

**Columbia Association, Inc.**

**Financial Statements**

**July 31, 2020 and 2019**

**Columbia Association, Inc.**

**Statements of Financial Position  
July 31, 2020 and 2019  
(in Thousands)**

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**Columbia Association, Inc.**

**Statements of Financial Position  
July 31, 2020 and 2019  
(in Thousands)**

	<u>Assets</u>	
	<u>2020</u>	<u>2019</u>
Cash and cash equivalents	\$ 35,453	\$ 12,367
Accounts receivable, net	10,604	8,604
Prepaid expenses and other assets	868	2,432
Risk management fund	3,630	6,625
Workers' compensation fund	3,600	3,574
Property, facilities and equipment, net	136,639	136,959
Intangible assets, net	298	319
	<hr/>	<hr/>
Total assets	<u>\$ 191,092</u>	<u>\$ 170,880</u>
 <u>Liabilities and Net Assets</u>		
Liabilities		
Accounts payable and accrued expenses	10,619	12,909
Deferred revenue	3,509	5,200
	<hr/>	<hr/>
	14,128	18,109
	<hr/>	<hr/>
Term debt		
Term loan, net of deferred financing costs	39,706	21,704
Capital lease obligations	419	148
	<hr/>	<hr/>
Total term debt	40,125	21,852
	<hr/>	<hr/>
Total liabilities	54,253	39,961
Net assets		
Net assets without donor restrictions	136,839	130,919
	<hr/>	<hr/>
Total net assets	136,839	130,919
	<hr/>	<hr/>
Total liabilities and net assets	<u>\$ 191,092</u>	<u>\$ 170,880</u>

**Columbia Association, Inc.**

**Statements of Activities  
July 31, 2020 and 2019  
(in Thousands)**

	<u>2020</u>	<u>2019</u>
Revenue		
Annual charge	\$ 43,558	\$ 41,997
Sport and fitness	2,462	7,488
Community services	11	1,070
Communications and marketing	50	37
Open space and facility services	60	44
Village community associations	(4)	3
Interest income and other	26	98
Unrealized (loss) gain on marketable securities	<u>(10)</u>	<u>-</u>
Total revenue	<u>46,153</u>	<u>50,737</u>
Expenses		
Program services:		
Sport and fitness	4,509	8,703
Community services	387	2,083
Communications and marketing	215	642
Open space and facility services	2,267	3,965
Village community associations	<u>1,113</u>	<u>1,066</u>
Total program services	8,491	16,459
Supporting services:		
Administrative	<u>1,739</u>	<u>2,565</u>
Total expenses	<u>10,230</u>	<u>19,024</u>
Increase in net assets without donor restrictions	35,923	31,713
Net assets without donor restrictions, beginning	<u>100,916</u>	<u>99,206</u>
Net assets without donor restrictions, ending	<u><u>\$ 136,839</u></u>	<u><u>\$ 130,919</u></u>

**Columbia Association, Inc.**

**Statements of Functional Expenses  
July 31, 2020  
(in Thousands)**

	<b>Sport and Fitness</b>	<b>Community Services</b>	<b>Communication and Marketing</b>	<b>Open Space and Facility Services</b>	<b>Village Community Associations</b>	<b>Total Program</b>	<b>Adminstrative</b>	<b>Total</b>
Salary, Wages and Contract Labor	\$ 1,040	\$ 120	\$ 137	\$ 541	\$ -	\$ 1,838	\$ 643	\$ 2,481
Annual Performance Incentives	-	-	-	-	-	-	-	-
Payroll Taxes	92	10	12	43	-	157	53	210
Employee Benefits	211	66	45	172	-	494	148	642
Operating Supplies/Expenses	114	1	42	52	2	211	14	225
Technology Supplies/Expenses	-	5	10	-	-	15	421	436
Collection and Treasury Expenses	14	1	27	-	-	42	12	54
Fees	128	12	44	206	22	412	168	580
Comm. Assoc. Annual Charge Share Grant	-	-	-	-	778	778	-	778
Temporary Funding & Grants Expense	-	45	-	-	-	45	-	45
Rentals	289	36	52	14	-	391	97	488
Utilities	190	14	3	24	2	233	69	302
Insurance & Taxes	209	9	1	70	14	303	47	350
Repairs & Maintenance	306	10	-	121	19	456	3	459
Depreciation	1,630	53	15	948	261	2,907	57	2,964
Allocations	286	5	(173)	76	15	209	7	216
<b>Total functional expenses</b>	<b>4,509</b>	<b>387</b>	<b>215</b>	<b>2,267</b>	<b>1,113</b>	<b>8,491</b>	<b>1,739</b>	<b>10,230</b>

