



Annual report

# 2018

Foundation for Science and Liberal Arts

**Domus Dorpatensis**

# Table of contents

<b>Preface</b>	<b>2</b>
<b>The year in numbers</b>	<b>5</b>
<b>Organisation</b>	<b>6</b>
Management	6
Structure	7
Development	8
<b>DD business activities</b>	<b>10</b>
<b>DD Academy</b>	<b>12</b>
Structure and management	12
Headquarters	13
Development team	13
Support team	13
Expansion team	13
Programmes	14
Estonian programme	15
English programme	16
<b>DD StratLab</b>	<b>17</b>
Customers	17
Team	18
<b>Changemakers Summit</b>	<b>19</b>
<b>Other societal activities</b>	<b>20</b>
International cooperation	20
Participation in networks	21



## Preface

When we started to talk about the “Open Society” **five years ago**, Donald Trump had not yet been elected president of the United States, the Brexit referendum had not yet taken place and there was no right-wing party taking responsibility in the Estonian government. Although things were peaceful, we just felt that something important was missing - a strong basis.

The basic understanding of our activities today is that those extremist and populist initiatives are not gathering popularity around the world due to their own abilities but due to the **weak foundations of liberal democracy**. To be more exact, the world has been changing faster in the last 40-50 years than the foundations of

liberal democracy could adapt and be explained to people. Television, internet, social media, global economy, environmental crises etc have changed the context in which Western democracies have functioned so far. In this new context, a new way has to be found how to defend the same values just as well as before.

Funny enough, none of this has changed anything fundamentally for us in those five years. **We are still solving the same problem**, but we are step-by-step getting better at it. The world has come to understand more and more how necessary are our (type of) activities. When speaking to Italians, Germans or Americans about the DD Academy programme, they are inviting us to their countries and think that such a kind of programme should have been offered even earlier. We can only agree and therefore make an effort to reach also their countries with the DD Academy programme as quickly as possible.

The year 2018 has been crucial for us. **The speed of change in our organisation has grown**. We are preparing at full speed to expand. “Full speed” is of course a relative term. We could have been active in Latvia already for several years without difficulty if we had lowered our quality standards and had just wanted to expand quickly. But we would like to expand *properly* - so that if we are already going somewhere, we would be there to stay. That is why we are aiming at opening our first programme abroad only in the season 2020/21.

This season we have launched a second DD Academy programme in Tartu which takes place in English and runs simultaneously to the Estonian programme, now in its fourth season. The new programme is special because of its international participants: students from as far as Nigeria, Malaysia or Great Britain, who bring with them their own culture, religion, understanding of governing, and much more. This makes it possible for us to adapt our programme to our future global group of participants.

Among other **important developments** we can mention the renovation of our house facade, the successful launch of our new service called DD StratLab and the

launch of the DD Academy “headquarters”. You will find more on this in the following chapters.

Today Domus is in a good state. We have a group of good people around us who dare to take responsibility for the fulfilling of our mission. We have a strong financial basis, having a well-operating and neat house. The “driving engine” of DD Academy is almost ready for take-off and the first programmes are actually working. In each area of our organisation, also problems and needs for development arise, but we are confident and are **looking full of hope towards the future**. That in itself is already quite something in today’s world.

*Martin A. Noorkõiv*

*CEO of Domus Dorpatensis*

# The year in numbers

**50** students started the DD Academy programme

volunteers in different DD teams

**18**

**7** persons employed (consolidated to full-time)

total revenue

**221 379**

**194 024** income of business activities

orders of DD StratLab services

**15**

**8** DD StratLab projects finished

# Organisation

DD as an organisation is in quite a good state - we have a management board with long-term experience, qualified team/division leaders and a council with a wide-ranging background. In addition, we have professional staff and exceptionally highly motivated volunteers.

## Management

The **management board and the division leaders** are in charge of the everyday management of DD. All important positions are staffed with experienced and well qualified people.



