

**Columbia Association, Inc.**

**Financial Statements**

**April 30, 2021 and 2020**

DRAFT 7-14-21

Columbia Association, Inc.

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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Columbia Association, Inc.  
Columbia, Maryland

We have audited the accompanying financial statements of Columbia Association, Inc. (the Association), which comprise the statements of financial position as of April 30, 2021 and 2020, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Board of Directors  
Columbia Association, Inc.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Association as of April 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**CliftonLarsonAllen LLP**

Baltimore, Maryland  
REPORT DATE

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**Columbia Association, Inc.**

**Statements of Financial Position  
April 30, 2021 and 2020  
(in Thousands)**

|  | <u>Assets</u>                     |             |
|--|-----------------------------------|-------------|
|  | <u>2021</u>                       | <u>2020</u> |
| Cash and cash equivalents                  | \$ 14,757                         | \$ 60       |
| Emergency cash reserves                    | 2,000                             | -           |
| Accounts receivable, net                   | 2,347                             | 2,022       |
| Prepaid expenses and other assets          | 1,317                             | 494         |
| Risk management fund                       | 4,627                             | 3,631       |
| Workers' compensation fund                 | 3,595                             | 3,575       |
| Property, facilities and equipment, net    | 132,794                           | 138,891     |
| Intangible assets, net                     | 287                               | 319         |
|  | <hr/>                             | <hr/>       |
| Total assets                               | \$ 161,724                        | \$ 148,992  |
|  | <hr/>                             | <hr/>       |
|  | <u>Liabilities and Net Assets</u> |             |
| Liabilities                                |                                   |             |
| Line of credit                             | \$ -                              | \$ 9,746    |
| Accounts payable and accrued expenses      | 16,957                            | 14,274      |
| Deferred revenue                           | 3,870                             | 3,698       |
|  | <hr/>                             | <hr/>       |
|  | 20,827                            | 27,718      |
|  | <hr/>                             | <hr/>       |
| Term debt                                  |                                   |             |
| Term loan, net of deferred financing costs | 36,361                            | 20,304      |
| Capital lease obligations                  | 757                               | 54          |
|  | <hr/>                             | <hr/>       |
| Total term debt                            | 37,118                            | 20,358      |
|  | <hr/>                             | <hr/>       |
| Total liabilities                          | 57,945                            | 48,076      |
|  | <hr/>                             | <hr/>       |
| Net assets                                 |                                   |             |
| Net assets without donor restrictions      | 103,779                           | 100,916     |
|  | <hr/>                             | <hr/>       |
| Total net assets                           | 103,779                           | 100,916     |
|  | <hr/>                             | <hr/>       |
| Total liabilities and net assets           | \$ 161,724                        | \$ 148,992  |
|  | <hr/>                             | <hr/>       |

**Columbia Association, Inc.**

**Statements of Activities  
Years Ended April 30, 2021 and 2020  
(in Thousands)**

|  | <u>2021</u>       | <u>2020</u>       |
|--|-------------------|-------------------|
| Revenue  |                   |                   |
| Annual charge  | \$ 43,504         | \$ 42,090         |
| Sport and fitness  | 14,341            | 23,447            |
| Community services                                       | 354               | 3,843             |
| Communications and marketing                             | 246               | 134               |
| Open space and facility services                         | 275               | 363               |
| Village community associations                           | (59)              | (6)               |
| Interest income and other                                | 104               | 345               |
| Unrealized loss on marketable securities                 | (46)              | (8)               |
| Loss on Haven closure                                    | <u>(4,117)</u>    | <u>-</u>          |
| Total revenue  | <u>54,602</u>     | <u>70,208</u>     |
| Expenses   |                   |                   |
| Program services:  |                   |                   |
| Sport and fitness  | 22,417            | 29,721            |
| Community services                                       | 1,898             | 6,848             |
| Communications and marketing                             | 1,465             | 2,572             |
| Open space and facility services                         | 12,018            | 14,709            |
| Village community associations                           | <u>4,982</u>      | <u>4,818</u>      |
| Total program services                                   | 42,780            | 58,668            |
| Supporting services:                                     |                   |                   |
| Administrative   | <u>8,959</u>      | <u>9,830</u>      |
| Total expenses   | <u>51,739</u>     | <u>68,498</u>     |
| Increase in net assets without donor restrictions        | 2,863             | 1,710             |
| Net assets without donor restrictions, beginning of year | <u>100,916</u>    | <u>99,206</u>     |
| Net assets without donor restrictions, ending of year    | <u>\$ 103,779</u> | <u>\$ 100,916</u> |