**Columbia Association, Inc.**

**Statements of Functional Expenses  
July 31, 2019  
(in Thousands)**

	<b>Sport and Fitness</b>	<b>Community Services</b>	<b>Communication and Marketing</b>	<b>Open Space and Facility Services</b>	<b>Village Community Associations</b>	<b>Total Program</b>	<b>Adminstrative</b>	<b>Total</b>
Salary, Wages and Contract Labor	\$ 3,969	\$ 1,037	\$ 359	\$ 1,252	\$ -	\$ 6,617	\$ 1,278	\$ 7,895
Annual Performance Incentives	1	1	-	-	-	2	9	11
Payroll Taxes	336	86	27	92	-	541	89	630
Employee Benefits	358	102	68	252	-	780	209	989
Operating Supplies/Expenses	438	100	208	121	2	869	63	929
Technology Supplies/Expenses	12	9	11	2	-	34	339	373
Collection and Treasury Expenses	44	27	83	(3)	-	151	21	172
Fees	199	555	71	696	30	1,551	241	1,792
Comm. Assoc. Annual Charge Share Grant	-	-	-	-	745	745	-	745
Temporary Funding & Grants Expense	-	-	-	-	-	-	-	-
Rentals	315	46	59	21	-	441	94	535
Utilities	375	23	5	25	2	430	104	534
Insurance & Taxes	166	10	1	62	12	251	39	290
Repairs & Maintenance	623	19	5	384	9	1,040	17	1,057
Depreciation	1,497	41	11	969	237	2,755	52	2,807
Allocations	370	27	(266)	92	29	252	10	262
								-
<b>Total functional expenses</b>	<b>8,703</b>	<b>2,083</b>	<b>642</b>	<b>3,965</b>	<b>1,066</b>	<b>16,459</b>	<b>2,565</b>	<b>19,024</b>

**Columbia Association, Inc.**

**Statements of Cash Flows**  
**July 31, 2020 and 2019**  
**(in Thousands)**

	<u>2020</u>	<u>2019</u>
Cash flows from operating activities		
Increase in unrestricted net assets	\$ 35,923	\$ 31,713
Adjustments to reconcile increase in unrestricted net assets to net cash provided by operating activities		
Depreciation expense and amortization	2,964	2,807
Bad debt expense	10	7
Amortization of deferred financing costs	3	3
Loss (gain) on disposal of fixed assets	3	48
Unrealized loss (gain) on marketable securities	10	-
Changes in operating assets and liabilities		
Accounts receivable	(8,592)	(5,667)
Prepaid expenses and other assets	(374)	(725)
Accounts payable and accrued expenses	(3,655)	(882)
Deferred revenue	(189)	734
Net cash provided by operating activities	<u>26,103</u>	<u>28,038</u>
Cash flows from investing activities		
Purchases of investments held by trustees	(682)	(3,321)
Proceeds from maturities of investments held by trustees	648	3,262
Purchase of property, facilities and equipment	(729)	(4,214)
Proceeds from the sale of equipment	14	-
Proceeds from sale of Intangible assets	21	-
Net cash used in investing activities	<u>(728)</u>	<u>(4,273)</u>
Cash flows from financing activities		
Net borrowings (repayments) under line of credit	(9,746)	(11,001)
Net new lease/principal payments on capital lease obligations	365	(47)
Term loan proceeds	20,000	-
Term loan issuance/financing costs	(136)	(449)
Term loan principal payments	(465)	-
Net cash provided by (used in) financing activities	<u>10,018</u>	<u>(11,497)</u>
Net (decrease) increase in cash and cash equivalents	35,393	12,268
Cash and cash equivalents, beginning	<u>60</u>	<u>99</u>
Cash and cash equivalents, ending	<u>\$ 35,453</u>	<u>\$ 12,367</u>
Supplemental disclosure of cash flow information		
Cash paid during the year for interest	<u>\$ 216</u>	<u>\$ 263</u>