**Martin A. Noorkõiv**

*Chairman of the board  
CEO*



**Vilve Pukson**

*Board member  
Treasurer and  
business manager*



**Uta Kührt**

*Board member  
Office manager*



**Heiki Tamm**

*Board member  
Administration  
manager*



**Toomas Tuul**

*Manager of DD  
Academy*



**Reelika Alunurm**

*Manager of DD  
StratLab*



**Marleen Kirsipuu**

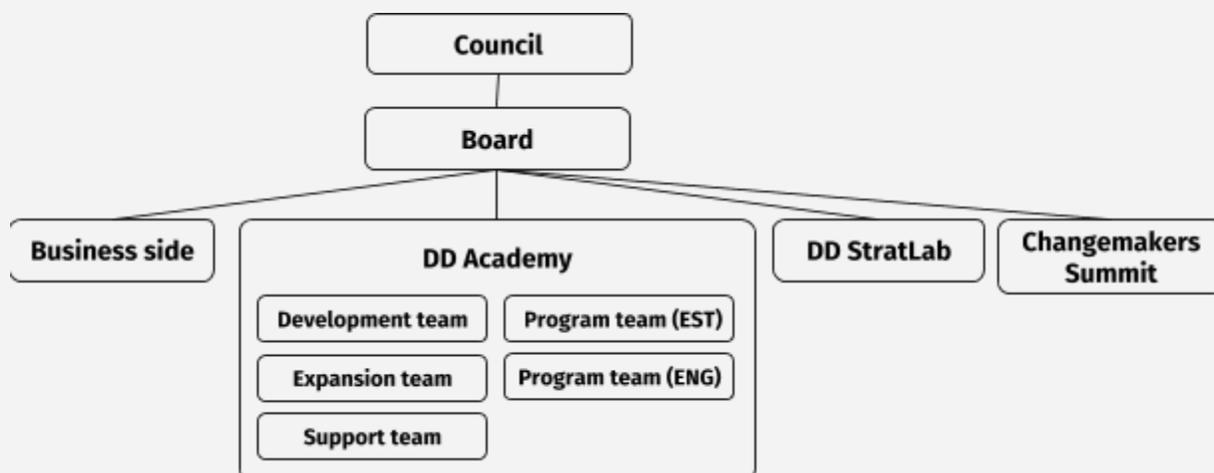
*Manager of  
Changemakers  
Summit*

The highest decision-making body of DD is the **council**. In 2018 the council members were: Kristiina Tõnnisson (chairman), Birte Schellmann, Pirkko Valge, Verni Loodmaa, Maie Kiisel, Age Toomla, Piret Talur and Mariann Raisma.

The **founders** of DD are Prof. Dr. Axel/ Alexander Anton von Rücker, Jenik Radon and Nils Hollberg.

## Structure

The activities of DD are very diverse, this applies to the business activities as well as to the societal activities.



## Development

In the following, we will point out some of the most important developments in the organisation in general.

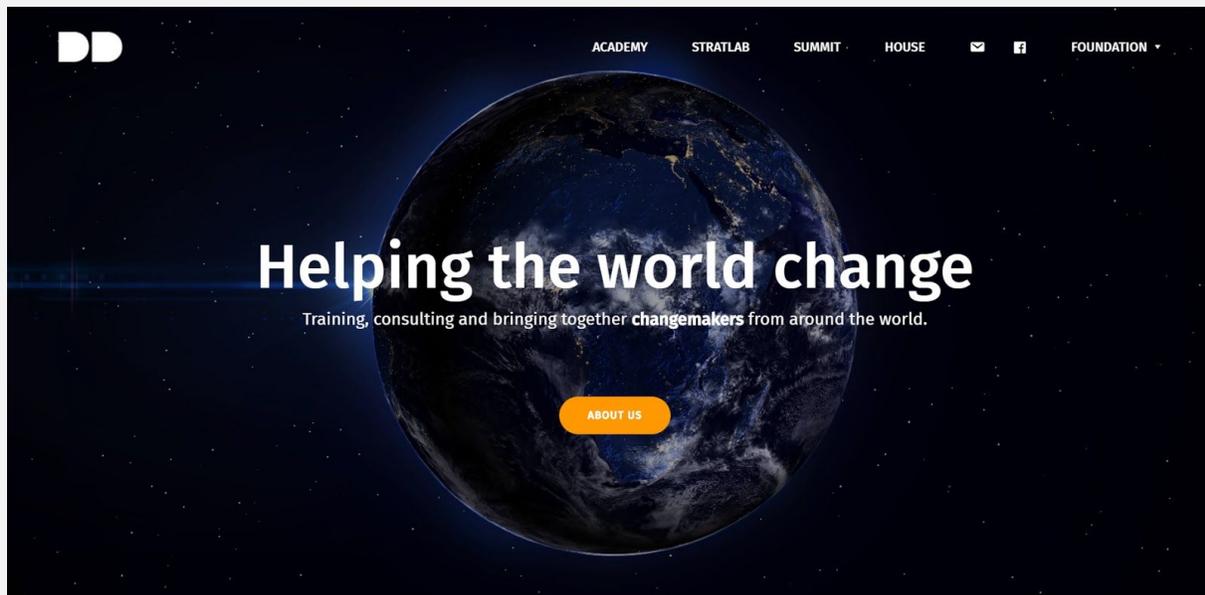
### Renovation of the house facade



The renovation plans that had been on hold for years could finally be implemented and the outside appearance of the entire house is now presentable again. In order to implement the renovation, we took a loan from the SEB bank. The National Heritage Board awarded our renovated house in the section of Well restored Monuments.

## New websites

Another thing that has been on hold for years is the update of the DD homepage. This year, the update has been accomplished and the new look of our homepage can be found at <https://domusdorpatensis.org>. For now, the website is only in English, but versions in other languages are to follow. This website is meant to give an overview of the entire foundation's activities, with a focus on our societal mission and its fulfillment.



The present website [www.dorpatensis.ee](http://www.dorpatensis.ee) will also get an update and will then be focussing on the guest apartments and seminar rooms.

## More volunteers

With the quick developments in the DD Academy and the organising of the Changemakers Summit conference, the number of DD volunteers has rapidly grown. In the season 2018/19 we have 26 volunteers who fulfill altogether 34 different roles (as several people fulfill multiple roles at a time).

# DD business activities

The year 2018 turned out to be rather successful despite the growing competition in Tartu's accommodation sector. Compared to 2017 our turnover of accommodation services grew by 9% and reached our best level so far - around the same level as in 2015.

The income from seminar rooms' rent has declined by 15% compared to last year. The turnover of the hotel business as well as the room rent has been affected by the renovation of the house facade which lasted three months (April to July). During this time the house was surrounded by scaffolds and the windows were covered with protective foil which caused discontent with many customers. The very warm summer also played its part - in the rooms it was very hot and the windows could not be opened. Despite all this we managed to raise the overall turnover.

The turnover of accommodation services, rent of rooms and organising seminars in 2018 was in total 185 219 euros. Additionally there were the incomes from DDA participation fees (Changemakers Summit and the DDA first weekend session out of town) with 5373 euros and the income from StratLab services with 3430 euros. In total our income was 194 024 euros which is 6% more than in 2017.