**Columbia Association, Inc.**

**Statements of Functional Expenses  
Year Ended April 30, 2021  
(in Thousands)**

|   | <b>Sport and<br/>Fitness</b> | <b>Community<br/>Services</b> | <b>Communication<br/>and Marketing</b> | <b>Open Space and<br/>Facility Services</b> | <b>Village Community<br/>Associations</b> | <b>Total<br/>Program</b> | <b>Administrative</b> | <b>Total</b>     |
|---|------------------------------|-------------------------------|--|---|---|--------------------------|-----------------------|------------------|
| Salary, Wages, and<br>Contract Labor      | \$ 6,994                     | \$ 883                        | \$ 1,045                               | \$ 3,154                                    | \$ -                                      | \$ 12,076                | \$ 4,241              | \$ 16,317        |
| Annual Performance<br>Incentives          | 6                            | -                             | -                                      | -   | -   | 6                        | -                     | 6                |
| Payroll Taxes                             | 611                          | 76                            | 83                                     | 258   | -   | 1,028                    | 305                   | 1,333            |
| Employee Benefits                         | 865                          | 233                           | 177                                    | 687   | -   | 1,962                    | 603                   | 2,565            |
| Operating<br>Supplies/Expenses            | 540                          | 9                             | 350                                    | 341   | 10  | 1,250                    | 102                   | 1,352            |
| Technology<br>Supplies/Expenses           | 50                           | 5                             | 42                                     | 31  | -   | 128                      | 1,106                 | 1,234            |
| Collection and Treasury<br>Expenses       | 121                          | 12                            | 240                                    | 1   | -   | 374                      | 121                   | 495              |
| Fees                                      | 325                          | 46                            | 97                                     | 1,604                                       | 215                                       | 2,287                    | 1,286                 | 3,573            |
| Comm. Assoc. Annual<br>Charge Share Grant | -                            | -                             | -                                      | -   | 3,394                                     | 3,394                    | -                     | 3,394            |
| Temporary Funding &<br>Grants Expense     | -                            | 45                            | -                                      | -   | -   | 45                       | -                     | 45               |
| Rentals                                   | 1,178                        | 166                           | 236                                    | 88  | -   | 1,668                    | 447                   | 2,115            |
| Utilities                                 | 1,091                        | 66                            | 11                                     | 101   | 5   | 1,274                    | 287                   | 1,561            |
| Insurance & Taxes                         | 856                          | 40                            | 5                                      | 275   | 55  | 1,231                    | 193                   | 1,424            |
| Repairs & Maintenance                     | 1,802                        | 74                            | 14                                     | 1,162                                       | 177                                       | 3,229                    | 8                     | 3,237            |
| Depreciation                              | 6,475                        | 206                           | 50                                     | 3,883                                       | 1,041                                     | 11,655                   | 222                   | 11,877           |
| Allocations                               | 1,503                        | 37                            | (885)                                  | 433   | 85  | 1,173                    | 38                    | 1,211            |
| <b>Total functional<br/>expenses</b>      | <b>\$ 22,417</b>             | <b>\$ 1,898</b>               | <b>\$ 1,465</b>                        | <b>\$ 12,018</b>                            | <b>\$ 4,982</b>                           | <b>\$ 42,780</b>         | <b>\$ 8,959</b>       | <b>\$ 51,739</b> |