**Columbia Association, Inc.**

**Notes to Financial Statements  
July 31, 2020 and 2019  
(in Thousands)**

**Note 1 - Organization and summary of significant accounting policies**

**Organization**

Columbia Association, Inc. (the "Association") is a nonprofit membership corporation, incorporated under Maryland law. It develops and operates recreation and community facilities; provides community programs and assistance; and maintains and develops park land and open space in Columbia, Maryland. The Association is governed by an eleven-member Board of Directors comprised of the Association's President and ten members elected by residents of each of the ten villages.

**Use of estimates in preparing financial statements**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Cash and cash equivalents**

The Association defines cash equivalents as all highly liquid investments with maturities of ninety days or less when acquired, except when such investments are held by trustees for the risk management and workers' compensation funds.

**Accounts receivable**

Accounts receivable consist principally of membership fees receivable, which are uncollateralized and generally have a term of one year. Accounts receivable also include annual charge balances, which are collateralized by the related property.

The carrying amount of accounts receivable is reduced by a valuation allowance. The reserve for abatements and allowance for doubtful accounts is based on management's assessment of the collectability of specific accounts and the amount of abatements property owners will receive on their property assessment.

**Risk management fund**

Under the Association's risk management program, self-insured claims for general liability risks are accrued based on the best estimate of the ultimate cost of both asserted claims and unasserted claims from reported incidents and estimated losses from unreported incidents. Such estimates are reviewed by counsel. The Association is funding the risk management program under a trust fund arrangement, which currently provides for funding as actuarially determined by independent actuaries.



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**Workers' compensation fund**

The Association has a self-insurance program for workers' compensation. Under this program, the Association has a workers' compensation fund for its estimate of the ultimate cost of both asserted and unasserted claims from reported workers' compensation incidents and estimated losses from unreported incidents. Claims and fund expenses are paid directly out of the workers' compensation fund. The program includes a trust deposit escrow account in the name of Maryland Workers' Compensation Commission for the benefit of the Association. The investment level of the fund is periodically reviewed by the State of Maryland Workers' Compensation Commission and by independent actuaries.

**Investments held by trustees**

Investments held by trustees consisting of money market funds and U.S. Government mortgage bonds and treasuries are stated at fair value and are reflected in the risk management fund and workers' compensation fund on the statements of financial position.

**Property, facilities and equipment, net**

Land includes approximately 3,600 acres of land that has been contributed to the Association since the establishment of the community of Columbia and is recorded at zero value. The contributed land is subject to a zoning ordinance limiting its usage to public or community usage. Costs of parks, lakes and related permanent land improvements are accounted for as land and are not depreciated because they have an indefinite useful life. Facilities, equipment and land improvements that have a limited life are stated at cost and are depreciated using the straight-line method.

<u>Assets</u>	<u>Estimated useful lives</u>
Building and recreational facilities	10 to 40 years
Land improvements	20 to 25 years
Furniture, equipment and other	3 to 10 years

Expenditures are capitalized if the expenditure results in a new asset with a useful life of at least two years and meets the monetary threshold or represents an addition to an existing asset that materially improves or extends the asset beyond its original intended function or increases the useful life by at least two years. The monetary threshold is defined as \$2.5 for a single item except for certain equipment or livestock, which should be capitalized if a single item costs at least \$1.5. This includes an expenditure that is for a group of identical or coordinating items with a total cost of at least \$2.5 that are purchased together and replaced at the same time.

Accounting for the Impairment or Disposal of Long-Lived Assets, requires that an impairment loss be recognized only if the carrying amount of a long-lived asset is not recoverable from its undiscounted cash flows and that the measurement of any impairment loss be the difference between the carrying amount and the fair value of the asset. There were no impairment losses recognized during the periods ended July 31, 2020 and 2019, respectively.

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**Intangible assets**

Goodwill relates to the purchase of land. The annual charge resulting from this transaction exceeds the carrying amount of the goodwill and therefore no adjustment to carrying value is deemed necessary.