The average occupancy of our guest apartments in 2018 was 53% which is the lowest level in the last five years. An important reason is probably the higher number of accommodation businesses and the larger choice of different accommodation types in Tartu. Despite the lower occupancy the turnover has risen which shows that we had less long-term customers and we have given less price discounts. 43% of our guests were from Estonia, 57% from other countries, among them most were from Finland, Germany, Latvia and Russia.

In the booking.com portal our guest apartments continue to have a very good rating (9,4/10). The guests are most satisfied with our staff and the cleanliness of the rooms. Also the breakfast offered to our guests in the hotel Lydia has received a lot of positive feedback.

The turnover of the first three months of 2019 is 3% lower than last year. New tenants in DDHUB have led to a decline in the income of business spaces rent; also, our customers have ordered less coffee breaks from us. The income from the accommodation services has stayed on last year's level.

We continue to look for new advertising possibilities. In 2018 we again organised several information events for Tartu University and other universities, travel agencies and culture institutions. We got advice from a group of DD Academy participants who use the design thinking to find new solutions to problems. They made some good proposals to expand our marketing activities and to fix some shortcomings. In 2019 we will continue this cooperation. We plan to make new, high-quality photographs of our apartments and seminar rooms, and also to make our rooms more comfortable and modern. Some apartments will be renewed and we will replace some of the amortized kitchen appliances.

# DD Academy

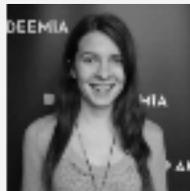
In the season 2018/19 DD's main societal activity has gone through a fairly big structural development during which the number of functional teams has doubled, a separate DD Academy leadership team has been formed and the volume of all activities has grown. Also this year, the general management of the DD Academy has been given over from Martin A. Noorkõiv to Toomas Tuul.

## Structure and management

The DD Academy consists of two main parts: the headquarters and the programmes. All activities are coordinated by the DD Academy leadership team:



**Toomas Tuul**  
*CEO*



**Kaisa Jõgeva**  
*Development*



**Uta Kührt**  
*Finances*



**Kärt Lehis**  
*Expansion*



**Martin A.  
Noorkõiv**  
*Marketing*

# Headquarters

The headquarters is what we call all those parts of DD Academy that make the seasons' programmes possible. The headquarter is made up of the leadership team, the development team, the expansion team and the support team.

## Development team

This team makes sure that our programme does not deteriorate, but instead evolves constantly. In the season 2018/19 we were working in two directions: 1) bringing all components of the programme to a standard level (chapters in the intranet Agora, slides and instructions for the facilitators, taking into consideration the expansion to abroad); 2) development projects (this season the team checked the basics of the course "Developing yourself"; they developed the module of "communication skills" and explored options for replacing the strengths test). Team members are: Kaisa Jõgeva (leader), Heidi Maiberg, Hanna Britt Soots, Marleen Kirsipuu, Martin A. Noorkõiv, Keit Mõisavaid (until end of 2018).

## Support team

In 2018/19 this team has focused on the creation of a preparation programme for the facilitators. Just as the main programme, also this programme consists of a [web-based part](#) and of meetings. Team members are: Margot Möller, Hristo Neiland and Martin A. Noorkõiv.

## Expansion team

In 2018 the expansion team did not exist yet, but in the spring of 2019 this team was created. Kärt Lehis is the leader of this team in 2019/20 and they will prepare the expansion to Latvia.

# Programmes

The most important development in 2018/19 is undoubtedly the opening of our second program (in English). This opening went rather successfully. This first time we could not fulfill the aim of the maximum number of participants (35), but we had already taken this into account before.

A special feature of this season is the new challenges system, where the participants have to complete 9 stimulating self-conquering tasks (such as a speech in front of strangers, advising an organisation, making a plan for life), in addition to the chapters and the weekend sessions.

	<b>2015/16 season</b>	<b>2016/17 season</b>	<b>2017/18 season</b>	<b>2018/19 season</b>
<b>Number of candidates</b>	34	54	54 (60)	<b>52 (EST) 15 (ENG)</b>
<b>Number of accepted participants</b>	26	34	35	<b>32 (EST) 18 (ENG)</b>
<b>Number of dropouts</b>	9	4	9	<b>8 (EST) 3 (ENG)</b>

## Estonian programme



There were 52 candidates to the Estonian programme, of whom 32 were accepted into the programme. Some of the students who applied to the Estonian programme were transferred to the English programme, because there were less applications than we had hoped for. Most of those candidates had also shown interest themselves for the English programme when applying.

The dropout rate has been high, but it was in the same range like in the first and the third season. Maybe the second season is just an exception with its low number of dropouts. In general, the participants have made up a good group and judging from the feedback they are also very satisfied with the programme this season. The team members of the Estonian programme were: Kärt Lehis (team leader), Uku Kangur, Hans Vellama, Richard Annilo and Christo Alliksoo.

## English programme



At first, we had 15 candidates for the English programme, but as some of the candidates for the Estonian programme also were interested in the English programme, we finally accepted 18 participants. Three of those dropped out during the season. We consider this number to be a quite good result.

Also this group has worked very well together and after the first completed year of the English programme we can say that the programme suits well also for young people from other cultures. The only difference we noticed so far from our analysis is the fact that the participants in the English programme tend to be late a lot more than the participants in the Estonian programme.

The team members of the English programme are: Toomas Tuul (leader), Liis Vaino, Hendrik Eerikson, Eveliina Ots and Ann-Marii Vilik.