**Columbia Association, Inc.**

**Statements of Functional Expenses  
Year Ended April 30, 2020  
(in Thousands)**

|  | <b>Sport and<br/>Fitness</b> | <b>Community<br/>Services</b> | <b>Communication<br/>and Marketing</b> | <b>Open Space and<br/>Facility Services</b> | <b>Village Community<br/>Associations</b> | <b>Total<br/>Program</b> | <b>Administrative</b> | <b>Total</b>     |
|--|------------------------------|-------------------------------|--|---|---|--------------------------|-----------------------|------------------|
| Salary, Wages, and Contract Labor      | \$ 11,840                    | \$ 3,461                      | \$ 1,297                               | \$ 4,568                                    | \$ -                                      | \$ 21,166                | \$ 5,014              | \$ 26,180        |
| Annual Performance Incentives          | 4                            | 2                             | 1                                      | 1   | -   | 8                        | 19                    | 27               |
| Payroll Taxes                          | 1,003                        | 282                           | 100                                    | 348   | -   | 1,733                    | 348                   | 2,081            |
| Employee Benefits                      | 1,325                        | 408                           | 249                                    | 944   | -   | 2,926                    | 819                   | 3,745            |
| Operating Supplies/Expenses            | 1,409                        | 377                           | 891                                    | 473   | 20  | 3,170                    | 251                   | 3,421            |
| Technology Supplies/Expenses           | 30                           | 9                             | 66                                     | 16  | -   | 121                      | 1,156                 | 1,277            |
| Collection and Treasury Expenses       | 158                          | 90                            | 373                                    | (3)   | -   | 618                      | 121                   | 739              |
| Fees                                   | 569                          | 258                           | 441                                    | 2,333                                       | 186                                       | 3,787                    | 971                   | 4,758            |
| Comm. Assoc. Annual Charge Share Grant | -                            | -                             | -                                      | -   | 3,265                                     | 3,265                    | -                     | 3,265            |
| Temporary Funding & Grants Expense     | -                            | 927                           | -                                      | -   | -   | 927                      | -                     | 927              |
| Rentals                                | 1,255                        | 278                           | 240                                    | 146   | -   | 1,919                    | 380                   | 2,299            |
| Utilities                              | 1,426                        | 78                            | 15                                     | 101   | 10  | 1,630                    | 341                   | 1,971            |
| Insurance & Taxes                      | 770                          | 33                            | 5                                      | 236   | 46  | 1,090                    | 154                   | 1,244            |
| Repairs & Maintenance                  | 2,300                        | 181                           | 7                                      | 1,531                                       | 221                                       | 4,240                    | 6                     | 4,246            |
| Depreciation                           | 6,235                        | 190                           | 51                                     | 3,685                                       | 999                                       | 11,160                   | 220                   | 11,380           |
| Allocations                            | 1,397                        | 274                           | (1,164)                                | 330   | 71  | 908                      | 30                    | 938              |
| <b>Total functional expenses</b>       | <b>\$ 29,721</b>             | <b>\$ 6,848</b>               | <b>\$ 2,572</b>                        | <b>\$ 14,709</b>                            | <b>\$ 4,818</b>                           | <b>\$ 58,668</b>         | <b>\$ 9,830</b>       | <b>\$ 68,498</b> |



**Columbia Association, Inc.**

**Statements of Cash Flows  
Years Ended April 30, 2021 and 2020  
(in Thousands)**

|   | <u>2021</u>      | <u>2020</u>     |
|---|------------------|-----------------|
| Cash flows from operating activities  |                  |                 |
| Increase in unrestricted net assets   | \$ 2,863         | \$ 1,710        |
| Adjustments to reconcile increase in unrestricted net assets to net cash provided by operating activities |                  |                 |
| Depreciation expense and amortization   | 11,877           | 11,380          |
| Bad debt expense  | 175              | 121             |
| Amortization of deferred financing costs  | 52               | 12              |
| Loss on disposal of fixed assets  | 281              | 541             |
| Gain on disposal of intangible assets   | (8)              | -               |
| Unrealized loss on marketable securities  | 46               | 8               |
| Changes in operating assets and liabilities   |                  |                 |
| Accounts receivable   | (500)            | 801             |
| Prepaid expenses and other assets   | (823)            | 1,213           |
| Accounts payable and accrued expenses   | 2,683            | 483             |
| Deferred revenue  | 172              | (768)           |
| Net cash provided by operating activities   | <u>16,818</u>    | <u>15,501</u>   |
| Cash flows from investing activities  |                  |                 |
| Purchases of investments held by trustees   | (9,443)          | (17,519)        |
| Proceeds from maturities of investments held by trustees  | 8,381            | 20,445          |
| Purchase of property, facilities and equipment  | (6,121)          | (15,303)        |
| Proceeds from the sale of equipment   | 60               | 91              |
| Proceeds from sale of intangible assets   | 40               | -               |
| Net cash used in investing activities   | <u>(7,083)</u>   | <u>(12,286)</u> |
| Cash flows from financing activities  |                  |                 |
| Net repayments on line of credit  | (9,746)          | (1,255)         |
| Principal payments/credits on capital lease obligations   | 703              | (141)           |
| Term loan proceeds  | 20,000           | -               |
| Term loan issuance/financing costs  | (136)            | -               |
| Term loan principal payments  | (3,859)          | (1,858)         |
| Net cash provided by (used in) financing activities   | <u>6,962</u>     | <u>(3,254)</u>  |
| Net (decrease) increase in cash and cash equivalents  | 16,697           | (39)            |
| Cash and cash equivalents, beginning  | <u>60</u>        | <u>99</u>       |
| Cash and cash equivalents, ending   | <u>\$ 16,757</u> | <u>\$ 60</u>    |
| Supplemental disclosure of cash flow information  |                  |                 |
| Cash paid during the year for interest  | <u>\$ 1,207</u>  | <u>\$ 929</u>   |