**Deferred financing costs**

Expenses related to the term loans are being amortized using the effective interest method over the term of the respective debt. Accumulated amortization as of July 31, 2020 and 2019 was \$88 and \$76, respectively. Amortization expense for the periods ended July 31, 2020 and 2019 was \$3 and \$3, respectively. Estimated future amortization expense is as follows:

<u>Year ending</u>	<u>Amortization</u>
2021	\$ 51
2022	46
2023	40
2024	33
2025	26
2026 and thereafter	37
	<u>\$ 233</u>

**Revenue recognition**

**Annual charge**

Annual charge revenue consists of annual charges for which future services are not required and are recognized as revenue when the annual charges are levied and due. The annual charge is based on \$0.68 per \$100 of assessed value. The Association's annual charge is billed annually on or about July 1, and the payment is due within 30 days. Annual charge revenue is recognized when billed.

**Sport and Fitness**

Sport and Fitness revenue is primarily comprised of memberships, fees, and sales.

Membership - Memberships are recognized as revenue on a pro rata basis during the membership period with unearned fees recorded as deferred revenue. Memberships are generally one year, starting on an agreed upon date, or month to month.

Fees - This category contains income from daily admission and guest passes to various facilities and programs. Fees for tournaments, leagues, driving range use and lessons are also included. The Association recognizes revenue when services are provided.

Sales - The majority of this category is comprised of sales of merchandise at the Association's facilities, such as the pro shops at the golf courses, tennis clubs, athletic clubs, etc. It also includes snack bar sales primarily at the outdoor pools as well as ticket sales at the Customer and Member Service Center for non-CA attractions or events. The Association recognizes revenue at the time of sale.

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**Community Services**

Community Services revenue is primarily comprised of tuition and enrollment, fees and sales from School Age Services and Camps.

School Age Services - The School Age Services (SAS) Programs are offered in certain elementary schools and middle schools. Tuition payments are received for 10 months from September through June and revenues are recognized ratably as services are provided. Unearned tuition payments are reflected as deferred revenue on the statement of financial position.

Camps - Camps are held during the month of June through August. Camp registration fees are recognized as income when received. Camp program fees are recognized ratably over the camp duration. Unearned revenue is reflected as deferred revenue on the statement of financial position.

**Deferred Revenue**

Deferred revenue is comprised of the following as of July 31:

	<u>2020</u>	<u>2019</u>
Membership fees	\$ 1,969	\$ 3,418
School Age Services	724	698
Camps	-	306
Other	<u>816</u>	<u>778</u>
Total Deferred Income	<u>\$ 3,509</u>	<u>\$ 5,200</u>

**Rental expense**

Rental expense is recognized over the lease terms as it becomes payable according to the provisions of the respective leases. However, if the rental expense varies from a straight-line basis, future rental expense including scheduled and specific rent increase and/or rent concession are recognized on a straight-line basis over the lease terms.

**Advertising**

The Association uses advertising to promote its programs among the audiences it serves. The costs of advertising are expensed as incurred. Advertising and promotion costs totaled \$27 and \$185 for the periods ended July 31, 2020 and 2019, respectively.

**Income taxes**

The Association is exempt under Section 501(c) (4) of the Internal Revenue Code. However, the Association is subject to federal and state taxes on unrelated business income, if any. Net unrelated business income was \$0 for the periods ended July 31, 2020 and 2019.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**Functional Allocation of Expenses**

The costs of providing the various programs and other activities have been summarized on a functional basis in the statements of activities. Accordingly, costs have been allocated among the programs and supporting services that benefit from those costs. The expenses that are allocated include interest expense which is allocated proportionally based on property and equipment. Costs that can be identified with particular programs or support functions are charged directly to the program or function including salaries and related expenses which are charged based on time and effort.

**Reclassifications**

Certain prior year amounts have been reclassified to conform with the current year presentation. These reclassifications had no effect on previously reported change in net assets or net asset amounts.

**Subsequent events**

The Association evaluated subsequent events through September 11, 2020, the date the financial statements were available to be issued.