# DD StratLab

In the autumn of 2018, we started a new service called DD StratLab. We offer trainings, moderation, presentations and consultations to organisations with a social mission. This new service has turned out to be unexpectedly successful. At the moment of writing this report (April 2019), we have finished 19 projects and received orders in value of 19 923 euros in total. Of this sum, 2 518 euros will be used to finance DD Academy.

As the majority of the DD StratLab team are at the same time also volunteers in DD, our first goal has been to provide them with some **extra income**. This has worked out nicely. At the moment (April 2019), as we have 10 projects at once in progress and we notice small signs of work overload, but as we have produced a lot of necessary new methods, processes, systems and tools for the first time, we can assume that in the next season we can handle the projects already a lot easier.

For the future, we hope to achieve also our second goal - to finance the DD Academy programmes in full scale.

## Customers



A bit surprisingly, around 60% of all orders have come from the public sector, not the NGO sector as we had expected. On the other hand, this makes sense - the public sector simply has better financial possibilities. 34% of the orders so far were from the NGO sector and only 6% from the business sector. As far as the latter is concerned, we had actually planned not to dive into the business sector at all - those two customers were rather a positive surprise than the result of planned customer acquisition.

Most of our customers were **very satisfied with our service** and have also given us according feedback (some even publicly). With some cases we were not quite satisfied ourselves, but none of the customers has given us negative feedback.

## Team

Our team consists for the most part of DD long-time volunteers. 7 of them are also volunteers in DD Academy (one of those is also Changemakers Summit volunteer), one is a former DD volunteer and one is from outside DD.



The team members are: Reelika Alunurm (leader), Angela Ader, Heidi Maiberg, Kaisa Jõgeva, Martin A. Noorkõiv, Toomas Tuul, Kärt Lehis, Marleen Kirsipuu and Hanna Britt Soots.

# Changemakers Summit

In 2018, the Changemakers Summit (Maailmamuutjate Kool) took place for the ninth time. The event lasted three days and consisted of speeches, trainings and smaller workshops. Also there were activities for networking and for socializing, so that the young changemakers could get to know each other. More than 150 young changemakers participated in the conference.

In 2019, the Estonian “Maailmamuutjate Kool” will become Changemakers Summit in English, so that also the participants of our English DDA programme, foreign students studying in Tartu and in the future also foreign participants arriving especially for the conference could take part. A special feature of this year’s conference will be mostly speakers from abroad and two sub-programmes for specific target groups: the sub-programme for NGO leaders (which is conducted by the DD StratLab team) and the sub-programme for starting changemakers (which is conducted by the DD Academy team).



Also the Changemakers Summit has now a new (and its very own) homepage: <https://changemakerssummit.org/>

The team members of the Changemakers Summit are: Marleen Kirsipuu (leader), Merili Arjakas, Tauri Hindre, Laura Ruusmann, Anneli Rääbis, Sigrit Alunurm and Hans Vellama.

# Other societal activities

During its existence DD has created many different cooperations and has participated in several networks. We continue our activities in this direction also now while the the focus of our social activities is on the DD Academy.

## International cooperation

Already for six years, DD cooperates with two project partners from abroad whose goals and activities are similar to DD's. This cooperation continued in 2018 and will be developed further on this year.

### Training programme „Bridge it!“

The „Bridge it!“ programme's content is similar to that of DD Academy, but it is organised on an international level. Bridge it! is an empowerment programme for young people at the age between 18 and 28 years old coming from Estonia, Latvia, Lithuania, and the North-West of Russia. It connects people and raises their interest in the Baltic region.

The programme is based on non-formal educational methods stimulating the participants to develop critical thinking, diversity awareness and giving them impulses for civic involvement and a space for trying out own initiatives.

The programme is organised jointly by organisations from Latvia (Orbīta), Estonia (Domus Dorpatensis), Russia (Немецко-Русский обмен) and Germany (Theodor Heuss Kolleg).

After several years of making this programme, the organisers felt that the programme needs restructuring. For this purpose, in summer of 2018 a seminar took place in Domus Dorpatensis, where the programme's organisers and alumni from different countries discussed the future of the programme.

## Deutschbaltische Studienstiftung / Deutsch-Baltisches Jugendwerk

Deutschbaltische Studienstiftung unites young people from the Baltic states, Germany and Russia at its seminars. The seminars are about different topics that touch upon the Baltic and the Baltic German legacy as well as relevant questions of today. Those seminars take place in Estonia, Latvia and Germany. In Estonia, the partner in this programme is DD who organises a four-day-long seminar with the help of volunteers who are interested in German language and culture. The cooperation between DD and Studienstiftung is now already in its sixth year.

The main working language at the seminar is German, only few presentations are in English. The seminar programme consists of speeches, discussions, group work and a varied cultural programme, during which also a Baltic German ball evening takes place every year.

In 2018 the topic of the seminar was cultural history: “Beside each other and with each other - Baltic German cultural history and its mutual influences”. More information about the seminar can be found here:

<https://studienstiftung.deutsch-balten.de/index.php/veranstaltungen/2018/sps-tartu-2018>

The seminar for 2019 is planned for October and this year’s topic will be Baltic music history.

## Participation in networks

DD is a member of the following networks: Network of Estonian Non-profit Organisations, network OLE ROHKEM (different Tartu students organisations), Network of Social Enterprises, Estonian Roundtable for Development Cooperation and the Coalition of Civic Education. DD’s CEO, Martin A. Noorkõiv has been elected for the second term into the council of the Network of Estonian Non-profit Organisations and is the council’s chairman.