**Columbia Association, Inc.**

**Notes to Financial Statements  
April 30, 2021 and 2020**

**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.

**Emergency cash reserves**

In April 2021, the Board of Directors approved the establishment of an emergency cash reserves policy and designated an initial balance of \$2,000. The policy requires the Board to approve use of the funds only for emergency purposes and increases to the fund balance.

**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.

**Columbia Association, Inc.**

**Notes to Financial Statements  
April 30, 2021 and 2020  
(in Thousands)**

**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<br/>useful lives</u> |
|--------------------------------------|-----------------------------------|
| Building and recreational facilities | 10 to 40 years                    |
| Land improvements                    | 5 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 April 30, 2021 and 2020, respectively.

**Columbia Association, Inc.**

**Notes to Financial Statements  
April 30, 2021 and 2020  
(in Thousands)**

**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 April 30, 2021 and 2020 was \$137 and \$85, respectively. Amortization expense for the periods ended April 30, 2021 and 2020 was \$52 and \$12, respectively. Estimated future amortization expense is as follows:

| Year ending<br>April 30, | Amortization<br>expense |
|--------------------------|-------------------------|
| 2022                     | \$ 46                   |
| 2023                     | 40                      |
| 2024                     | 33                      |
| 2025                     | 26                      |
| 2026                     | 19                      |
| 2027 and thereafter      | 20                      |
|                          | <u>\$ 184</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. The Association recognizes revenue at the time of sale.

**Columbia Association, Inc.**

**Notes to Financial Statements**  
**April 30, 2021 and 2020**  
**(in Thousands)**

**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. Services during the period ended April 30, 2021, were limited due to the pandemic.

Camps - Camps are normally held during the months 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. No camps were held during the period ended April 30, 2021, due to the pandemic. Two camps are planned for the summer of 2021.

**Deferred Revenue**

Deferred revenue is comprised of the following as of April 30:

|                     | 2021            | 2020            |
|---------------------|-----------------|-----------------|
| Membership fees     | \$ 2,472        | \$ 2,142        |
| School age services | 587             | 789             |
| Camps               | 45              | -               |
| Other               | 766             | 767             |
|                     | <u>\$ 3,870</u> | <u>\$ 3,698</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 \$298 and \$806 for the periods ended April 30, 2021 and 2020, 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 April 30, 2021 and 2020.

**Columbia Association, Inc.**

**Notes to Financial Statements**  
**April 30, 2021 and 2020**  
**(in Thousands)**

**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.

**Subsequent events**

The Association evaluated subsequent events through REPORT DATE, the date the financial statements were available to be issued.

**Note 2 - Accounts receivable**

Accounts receivable are comprised of the following as of April 30:

|   | 2021            | 2020            |
|---|-----------------|-----------------|
| Membership fees   | \$ 1,915        | \$ 1,795        |
| Annual charges  | 887             | 647             |
| Other   | 222             | 499             |
| Total accounts receivable   | 3,024           | 2,941           |
| Less reserves for abatements and allowance<br>for doubtful accounts | 677             | 919             |
|   | <u>\$ 2,347</u> | <u>\$ 2,022</u> |