**Change in Accounting Principle**

In May 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2014-09, Revenue from Contracts with Customers (Topic 606). Subsequent to May 2014, the FASB issued several ASUs to clarify certain matters related to Topic 606. Topic 606 supersedes the revenue recognition requirements in FASB ASC 605, Revenue Recognition, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. The updates address the complexity and understandability of revenue recognition and provide sufficient information to enable financial statement users to understand the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers.

The Association's financial statements reflect the application of ASC 606 guidance beginning in 2020. No cumulative-effect adjustment in net assets was recorded because adoption of ASU 2014- 09 did not significantly impact the Association's reported historical revenue.

In June 2018, the FASB issued Accounting Standards Update (ASU) 2018-08, Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made (Topic 958). This is a clarifying ASU as mentioned above, that distinguishes between contributions and exchange transactions and assists in determining which guidance to apply. Additionally, once a transaction is deemed to be a contribution, this ASU assists in determining whether a contribution is conditional or unconditional, and if unconditional, whether the transaction is donor-restricted for limited purpose or timing. No cumulative-effect adjustment in net assets was recorded because adoption of ASU 2018- 08 did not significantly impact the Association's reported historical revenue.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**Note 2 - Accounts receivable**

Accounts receivable are comprised of the following as of July 31, 2020 and 2019:

	2020	2019
Membership fees	\$ 1,300	\$ 3,025
Annual charges	9,718	5,977
Other	509	515
<b>Total accounts receivable</b>	<b>11,527</b>	<b>9,517</b>
Less reserves for abatements and allowance for doubtful accounts	923	913
	<u>\$ 10,604</u>	<u>\$ 8,604</u>

**Note 3 - Investments and other assets**

**Risk management fund**

Investments included in the risk management fund are held by a Trustee and are combined in a portfolio, which consists of the following as of July 2020:

	2020		2019	
	Cost	Fair value	Cost	Fair value
Cash and cash equivalents	\$ 85	\$ 85	\$ 52	\$ 52
Government debt securities	3,491	3,525	6,447	6,484
Accrued interest	20	20	89	89
	<u>\$ 3,596</u>	<u>\$ 3,630</u>	<u>\$ 6,588</u>	<u>\$ 6,625</u>

**Workers' compensation fund**

Investments included in the workers' compensation fund are held by a Trustee in a portfolio, which consists of the following as of July 2019:

	2020		2019	
	Cost	Fair value	Cost	Fair value
Cash and cash equivalents	\$ 2,426	\$ 2,426	\$ 195	\$ 195
Government debt securities	1,173	1,174	3,352	3,367
Accrued interest	-	-	12	12
	<u>\$ 3,599</u>	<u>\$ 3,600</u>	<u>\$ 3,559</u>	<u>\$ 3,574</u>

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**Note 4 - Fair value measurements**

In determining fair value, the Association uses various valuation approaches within the fair value measurement framework. Fair value measurements are determined based on the assumptions that market participants would use in pricing an asset or liability.

Professional guidance establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. The levels within the hierarchy based on the reliability of inputs are as follows:

- Level 1 - Valuations based on unadjusted quoted prices for identical assets or liabilities in active markets;
- Level 2 - Valuations based on quoted prices for similar assets or liabilities or identical assets or liabilities in less active markets, such as dealer or broker markets; and
- Level 3 - Valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable, such as pricing models, discounted cash flow models and similar techniques not based on market, exchange, dealer or broker-traded transactions.

The following is a description of the valuation methodologies used for instruments measured at fair value and their classification in the valuation hierarchy.

**Debt securities**

Debt securities consisting of government agency debt obligations are generally valued at the most recent price of the equivalent quoted yield for such securities, or those of comparable maturity, quality and type.

The following table presents assets and liabilities measured at fair value by classification within the fair value hierarchy as of July 31, 2020:

	<u>Fair value measurements using</u>		
	<u>Quoted prices in active markets for identical assets (Level 1)</u>	<u>Significant other observable inputs (Level 2)</u>	<u>Total</u>
Government debt securities*	<u>\$ -</u>	<u>\$ 4,699</u>	<u>\$ 4,699</u>

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The following table presents assets and liabilities measured at fair value by classification within the fair value hierarchy as of July 31, 2019:

	Fair value measurements using		Total
	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	
Government debt securities*	\$ -	\$ 9,851	\$ 9,851

\*Government debt securities are included in the risk management fund and workers' compensation fund as discussed in Note 3.