**NB! Tegemist on koostamisel oleva aruande koondvaatega.**

## **ANNUAL REPORT**

**beginning of financial year:** 01.01.2018

**end of the financial year:** 31.12.2018

**business name:** Teaduse ja Kultuuri Sihtasutus Domus Dorpatensis

**register code:** 90007342

**street, building, apartment, farm:** Raekoja plats 1

**city:** Tartu linn

**rural municipality:** Tartu linn

**county:** Tartu maakond

**postal code:** 51003

**telephone:** +372 7331345

**fax:** +372 7331340

**e-mail address:** dorpatensis@dorpatensis.ee

**web address:** www.dorpatensis.ee

## Table of contents

<b>The annual accounts</b>	<b>3</b>
<b>Statement of financial position</b>	<b>3</b>
<b>Statement of revenues and expenses</b>	<b>4</b>
<b>Statement of cash flows</b>	<b>5</b>
<b>Statement of changes in net assets</b>	<b>6</b>
<b>Notes</b>	<b>7</b>
<b>Note 1 Accounting policies</b>	<b>7</b>
<b>Note 2 Cash and cash equivalents</b>	<b>8</b>
<b>Note 3 Receivables and prepayments</b>	<b>8</b>
<b>Note 4 Tax prepayments and liabilities</b>	<b>8</b>
<b>Note 5 Shares of subsidiaries</b>	<b>9</b>
<b>Note 6 Investment property</b>	<b>9</b>
<b>Note 7 Property, plant and equipment</b>	<b>10</b>
<b>Note 8 Loan commitments</b>	<b>11</b>
<b>Note 9 Payables and prepayments</b>	<b>11</b>
<b>Note 10 Grants with special terms</b>	<b>12</b>
<b>Note 11 Grants and donations</b>	<b>12</b>
<b>Note 12 Business income</b>	<b>13</b>
<b>Note 13 Direct expenses of projects financed by grants and donations</b>	<b>13</b>
<b>Note 14 Miscellaneous operating expenses</b>	<b>14</b>
<b>Note 15 Labor expense</b>	<b>14</b>
<b>Note 16 Related parties</b>	<b>14</b>
<b>Signatures</b>	<b>16</b>

## The annual accounts

### Statement of financial position

(In Euros)

	31.12.2018	31.12.2017	Note
Assets			
Current assets			
Cash and cash equivalents	23 167	65 136	2
Receivables and prepayments	7 798	4 871	3,4
<b>Total current assets</b>	<b>30 965</b>	<b>70 007</b>	
Non-current assets			
Financial investments	5 199	5 000	5
Investment property	487 584	428 879	6
Property, plant and equipment	414 814	340 597	7
<b>Total non-current assets</b>	<b>907 597</b>	<b>774 476</b>	
<b>Total assets</b>	<b>938 562</b>	<b>844 483</b>	
Liabilities and net assets			
Liabilities			
Current liabilities			
Loan liabilities	10 090	10 166	8
Payables and prepayments	16 407	13 386	9
Grants with special terms	0	2 513	10
<b>Total current liabilities</b>	<b>26 497</b>	<b>26 065</b>	
Non-current liabilities			
Loan liabilities	84 402	0	8
<b>Total non-current liabilities</b>	<b>84 402</b>	<b>0</b>	
<b>Total liabilities</b>	<b>110 899</b>	<b>26 065</b>	
Net assets			
Foundation/Issued capital	199 404	199 404	
Accumulated surpluses (deficits) from previous periods	619 014	599 678	
Surplus (deficit) for the period	9 245	19 336	
<b>Total net assets</b>	<b>827 663</b>	<b>818 418</b>	
<b>Total liabilities and net assets</b>	<b>938 562</b>	<b>844 483</b>	

## Statement of revenues and expenses

(In Euros)

	2018	2017	Note
Revenue			
Grants and donations	27 355	15 907	11
Business income	194 024	182 766	12
Other income	0	40	
<b>Total revenue</b>	<b>221 379</b>	<b>198 713</b>	
Expenses			
Direct cost of projects financed by grants for special purposes	-16 071	-10 326	13
Grants and donations	-690	-890	
Other operating expense	-83 689	-68 763	14
Employee expense	-102 772	-92 020	15
Depreciation and impairment loss (reversal)	-7 812	-7 812	6,7
Other expenses	0	-19	
<b>Total expenses</b>	<b>-211 034</b>	<b>-179 830</b>	
<b>Surplus (deficit) from operating activities</b>	<b>10 345</b>	<b>18 883</b>	
Gain (loss) from financial investments	199	540	5
Interest expenses	-1 303	-96	
Other financial income and expense	4	9	
<b>Net surplus (deficit) for the period</b>	<b>9 245</b>	<b>19 336</b>	

## Statement of cash flows

(In Euros)

	2018	2017	Note
Cash flows from operating activities			
Surplus (deficit) from operating activities	10 345	18 883	
Adjustments			
Depreciation and impairment loss (reversal)	7 812	7 812	6,7
<b>Total adjustments</b>	<b>7 812</b>	<b>7 812</b>	
Adjustments for operating receivables and prepayments	-2 927	487	
Adjustments for operating liabilities and prepayments	508	-950	
Interest received	3	9	
<b>Total cash flows from operating activities</b>	<b>15 741</b>	<b>26 241</b>	
Cash flows from investing activities			
Purchase of property, plant and equipment and intangible assets	-140 734	-17 601	6,7
<b>Total cash flows from investing activities</b>	<b>-140 734</b>	<b>-17 601</b>	
Cash flows from financing activities			
Loans received	100 000	0	8
Repayments of loans received	-15 673	-12 135	8
Interest paid	-1 303	-96	
<b>Total cash flows from financing activities</b>	<b>83 024</b>	<b>-12 231</b>	
<b>Total cash flows</b>	<b>-41 969</b>	<b>-3 591</b>	
Cash and cash equivalents at beginning of period	65 136	68 727	2
<b>Change in cash and cash equivalents</b>	<b>-41 969</b>	<b>-3 591</b>	
Cash and cash equivalents at end of period	23 167	65 136	