**Columbia Association, Inc.**

**Notes to Financial Statements  
April 30, 2021 and 2020  
(in Thousands)**

**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 April 30:

|                            | 2021            |                 | 2020            |                 |
|----------------------------|-----------------|-----------------|-----------------|-----------------|
|                            | Cost            | Fair value      | Cost            | Fair value      |
| Cash and cash equivalents  | \$ 308          | \$ 308          | \$ 82           | \$ 82           |
| Government debt securities | 4,319           | 4,316           | 3,491           | 3,534           |
| Accrued interest           | 3               | 3               | 15              | 15              |
|                            | <u>\$ 4,630</u> | <u>\$ 4,627</u> | <u>\$ 3,588</u> | <u>\$ 3,631</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 April 30:

|                            | 2021            |                 | 2020            |                 |
|----------------------------|-----------------|-----------------|-----------------|-----------------|
|                            | Cost            | Fair value      | Cost            | Fair value      |
| Cash and cash equivalents  | \$ 3,595        | \$ 3,595        | \$ 2,256        | \$ 2,256        |
| Government debt securities | -               | -               | 1,318           | 1,319           |
|                            | <u>\$ 3,595</u> | <u>\$ 3,595</u> | <u>\$ 3,574</u> | <u>\$ 3,575</u> |

**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

**Columbia Association, Inc.**

**Notes to Financial Statements  
April 30, 2021 and 2020  
(in Thousands)**

- 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 April 30, 2021:

|                             | Fair value measurements using  |   |          |
|-----------------------------|--|---|----------|
|                             | Quoted prices<br>in active<br>markets for<br>identical assets<br>(Level 1) | Significant<br>other<br>observable<br>inputs<br>(Level 2) | Total    |
| Government debt securities* | \$ -   | \$ 4,316  | \$ 4,316 |

The following table presents assets and liabilities measured at fair value by classification within the fair value hierarchy as of April 30, 2020:

|                             | Fair value measurements using  |   |          |
|-----------------------------|--|---|----------|
|                             | Quoted prices<br>in active<br>markets for<br>identical assets<br>(Level 1) | Significant<br>other<br>observable<br>inputs<br>(Level 2) | Total    |
| Government debt securities* | \$ -   | \$ 4,853  | \$ 4,853 |

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



**Columbia Association, Inc.**

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**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 April 30, 2021 and 2020:

|   | <u>2021</u>      | <u>2020</u>     |
|---|------------------|-----------------|
| Total assets at year end  | \$ 161,724       | \$ 148,992      |
| Less:   |                  |                 |
| Emergency cash reserves   | 2,000            | -               |
| Prepaid expenses and other assets   | 1,317            | 494             |
| Risk management fund  | 4,627            | 3,631           |
| Workers' compensation fund  | 3,595            | 3,575           |
| Property, facilities and equipment, net   | 132,794          | 138,891         |
| Intangible assets, net  | <u>287</u>       | <u>319</u>      |
| Financial assets available to meet cash needs for<br>general expenditures within one year | <u>\$ 17,104</u> | <u>\$ 2,082</u> |

Columbia Association has \$17,104 and \$2,082 of financial assets available within one year as of April 30, 2021 and 2020, respectively, on the statement of financial position date to meet cash needs for general expenditures. This consists of cash of \$14,757 and \$60 and net accounts receivable of \$2,347 and \$2,022 as of April 30, 2021 and 2020, 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 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; however, the June 25, 2020 loan documents do require that the Association maintain a minimum cash balance of \$3,000. See Notes 8 and 9.

In addition, in the event of unanticipated liquidity needs, the Association has a line of credit in the amount of \$20,000 of which \$0- was committed as of April 30, 2021. See Note 8.

The Association's operating activity generates positive cash flow of approximately \$16,003 based on a five year average of cash provided by operating activities. The cash is used to fund capital projects, debt service and the emergency cash reserves when approved by the Board. Any additional funds needed for approved expenditures are obtained from line of credit borrowings.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**Note 6 - Property, facilities and equipment, net**