**Note 5 – Liquidity**

Columbia Association, Inc. financial assets available within one year of the statement of financial position date for general expenditures are as follows as of July 31, 2020 and 2019:

	2020	2019
Total assets at quarter end	\$ 191,092	\$ 170,880
Less:		
Prepaid expenses and other assets	868	2,432
Risk management fund	3,630	6,625
Workers' compensation fund	3,600	3,574
Property, facilities and equipment, net	136,639	136,959
Intangible assets, net	298	319
Financial assets available to meet cash needs for general expenditures within one year	\$ 46,057	\$ 20,971

Columbia Association has \$46,057 and \$20,971 of financial assets available within one year as of July 31, 2020 and 2019, respectively, on the statement of financial position date to meet cash needs for general expenditures. This consists of cash of \$35,453 and \$12,367 and accounts receivable of \$10,604 and \$8,604 as of July 31, 2020 and 2019, respectively. Accounts receivable consist of annual charge balances, which are collateralized by the related property. Accounts receivable also include membership fees receivable, which are uncollateralized and generally have a term of one

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year. None of the financial assets are subject to any contractual restrictions that make them unavailable for general expenditures within one year of the statement of financial position.

In addition, in the event of unanticipated liquidity needs, the Association has a line of credit with varying monthly caps ranging from \$0 to \$10,000 which shall be increased to \$20,000 if certain conditions are met by September 15, 2020. Cash flow requirements are designated by the Association based on forecasted borrowing requirements, of which \$-0- was committed as of July 31, 2020 and 2019. This line of credit is used to meet liquidity needs. See also Note 8.

The Association's operating activity generates positive cash flow of approximately \$15,525 based on a five year average of cash provided by operating activities. The cash is used to fund capital projects and debt service. Any additional funds needed for approved expenditures are obtained from line of credit borrowings.

**Note 6 - Property, facilities and equipment, net**

Property, facilities and equipment consist of the following as of July 31, 2020:

	<u>Cost basis</u>	<u>Accumulated depreciation</u>	<u>Book value</u>
Land	\$ 6,533	\$ -	\$ 6,533
Parks, lakes & related improvements	98,541	48,004	50,537
Buildings	137,784	69,601	68,183
Leasehold Improvements	5,572	2,692	2,880
Equipment and Vehicles	29,813	22,792	7,021
Other	1,511	27	1,485
Property, facilities and equipment	<u>\$ 279,754</u>	<u>\$ 143,116</u>	<u>\$ 136,639</u>

Property, facilities and equipment consist of the following as of July 31, 2019:



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	<u>Cost basis</u>	<u>Accumulated depreciation</u>	<u>Book value</u>
Land	\$ 6,533	\$ -	\$ 6,533
Parks, lakes & related improvements	95,046	44,585	50,461
Buildings	130,672	66,093	64,579
Leasehold Improvements	5,571	2,152	3,419
Equipment and Vehicles	29,069	22,131	6,938
Other	5,055	26	5,029
Property, facilities and equipment	<u>\$ 271,946</u>	<u>\$ 134,987</u>	<u>\$ 136,959</u>

**Note 7 - Annual charge**

The principal source of the Association's revenue is an annual charge, based on a rate (68 cents per \$100 of assessed valuation in both fiscal years 2021 and 2020) established annually by the Board of Directors, on all of Columbia's assessable real property. The Association's net assessed value is 50% of the State's assessed phased-in cash value subject to a 10% annual increase cap; however, the Board of Directors capped the increase at 3.5% for fiscal years 2021 and 2020.

The net assessed value for assessment years beginning July 1 was as follows:

2021	\$ 12,838,389
2019	\$ 12,409,853

**Note 8 - Line of credit**

The Association entered into a revolving line of credit with a bank on June 25, 2020, which, under the loan agreement, is limited to borrowings of \$10,000 which shall be increased to \$20,000 if certain conditions are met by September 15, 2020. The outstanding note bears interest at the adjusted LIBOR rate. Interest only on the outstanding principal balance shall be payable monthly beginning August 1, 2020. The Line of Credit matures on June 1, 2023.