## Statement of changes in net assets

(In Euros)

			<b>Total net assets</b>
	Foundation/Issued capital	Accumulated surpluses deficits from previous period	
<b>31.12.2016</b>	199 404	599 678	799 082
Net surplus (deficit) for the period		19 336	19 336
<b>31.12.2017</b>	199 404	619 014	818 418
Net surplus (deficit) for the period		9 245	9 245
<b>31.12.2018</b>	199 404	628 259	827 663

## Notes

### Note 1 Accounting policies

#### General information

SA Domus Dorpatensis 2018. aasta raamatupidamise aastaaruanne on koostatud kooskõlas Eesti finantsaruandluse standardiga (EFS). EFS põhinõuded on kehtestatud Eesti Vabariigi raamatupidamise seaduses, mida täiendavad Raamatupidamise Toimkonna poolt välja antud juhendid.

SA Domus Dorpatensis kasutab tulude ja kulude aruande koostamisel Eesti Vabariigi Raamatupidamise Toimkonna Juhendis nr.14 toodud skeemi. Raamatupidamise aastaaruande koostamise aluseks on SA Domus Dorpatensis raamatupidamisregistrites kirjendatud majandusaasta majandustehingud.

SA Domus Dorpatensis arvestus- ja esitusvaluutaks on euro.

#### Cash and cash equivalents

Raha ja selle ekvivalentidena on kajastatud kassas olevat sularaha, nõudmiseni hoiuseid pankades, rahaturufondi osakuid ning tähtajalisi hoiuseid tähtajaga kuni 3 kuud. Raha ja selle ekvivalentid on bilansis hinnatud õiglasel väärtuses, mis baseerub bilansipäeva ametlikel valuutakurssidel.

#### Shares of subsidiaries and associates

Tütarettevõtteks on loetud ettevõtet, mille üle emaettevõttel on kontroll. Tütarettevõtte on emaettevõtte kontrolli all olev, kui emaettevõtte omab kas otseselt või kaudselt üle 50% tütarettevõtte hääleõiguslikest aktsiatest või osadest või on muul moel võimeline kontrollima tütarettevõtte tegevus- ja finantspoliitikat.

Investeeringud tütarettevõtetesse on SA Domus Dorpatensis bilansis kajastatud kapitaliosaluse meetodil (RTJ 11 § 61 p c). Selle meetodi kohaselt on võetud investeering algselt arvele tema soetusmaksumuses ning korrigeeritud järgmistel perioodidel investori osaluse muutustega investeeringuobjekti omakapitalis .

#### Receivables and prepayments

Nõuetena ostjate vastu on kajastatud ettevõtte tavapärase äritegevuse käigus tekkinud lühiajalisi nõudeid. Nõuded ostjate vastu, samuti kõik muud nõuded, on kajastatud korrigeeritud soetusmaksumuses (so soetusväärtus, millest on maha arvatud nõude laekumise ebatõenäolisusest tingitud allahindlus ning laenude põhiosa tagasimaksed) või soetusmaksumus.

#### Investment property

Kinnisvarainvesteeringuna on kajastatud kinnisvaraobjekte, mida sihtasutus hoiab renditulute teenimise eesmärgil ja mida ei kasutata enda majandustegevuses. Kinnisvarainvesteering on arvele võetud soetusmaksumuses, mis sisaldab ka kõiki soetamisega seotud tehingutasusid. Edasi kajastatakse kinnisvarainvesteeringut analoogselt materiaalse põhivaraga jääkmaksumuses.

#### Plant, property and equipment and intangible assets

Materiaalseks põhivaraks on sihtasutuse enda majandustegevuses kasutatavad varad kasuliku tööeaga üle ühe aasta ja maksumusega alates 1000 eurot. Varad, mille kasulik tööiga on üle 1 aasta, kuid mille soetusmaksumus on alla 1000 euro, on kajastatud kuni kasutusele võtmiseni väheväärtusliku inventarina (varudes) ja kantud vara kasutuselevõtmise hetkel kulusse. Kuludesse kantud väheväärtuslike inventaride üle on peetud arvestust bilansiväliselt.

Jooksvad hooldus- ja remondikulud on kajastatud kasumiaruandes.

Materiaalne põhivara kajastub bilansis jääkmaksumuses.

Maad ei amortiseerita.

Vara amortiseeritakse alates kasutuselevõtmise kuust.

**Minimal acquisition cost** 1000 eurot

#### Grants and donations

Saadud sihtfinantseerimine on kajastatud tuluna proportsionaalselt möödunud ajaga, mille jooksul täideti antud sihtfinantseerimisega seotud tingimusi. Järgmise perioodi arvatav tulu sihtfinantseerimisest on bilansi koostamisel eraldatud bilansis lühiajalise kohustuse kirjele „Sihtfinantseerimine“.

