay a sliding scale for educational services, use of the land as a forum for events, or the like) almost equaled individual donations, which were only slightly less than grant income. This demonstrates that we have a broad base of support with diversified income. Moreover, as you'll see from our donor list, the number of donors is large: many people have a stake in this place and project.

A brief notes about our cash-in-bank: at the end of 2006 we had just received funds for a \$20k program grant from Spirit Mountain Community Fund. At the end of 2007 we had a significant number of checks we hadn't deposited yet (Accounts

Receivable). So, in practice, our available unrestricted cash-in-bank has consistently remained between \$15k and \$30k, depending on the time of year and when we pay back short-term bridge loans. But more about that below!

### **The bad news:**

Unfortunately, we still have major debts left from the acquisition that have to be paid off soon: at the end of 2007, \$25,000 in bridge loans, due as soon as possible; and about \$50,000 in non-mortgage loans that start becoming due this year (\$25,000 in 2008, \$14,500 in 2009). That's obviously a lot less than we raised for the acquisition, but without that pressure of immediate crisis it's harder to motivate donors to give. Moreover, it means that excess funds we bring in over our immediate operating needs are absorbed by paying off loans. (Comparing financial positions, note the cash-in-bank reduced by decreasing the short-term liabilities.) This makes it difficult to invest in more infrastructural development of programs and facilities.

### **Conclusion:**

TLC Farm has transitioned from the crisis period of the acquisition into a stable financial foundation for growth. At the same time, as of the end of 2007 much of our energy beyond running programs went to fundraising to finalize bridge loan repayment from the acquisition. (TLC Farm launched a long-term fundraising strategy in late 2007 which has, so far, seen significant progress in this area in 2008. But that's for next year's report!)

### **Policy notes**

- Our books are kept on a slightly modified accrual basis: this means that some small items (<\$250) are recorded as we receive or pay for them, but all major income and expenses (grants, insurance, interest, payroll, etc.) are realized when they are actually earned (revenue) or become due (expense).
- On that topic, a note about how grants (and other restricted contributions) are accounted for. For many years, the standard official accounting approach was to account restricted revenues as deferred revenues, and recognize income only when the restriction is lifted (ie. when monies are spent on specific activities). This makes most sense from a management perspective, since generally the grant income and expenses are tied to each other: you wouldn't have one without the other. However, in the mid 90's the rules for formal reports were changed to require that restricted contributions be recognized when they're received, and booked as restricted assets. (The reasons for this are not very relevant to our needs, and the result is that the "matching principle" of accrual accounting is broken unless you report in a complicated manner that involves multiple columns for "unrestricted", "temporarily restricted", and "permanently restricted" income, or the like.) The "management-style" reports above are generated according to the former procedure, and therefore differ from more formal statements (such as the 990 federal tax return).

- Otherwise, in general, we follow accepted accounting practices regarding amortization and depreciation, making necessary estimates, and the like.
- In the Statement of Position, there are important nuances regarding our accounting of the land value (and therefore net assets).
  - ① The vast majority of our liabilities -- mortgage and other loans -- went to pay part of the market value of the land at acquisition. After acquisition, use of the land was legally constrained by a variety of contracts that ensure that it must be used for sustainable purposes -- eg. no big subdivisions, which would otherwise be the "highest and best use". In the standard model appraisal system, that means that the land's market value is now far less: TLC Farm's interest is estimated at just \$195,325.
  - ① However, standard accounting practices require that fixed assets be booked according to "historical costs", rather than present appraised value. Historical costs include the money actually paid to acquire the property, as well acquisition-related costs (closing costs, etc.). This value is much higher: for TLC Farm's interest in the land, the \$584,936 recorded under Assets.
  - ① Normally, the "historical costs" approach undervalues existing fixed assets. In this case, it overvalues them. Therefore, it's important to recognize that our liabilities significantly exceed (to the tune of \$100k) our net assets at market value, rather than book value.