Property, facilities and equipment consist of the following as of April 30, 2021:

|  | <u>Cost basis</u> | <u>Accumulated<br/>depreciation</u> | <u>Book value</u> |
|--|-------------------|-------------------------------------|-------------------|
| Land                                   | \$ 6,533          | \$ -                                | \$ 6,533          |
| Parks, lakes, and related improvements | 101,222           | 50,788                              | 50,434            |
| Buildings and recreation facilities    | 138,469           | 73,204                              | 65,265            |
| Leasehold improvements                 | 5,555             | 3,093                               | 2,462             |
| Equipment and vehicles                 | 29,106            | 22,648                              | 6,458             |
| Other                                  | 1,646             | 4                                   | 1,642             |
| Property, facilities, and equipment    | <u>\$ 282,531</u> | <u>\$ 149,737</u>                   | <u>\$ 132,794</u> |

Property, facilities and equipment consist of the following as of April 30, 2020:

|  | <u>Cost basis</u> | <u>Accumulated<br/>depreciation</u> | <u>Book value</u> |
|--|-------------------|-------------------------------------|-------------------|
| Land                                   | \$ 6,533          | \$ -                                | \$ 6,533          |
| Parks, lakes, and related improvements | 98,533            | 47,097                              | 51,436            |
| Buildings and recreation facilities    | 137,577           | 68,274                              | 69,303            |
| Leasehold improvements                 | 5,572             | 2,555                               | 3,017             |
| Equipment and vehicles                 | 29,313            | 22,322                              | 6,991             |
| Other                                  | 1,637             | 26                                  | 1,611             |
| Property, facilities, and equipment    | <u>\$ 279,165</u> | <u>\$ 140,274</u>                   | <u>\$ 138,891</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 |
| 2020 | 12,409,853    |

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**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 \$20,000 beginning September 15, 2020 with the condition that the Association maintains a \$3,000 cash balance. The outstanding note bears interest at LIBOR plus 1.15%. Interest only on the outstanding principal balance shall be payable monthly beginning August 1, 2020. The line of credit matures on June 1, 2023. Additionally, the Association shall pay a quarterly unused commitment fee equal to 25 basis points of the principal amount of the line of credit that was unused.

During fiscal year 2020, 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 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- and \$9,746 outstanding under the lines of credit as of April 30, 2021 and 2020.

**Note 9 - Term debt**

**Term loans**

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 it 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 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 it matures in fiscal year 2028. The Association began making monthly principal and interest payments in August 2020. A portion of the proceeds from this loan was used to pay off the line of credit in Note 8.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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As of April 30, 2021, the future loan principal payments by fiscal year are as follows:

|                                    |    |                      |
|------------------------------------|----|----------------------|
| 2022                               | \$ | 4,656                |
| 2023                               |    | 4,798                |
| 2024                               |    | 4,942                |
| 2025                               |    | 5,094                |
| 2026                               |    | 5,250                |
| 2027 and thereafter                |    | 11,805               |
| Total term loan                    |    | <u>36,545</u>        |
| Less deferred financing costs, net |    | <u>184</u>           |
| Term loan, net                     | \$ | <u><u>36,361</u></u> |

**Capital lease obligation**

The cost and accumulated amortization of equipment under capital leases were \$867 and \$86, respectively, as of April 30, 2021, and \$574 and \$538, respectively, as of April 30, 2020. As of April 30, 2021, the future minimum annual payments under capital leases are as follows:

|   |    |                   |
|---|----|-------------------|
| 2022  | \$ | 143               |
| 2023  |    | 143               |
| 2024  |    | 143               |
| 2025  |    | 143               |
| 2026  |    | 143               |
| 2027 and thereafter                         |    | 62                |
| Total minimum lease payments                |    | <u>777</u>        |
| Less amount representing interest           |    | <u>20</u>         |
| Present value of net minimum lease payments | \$ | <u><u>757</u></u> |

**Note 10 - Retirement benefit plan**

Substantially all full-time and eligible part-time employees are covered by a defined contribution retirement benefit plan. Contributions through April 12, 2020 were based on 6% of eligible employees' salaries. Employees became fully vested after six years of service. However; effective April 13, 2020, due to the financial pressures from COVID-19, employer contributions were reduced to 3% and vest immediately. Expenses under this plan were \$402 and \$1,213 for the periods ended April 30, 2021 and 2020, respectively.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**Note 11 - Commitments**

The Association leases certain facilities and equipment under operating leases. Rental expense exclusive of these costs, was \$2,003 and \$2,152 for the periods ended April 30, 2021 and 2020, 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 \$658 and \$528, which was included in accounts payable and accrued expenses as of April 30, 2021 and 2020, respectively.