**Revenue recognition**

Tulu kaupade ja teenuste müügist on kajastatud siis, kui kõik olulised omandiga seotud riskid ja hüved on läinud üle ostjale, müügitulu ja tehinguga seotud kulu on usaldusväärselt määratav, tehingust saadava tasu laekumine on tõenäoline.

**Note 2 Cash and cash equivalents**

(In Euros)

	31.12.2018	31.12.2017
Kassa	1 414	1 130
Pangakomtod	21 753	64 006
<b>Total cash and cash equivalents</b>	<b>23 167</b>	<b>65 136</b>

**Note 3 Receivables and prepayments**

(In Euros)

	31.12.2018	Within 12 months	Note
Accounts receivable	7 298	7 298	
Accounts receivables	7 298	7 298	
Tax prepayments and receivables	500	500	4
<b>Total receivables and prepayments</b>	<b>7 798</b>	<b>7 798</b>	
	31.12.2017	Within 12 months	Note
Accounts receivable	4 371	4 371	
Accounts receivables	4 371	4 371	
Tax prepayments and receivables	500	500	4
<b>Total receivables and prepayments</b>	<b>4 871</b>	<b>4 871</b>	

**Note 4 Tax prepayments and liabilities**

(In Euros)

	31.12.2018		31.12.2017	
	Tax prepayments	Tax liabilities	Tax prepayments	Tax liabilities
Value added tax	0	1 039	0	1 118
Personal income tax	0	1 327	0	1 152
Social tax	0	2 931	0	2 186
Contributions to mandatory funded pension	0	153	0	137
Unemployment insurance tax	0	190	0	169
Prepayment account balance	500		500	
<b>Total tax prepayments and liabilities</b>	<b>500</b>	<b>5 640</b>	<b>500</b>	<b>4 762</b>

## Note 5 Shares of subsidiaries

(In Euros)

Shares of subsidiaries, general information					
Subsidiary's registry code	Name of subsidiary	Country of incorporation	Principal activity	Ownership interest (%)	
				31.12.2017	31.12.2018
10694601	RR Kinnisvaraarenduse OÜ	Estonia	68201	100	100

Shares of subsidiaries, detailed information:			
Name of subsidiary	31.12.2017	Profit (loss) by equity method	31.12.2018
RR Kinnisvaraarenduse OÜ	5 000	199	5 199
<b>Total shares of subsidiaries, at end of previous period</b>	<b>5 000</b>	<b>199</b>	<b>5 199</b>

## Note 6 Investment property

(In Euros)

Cost Method		
	Building	Total
<b>31.12.2016</b>		
Carried at cost	462 889	462 889
Accumulated depreciation	-29 381	-29 381
<b>Residual cost</b>	<b>433 508</b>	<b>433 508</b>
Depreciation	-4 629	-4 629
<b>31.12.2017</b>		
Carried at cost	462 889	462 889
Accumulated depreciation	-34 010	-34 010
<b>Residual cost</b>	<b>428 879</b>	<b>428 879</b>
Acquisitions and additions	63 334	63 334
Depreciation	-4 629	-4 629
<b>31.12.2018</b>		
Carried at cost	526 223	526 223
Accumulated depreciation	-38 639	-38 639
<b>Residual cost</b>	<b>487 584</b>	<b>487 584</b>

	2018	2017
Lease income earned on investment property	58 915	56 586
Direct administrative expenses on investment property	5 278	6 529

## Note 7 Property, plant and equipment

(In Euros)

	Land	Buildings	Other property, plant and equipment	Unfinished projects and prepayments		Total
				Unfinished projects	Unfinished projects and prepayments	
<b>31.12.2016</b>						
Carried at cost	32 844	318 265	30 213			381 322
Accumulated depreciation		-24 930	-30 213			-55 143
<b>Residual cost</b>	32 844	293 335	0			326 179
Acquisitions and additions				17 601	17 601	17 601
Other acquisitions and additions				17 601	17 601	17 601
Depreciation		-3 183				-3 183
<b>31.12.2017</b>						
Carried at cost	32 844	318 265	30 213	17 601	17 601	398 923
Accumulated depreciation		-28 113	-30 213			-58 326
<b>Residual cost</b>	32 844	290 152	0	17 601	17 601	340 597
Acquisitions and additions		77 400				77 400
Acquisition of buildings, new building, renovations		77 400				77 400
Depreciation		-3 183				-3 183
Reclassifications		17 601		-17 601	-17 601	0
Reclassifications from unfinished projects		17 601		-17 601	-17 601	0
<b>31.12.2018</b>						
Carried at cost	32 844	413 266	30 213	0	0	476 323
Accumulated depreciation	0	-31 296	-30 213	0	0	-61 509
<b>Residual cost</b>	32 844	381 970	0	0	0	414 814

## Note 8 Loan commitments

(In Euros)

	31.12.2018	Allocation by remaining maturity			Interest rate	Base currencies	Due date
		Within 12 months	1 - 5 years	Over 5 years			
Pangalaen							
Non-current loans							
Pangalaen	94 492	10 090	43 010	41 392	2,5% + EURIBOR	euro	19.06.2027
<b>Non-current loans total</b>	<b>94 492</b>	<b>10 090</b>	<b>43 010</b>	<b>41 392</b>			
<b>Loan commitments total</b>	<b>94 492</b>	<b>10 090</b>	<b>43 010</b>	<b>41 392</b>			

	31.12.2017	Allocation by remaining maturity			Interest rate	Base currencies	Due date
		Within 12 months	1 - 5 years	Over 5 years			
Non-current loans							
Pangalaen	10 166	10 166			0,8%+EURIBOR	euro	26.10.2018
<b>Non-current loans total</b>	<b>10 166</b>	<b>10 166</b>					
<b>Loan commitments total</b>	<b>10 166</b>	<b>10 166</b>					