During fiscal year 2019, the Association had available an unsecured line of credit with a bank under a loan agreement, with varying monthly caps ranging from \$0 to \$30,000 designated by the Association based on forecasted borrowing requirements. The outstanding note bore interest at the lower of the bank's prime rate or LIBOR plus 55 basis points (2.86% as of July 31, 2019) and was due on demand. Additionally, the note bore an unused commitment fee of 10 basis points on any difference between the preauthorized schedule of the projected outstanding balance and the amount of the credit actually used.

The Association had \$-0- outstanding under the lines of credit as of July 31, 2020 and 2019.

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**Note 9 - Term debt**

**Term loan**

As a result of the COVID-19 outbreak, the Association entered into an agreement for a term loan on June 25, 2020 in the amount of \$20,000. The loan's interest rate is 2.5% and the principal and interest shall be payable in equal monthly installments of \$260 beginning August 1, 2020 through its maturity date, on June 1, 2027. The proceeds from this loan were used to pay off the Line of Credit in Note 8.

On June 26, 2014, the Association entered into a 15-year fixed rate bank loan with a bank in the amount of \$30,000. The loan's interest rate is 3.63% and matures in fiscal year 2030. The Association began making monthly principal and interest payments in August 2014 for the term of the loan. The funds were used to refinance certain interim indebtedness incurred to finance capital improvements.

As of July 31, 2020, the future loan principal payments by fiscal year are as follows:

2021	\$	3,393
2022		4,656
2023		4,798
2024		4,942
2025		5,094
2026 and thereafter		<u>17,056</u>
Total term loan		39,939
Less deferred financing costs, net		<u>(233)</u>
Term loan, net	\$	<u><u>39,706</u></u>

**Capital lease obligation**

The cost and accumulated amortization of equipment under capital leases were \$980 and \$560, respectively, as of July 31, 2020, and \$574 and \$486, respectively, as of July 31, 2019. As of July 31, 2020, the future minimum annual payments under capital leases of \$71 were due in 2021.

**Note 10 - Retirement benefit plan**

Substantially all full-time and eligible part-time employees are covered by a defined contribution retirement benefit plan. Contributions are based on 6% of eligible employees' salaries. Employees become fully vested after six years of service. However; effective April 13, 2020, due to the financial pressures from COVID-19, employer contributions have been reduced to 3% and vest immediately. Expenses under this plan were \$68 and \$336 for the periods ended July 31, 2020 and 2019, respectively.

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**Note 11 - Commitments**

The Association leases certain facilities and equipment under operating leases. Rental expense exclusive of these costs, was \$474 and \$514 for the periods ended July 31, 2020 and 2019, respectively.

The Association records rent expense using the straight-line method over the life of the lease terms, which differs from the amount of rent due under the terms of the leases, resulting in a deferred rent payable, of \$531 and \$497, which was included in accounts payable and accrued expenses as of July 31, 2020 and 2019, respectively.

As of July 31, 2020, the Association's total commitment for minimum annual rentals, exclusive of maintenance and other occupancy costs, under non-cancellable operating leases is:

2021	\$	1,211
2022		1,642
2023		1,675
2024		1,708
2025		1,743
2026 and thereafter		<u>2,836</u>
Total	\$	<u>10,815</u>

The lease for the headquarters building located on Hillside Court includes a rent abatement for the period September 1, 2015 to October 31, 2016 which is valued at \$460. Accrued abatements of \$281 and \$318 were included in accounts payable and accrued expenses as of July 31, 2020 and 2019, respectively.

The lease for Haven on the Lake includes a rent abatement for the period September 1, 2014 to August 31, 2015 valued at \$386. Accrued abatements of \$178 and \$213 were included in accounts payable and accrued expenses as of July 31, 2020 and 2019, respectively. The lease also includes a tenant improvement allowance of \$1,378. Accrued allowances of \$831 and \$896 were included in accounts payable as of July 31, 2020 and 2019, respectively. The abatements and allowances are amortized over the life of the lease and are reflected as a reduction of rent expense as reported in the statements of activities.