As of April 30, 2021, the Association's total commitment for minimum annual rentals, exclusive of maintenance and other occupancy costs, under non-cancellable operating leases is:

|                     |    |               |
|---------------------|----|---------------|
| 2022                | \$ | 1,388         |
| 2023                |    | 1,675         |
| 2024                |    | 1,708         |
| 2025                |    | 1,743         |
| 2026                |    | 1,138         |
| 2027 and Thereafter |    | <u>3,465</u>  |
| Total               | \$ | <u>11,117</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 \$254 and \$290 were included in accounts payable and accrued expenses as of April 30, 2021 and 2020, respectively.

On March 9, 2021, The Association entered into an amendment to the deed of lease for headquarters office space that provided for a 50% abatement of the base rent due under the lease for the months of January through December 2021 and extended the lease for a period of two years. The lease termination date will be April 30, 2030. The gross amount of the rent abatement is \$378. Accrued abatements of \$111 were included in accounts payable and accrued expenses as of April 30, 2021.

Estimated rental costs and unamortized rent abatement and tenant improvement allowance related to the lease for Haven on the Lake, which expires August 31, 2025, as well as potential sublease rental income and related expenses through the expiration date were accrued as of April 30, 2021, due to the closing of operations on that date. The loss on Haven closure netted against total revenues for the year ended April 30, 2021 was \$4,117. A sublease for the rental of the space through August 28, 2025 was executed in May 2021. See note 17.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**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 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:

|  | 2021    | 2020    |
|--|---------|---------|
| Reconciliation of benefit obligations  |         |         |
| Obligation at beginning of year  | \$ 829  | \$ 729  |
| Service cost   | 34      | 28      |
| Interest cost  | 23      | 28      |
| Actuarial loss   | -       | 4       |
| Plan amendments  | -       | 56      |
| Benefit payments   | (17)    | (16)    |
| Obligation at end of year  | \$ 869  | \$ 829  |
| Amount not yet recognized in net periodic postretirement benefit costs       |         |         |
| Unrecognized prior service credit  | \$ 43   | \$ 50   |
| Unrecognized gain (loss)   | (140)   | (140)   |
| Total amount not yet recognized in net periodic postretirement benefit costs | \$ (97) | \$ (90) |
| Net periodic postretirement benefit costs include                            |         |         |
| Service cost   | \$ 34   | \$ 28   |
| Interest cost  | 23      | 28      |
| Amortization of net gain from prior periods                                  | (6)     | (19)    |
| Amortization of unrecognized prior service cost                              | 6       | 6       |
| Net periodic postretirement benefit costs                                    | \$ 57   | \$ 43   |

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The discount rate was 4.05% as of April 30, 2021 and 2020. 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, 2021:

|  | <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               | \$ (7)             |
| Effect on the health care component of the accumulated postretirement benefit obligation                     | 105                | (92)               |

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

|             |       |
|-------------|-------|
| 2022        | \$ 34 |
| 2023        | 46    |
| 2024        | 51    |
| 2025        | 62    |
| 2026        | 62    |
| 2027 - 2030 | 283   |

**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 \$1,125 and \$1,130 are included in accrued expenses as of April 30, 2021 and 2020. 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 \$2,307 and \$2,401 are included in accrued expenses as of April 30, 2021 and 2020, respectively. Claim payments based on actual claims ultimately filed could differ materially from these estimates.

**Columbia Association, Inc.**

**Notes to Financial Statements  
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**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 insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances as of April 30, 2021.

**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 – COVID-19 impact**

The Association's operations were negatively impacted in both fiscal years by the spread of the Coronavirus Disease (COVID-19), which was declared a worldwide pandemic by the World Health Organization on March 11, 2020. COVID-19 impacted various aspects of its 2020 and 2021 operations and financial results, including sport and fitness, community services, and open space and facility services. Management believes the Association is taking appropriate actions to mitigate the negative impacts.

**Note 17 - Subsequent events**

A sublease agreement for rental of the space formerly occupied by Haven on the Lake was executed on May 25, 2021, with the approval of the landlord. The term of the sublease is through August 28, 2025. The sublease income for the term of the agreement was accrued and netted against the rental expense for the remainder of the primary lease which expires August 31, 2025. See note 11.