### Carrying amount of collateral assets

	31.12.2018	31.12.2017
Land	32 844	32 844
Buildings	869 553	719 031
<b>Total</b>	<b>902 397</b>	<b>751 875</b>

## Note 9 Payables and prepayments

(In Euros)

	31.12.2018	Within 12 months	Note
Trade payables	5 770	5 770	
Employee payables	4 922	4 922	
Tax payables	5 640	5 640	4
Prepayments received	75	75	
Other received prepayments	75	75	
<b>Total payables and prepayments</b>	<b>16 407</b>	<b>16 407</b>	

	31.12.2017	Within 12 months	Note
Trade payables	5 297	5 297	
Employee payables	3 239	3 239	
Tax payables	4 762	4 762	4
Other payables	88	88	
Other accrued expenses	88	88	
<b>Total payables and prepayments</b>	<b>13 386</b>	<b>13 386</b>	

## Note 10 Grants with special terms

(In Euros)

### Assets at cost

	31.12.2016	Received	Revenue	31.12.2017
Grants for operating expenses				
Saksa projektid	1 231	4 085	-5 316	0
DDA projektid	344	0	-344	
KÜSK Arenguhüpe	2 967	1 055	-4 022	0
KÜSK Koolitusteenuse arendamine	0	5 452	-2 939	2 513
Tartu LV rahastatud tegevused	0	3 080	-3 080	
<b>Total grants for operating expenses</b>	<b>4 542</b>	<b>13 672</b>	<b>-15 701</b>	<b>2 513</b>
<b>Total grants</b>	<b>4 542</b>	<b>13 672</b>	<b>-15 701</b>	<b>2 513</b>
	31.12.2017	Received	Revenue	31.12.2018
Grants for operating expenses				
KÜSK Koolitusteenuse arendamine	2 513	4 889	-7 402	0
Tartu LV rahastatud tegevused	0	4 000	-4 000	0
Maailmamuutjate kool	0	5 400	-5 400	0
Schwerpunktseminar	0	3 814	-3 814	0
<b>Total grants for operating expenses</b>	<b>2 513</b>	<b>18 103</b>	<b>-20 616</b>	<b>0</b>
<b>Total grants</b>	<b>2 513</b>	<b>18 103</b>	<b>-20 616</b>	<b>0</b>

## Note 11 Grants and donations

(In Euros)

	2018	2017
Grants and donations related to income	20 616	15 700
Grants and donations not intended for specific intention	6 739	207
<b>Total grants and donations</b>	<b>27 355</b>	<b>15 907</b>
Provision from state budget		6 961
Provision from local government		3 080

<b>Monetary and non-monetary grants and donations</b>		
	2018	2017
Monetary grant	27 355	15 907
<b>Total grants and donations</b>	<b>27 355</b>	<b>15 907</b>

## Note 12 Business income

(In Euros)

	2018	2017
Majutustulud	106 712	97 859
Renditulud	70 424	67 888
Seminaride, konverentside korraldamine	7 900	11 398
Teenuste müük	183	877
Ühiskondliku tegevuse teenuste müük	8 805	4 744
<b>Total business income</b>	<b>194 024</b>	<b>182 766</b>

## Note 13 Direct expenses of projects financed by grants and donations

(In Euros)

	2018	2017
<b>Energy</b>	<b>800</b>	<b>720</b>
Electricity	300	270
Heat energy	500	450
Transportation expense	5 059	1 583
Office expense	70	175
Research and development	189	300
Training expense	800	190
Toitlustuskulud	2 352	1 899
Sidekulud	200	0
Reklaamikulud	798	574
Majutuskulud	2 200	1 400
Other	3 603	3 485
<b>Total direct expenses of projects financed by grants and donations</b>	<b>16 071</b>	<b>10 326</b>

## Note 14 Miscellaneous operating expenses

(In Euros)

	2018	2017
<b>Energy</b>	<b>10 535</b>	<b>10 594</b>
Electricity	3 077	2 428
Heat energy	7 458	8 166
Water supply services	970	970
Miscellaneous office expenses	5 196	3 498
Training expense	30	206
State and local taxes	370	394
Majutusteenuste kulud	16 239	11 013
Remondi- ja hoolduskulud	15 932	13 590
Ostetud teenused	8 580	1 497
Ürituste korraldamise kulud	10 692	5 534
Other	15 145	21 467
<b>Total miscellaneous operating expenses</b>	<b>83 689</b>	<b>68 763</b>

## Note 15 Labor expense

(In Euros)

	2018	2017
Wage and salary expense	76 896	70 941
Social security taxes	25 876	21 079
<b>Total labor expense</b>	<b>102 772</b>	<b>92 020</b>
Thereof disclosed as direct expenses of projects financed by grants and donations	4 545	5 374
Average number of employees in full time equivalent units	7	7

## Note 16 Related parties

(In Euros)

Number of members by the end of economic year		
	31.12.2018	31.12.2017
Number of private person members	12	13
Number of juridical person members	1	1

### Related party balances according to groups

	31.12.2018	31.12.2017
	Liabilities	Liabilities
Subsidiary	341	341

2018	Purchases
Subsidiary	3 408

2017	Purchases
Subsidiary	3 408

Remuneration and other significant benefits calculated for members of management and highest supervisory body		
	2018	2017
Remuneration	35 037	33 107

Tütaretevõtjale tasutud osutatud teenuste eest.