**Note 12 - Postretirement health care**

The Association sponsors a defined postretirement medical benefit plan that covers both salaried and nonsalaried full-time employees and their spouses or surviving spouses. The postretirement health care plan is contributory. The Association will provide a maximum contribution of \$2.5 to retired employees and their spouses for employees who have 20 or more years of full-time service with the Association and have passed their 60th birthday. This contribution will decrease to a maximum of \$1.5 when the retiree reaches age 65. This benefit

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terminates on the 10<sup>th</sup> anniversary of the benefit commencement date. The employee contributes the remainder of the health care cost.

The following table sets forth the funded status of the Association's postretirement health care benefit plan reconciled to the accrued postretirement benefits cost recognized by the Association as of April 30:

	<u>2020</u>	<u>2019</u>
Reconciliation of benefit obligations		
Obligation at beginning of year	\$ 729	\$ 705
Service cost	28	32
Interest cost	28	29
Actuarial loss	4	-
Plan amendments	56	-
Amortization of net loss	-	(5)
Amortization of unrecognized past service costs	-	(15)
Benefit payments	<u>(16)</u>	<u>(17)</u>
Obligation at end of year	<u>\$ 829</u>	<u>\$ 729</u>
Amount not yet recognized in net periodic postretirement benefit costs		
Unrecognized prior service cost (credit)	\$ 50	\$ -
Unrecognized loss (gain)	<u>(140)</u>	<u>112</u>
Total amount not yet recognized in net periodic postretirement benefit costs	<u>\$ (90)</u>	<u>\$ 112</u>
Net periodic postretirement benefit costs include		
Service cost	\$ 28	\$ 32
Interest cost	28	29
Amortization of net gain from prior periods	(19)	-
service cost	<u>6</u>	<u>15</u>
Net periodic postretirement benefit costs	<u>\$ 43</u>	<u>\$ 76</u>

The discount rate was 2.8% and 4.05% as of April 30, 2020 and 2019. The gross trend rate for health care coverage is 4.45% for all years.

Assumed health care cost trend rates have a significant effect on the amounts reported for the health care plans. A one percent change in assumed health care cost trend rates would have the following effects as of April 30, 2020:

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	<u>1% increase</u>	<u>1% decrease</u>
Effect on total service and interest cost components of net periodic postretirement health care benefit cost	\$ 8	\$ (6)
Effect on the health care component of the accumulated postretirement benefit obligation	90	(79)

The following is a projection of benefit costs under the plan:

2021	\$	30
2022		34
2023		46
2024		51
2025		62
2026 - 2030		345
	<u>\$</u>	<u>568</u>

**Note 13 - Significant estimates**

**Reserve for general liability self-insurance**

Under its general liability self-insurance plan, the Association accrues the estimated expense of general liability claims based on claims filed subsequent to year-end and an additional amount for incurred, but not yet reported claims based on prior experience. Accruals for such costs of \$1,130 and \$1,287 are included in accrued expenses as of July 31, 2020 and 2019. Claim payments based on actual claims ultimately filed could differ materially from these estimates.

**Reserve for workers' compensation self-insurance**

Under its workers' compensation self-insurance plan, the Association accrues the estimated expense of workers' compensation claims based on claims filed subsequent to year-end and an additional amount for incurred, but not yet reported claims based on prior experience.

Accruals for such costs of \$1,856 and \$2,055 are included in accrued expenses as of July 31, 2020 and 2019, respectively. Claim payments based on actual claims ultimately filed could differ materially from these estimates.

**Note 14 - Concentration of credit risk**

The Association maintains its cash balance in several accounts in various banks. At times, these balances may exceed the federal insurance limits; however, the Association has not experienced any losses with respect to its bank balances in excess of government provided

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insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances as of July 31, 2020.

**Note 15 - Contingencies**

The Association is periodically a party to various lawsuits, claims and investigations, both actual and potential arising in the normal course of business. Based on internal review and advice of legal counsel, management believes the ultimate outcome of these matters, individually and in the aggregate, will not have a material adverse effect on the Association's financial position or results of operations.

**Note 16 - Subsequent events**

On March 11, 2020, the World Health Organization declared the spread of the Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Association, COVID-19 may impact various parts of its 2020 and 2021 operations and financial results, including sport and fitness, community services, open space and facility services. Management believes the Association is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events are still developing.