## Donors:

### *\$1000 and above*

Spirit Mountain Community Fund  
City of Portland Bureau of Environmental Services  
Carolyn Loch  
Darrilyn Gallagher  
Gavin White  
Michael Dexter  
Rex & Deanna Bell

### *\$500-999*

Ilsa Perse  
Mountain Measurement Inc.  
Harriet Fasenfest  
Howard G Franklin

### *\$100-499*

Merle and Steven Sanders  
Bruce L Schafer  
Rachel Byron Law  
Alice Ellis Gaut  
Ann Goldstein  
Richard and Julia Ferreira  
Pat O'Shea  
Brent Foster  
Jan Fenton  
Nancy Murray  
Kathleen M. Dougherty  
Wynn Tegyn  
Gary Davis  
Courtney Dillard  
Neil Jones

Deanne Hulden  
Lu Beck  
Louise Kimball Johnston  
Justin A. Bell  
Chris Horn  
Fred M Harwin  
Eileen Hickey  
Marcia and Jan Baisch  
Jodyne Holloway  
Carol and John Kellogg  
Teresa Keane  
Taggart G Siggel  
Libbie Schrader  
Gary Davis  
G Kinersly  
MaryAnne Joyce  
LRS Architects  
Donnette Sand  
Norman Dibble  
Nancy Pitney  
Clifford Newell  
Julie Bevan  
Alfred Thieme  
Jacqueline McGrath  
Robin Ady  
Joan & Norman O'Bannon  
Barbara Dudley  
John and Margaret DeLacy  
Jerome A De Graaff  
Shanti Revotskie  
Shaun & Luz Hedmann  
Nat and Sally Jaeggli  
B C Biberdorf

Phyllis Goldstein  
Susan Triplett  
Dennis & Cynthia Wiancko  
Gilbert and Laurie Meigs  
Steven Redman  
Beth & Dan Welton Miller  
Nancy Fraser  
Lois Duvall

### *Up to \$99*

Rita Keating  
J. Scott McClain  
Ashley Howell  
Jennifer C Darling  
Jason Spees  
Robin Christian  
Mariana Worden  
Patrick McCool  
Ryan Brown  
Emil Kmetovic  
Juanita Kiff  
Amanda Kopchinski  
Jessica Larson  
Jesse Geisheker  
Bertita Compere  
Tony Rodriguez  
Jessica Raynor  
Zach Madrid  
G. Chapman  
Kirsten Comandich  
Megan Ford  
Nye Walker  
Lowell Grimby

*Up to \$99, cont.*

Trevor Poulsen  
Maralena Murphy  
Lisa Silverman  
Lindsey Ross  
Wilma McNulty  
Judith O'Neill  
Rory Bowman  
Paula Wallers  
Kate Weltner  
Judith Lienhard  
Kirsten Cutts  
M J McLean  
Steve and Lynn Hanrahan  
Sarah Hausman  
Margaret A. Holland  
Barbara Miller  
Robin and Bjarne Holm  
Mike House  
Michelle Mathis  
Kathleen Keller Jones  
Van and Nancy Killian  
Isaac Hudson  
Robert McCarthy  
Diane Mattox  
Erik M Tonkin

Jordan Epstein  
Ann Clark  
Stephanie Burchfield  
Tyler Robinson  
Philip Richman  
Lyn Berkley  
Sean Conlon  
Jennifer C Darling  
Lidwien & Habib Rahman  
Bernadette Price  
Bruce Richards  
Cody & Bobbi Digirolano  
Barbara Buckingham-Hayes  
Andrea Gough  
Gail Toien  
Michael Corey Chan  
Matthew Gordon  
Susanna Romas  
Sheryl and Luke Grimm  
John & Susan Turner  
Kathleen Walsh  
Mike Zotter  
Claude Washburn  
Ruth Welton

Rob and Mary Platt  
Ronald and Peggy Marson  
John Leppink  
David and Kay Pollack  
Elaine Prause  
Kristi Kenney  
Noelle Studer  
Grace Lee-Park  
Kay Slick  
Amanda Fritz  
Jeff Clark  
John B Dowry  
Suzanne Gwynn  
Loraine Arnold  
Ron Ennis  
Charles D. Bolton  
Dan Saltzman  
Jeff Maag  
Michael Becker  
Nancy Harger  
Patricia Bates  
LJ Schwartz  
Edward & Anne Dobson  
Alison Samter  
Tomas Wildenborg



*Thanks!*