

JOHNSON KIGHTLINGER & COMPANY

**THE COMMUNITY FOUNDATION
SERVING BOULDER COUNTY
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017**

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INDEPENDENT AUDITORS' REPORT

Board of Trustees of
The Community Foundation Serving Boulder County
Boulder, Colorado

We have audited the accompanying consolidated financial statements of The Community Foundation Serving Boulder County (a Colorado nonprofit corporation) and subsidiaries, which comprise the consolidated statements of financial position as of December 31, 2018 and 2017, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated 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 consolidated 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 consolidated financial statements.

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

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of The Community Foundation Serving Boulder County and subsidiaries as of December 31, 2018 and 2017, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Johnson Kightlinger & Company

JOHNSON KIGHTLINGER & COMPANY
June 26, 2019

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018 AND 2017

	<u>2018</u>	<u>2017</u>
ASSETS		
Cash and cash equivalents	\$ 374,548	\$ 430,012
Beneficial interest in assets held by Greater Horizons (Note 1):		
Cash and cash equivalents	7,814,346	10,672,644
Investments (Note 4)	47,517,656	50,550,111
Contributions receivable (Note 2)	232,450	102,589
Accounts receivable	10,101	-
Loans receivable (Note 3)	-	112,334
Investments - trusts (Note 4)	260,794	133,611
Property and equipment, net (Note 5)	4,839,879	4,977,538
Prepaid expenses and other	18,269	9,218
Total assets	<u>\$ 61,068,043</u>	<u>\$ 66,988,057</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 106,034	\$ 88,756
Grants payable	614,917	581,451
Liabilities under split-interest agreements (Note 6)	64,377	77,259
Notes payable (Note 7)	2,998,543	3,050,296
Assets held for others (Note 8)	2,749,364	2,507,729
Total liabilities	<u>6,533,235</u>	<u>6,305,491</u>
NET ASSETS		
Without donor restrictions	54,250,568	60,521,810
With donor restrictions (Note 9)	284,240	160,756
Total net assets	<u>54,534,808</u>	<u>60,682,566</u>
Total liabilities and net assets	<u>\$ 61,068,043</u>	<u>\$ 66,988,057</u>

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
CONSOLIDATED STATEMENT OF ACTIVITY
FOR THE YEAR ENDED DECEMBER 31, 2018**

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
REVENUE AND SUPPORT			
Contributions	\$ 7,748,137	\$ 282,450	\$ 8,030,587
Investment income - dividends and interest	1,316,658	-	1,316,658
In-kind donations (Note 10)	67,646	-	67,646
Program revenue	55,834	-	55,834
Investment management fees	30,687	-	30,687
Rental income	266,439	-	266,439
Change in value of split interest agreements	4,279	(6,377)	(2,098)
Net assets released from restrictions	152,589	(152,589)	-
Total revenue and support	<u>9,642,269</u>	<u>123,484</u>	<u>9,765,753</u>
EXPENSES AND LOSSES			
Program services - grants	9,909,720	-	9,909,720
Program services - other	710,354	-	710,354
Supporting services	1,788,885	-	1,788,885
Total expenses	<u>12,408,959</u>	<u>-</u>	<u>12,408,959</u>
Net investment losses (Note 4)	3,504,552	-	3,504,552
Total expenses and losses	<u>15,913,511</u>	<u>-</u>	<u>15,913,511</u>
CHANGE IN NET ASSETS	<u>(6,271,242)</u>	<u>123,484</u>	<u>(6,147,758)</u>
NET ASSETS - BEGINNING OF YEAR	<u>60,521,810</u>	<u>160,756</u>	<u>60,682,566</u>
NET ASSETS - END OF YEAR	<u>\$ 54,250,568</u>	<u>\$ 284,240</u>	<u>\$ 54,534,808</u>

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
CONSOLIDATED STATEMENT OF ACTIVITY
FOR THE YEAR ENDED DECEMBER 31, 2017**

	WITHOUT DONOR RESTRICTIONS	WITH DONOR RESTRICTIONS	TOTAL
REVENUE AND SUPPORT			
Contributions	\$ 12,028,236	\$ -	\$ 12,028,236
Investment income - dividends and interest	1,118,315	-	1,118,315
In-kind donations (Note 10)	108,584	-	108,584
Program revenue	61,121	-	61,121
Investment management fees	26,828	-	26,828
Rental income	225,664	-	225,664
Change in value of split interest agreement	154,662	(113,253)	41,409
Net investment gains (Note 4)	4,947,116	-	4,947,116
Net assets released from restrictions	930,598	(930,598)	-
Total revenue and support	<u>19,601,124</u>	<u>(1,043,851)</u>	<u>18,557,273</u>
EXPENSES			
Program services - grants	6,736,661	-	6,736,661
Program services - other	750,630	-	750,630
Supporting services	2,011,017	-	2,011,017
Total expenses	<u>9,498,308</u>	<u>-</u>	<u>9,498,308</u>
CHANGE IN NET ASSETS	<u>10,102,816</u>	<u>(1,043,851)</u>	<u>9,058,965</u>
NET ASSETS - BEGINNING OF YEAR	<u>50,418,994</u>	<u>1,204,607</u>	<u>51,623,601</u>
NET ASSETS - END OF YEAR	<u>\$ 60,521,810</u>	<u>\$ 160,756</u>	<u>\$ 60,682,566</u>

See Notes to Consolidated Financial Statements

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2018**

	PROGRAM SERVICES			SUPPORTING SERVICES			GRAND TOTAL
	GRANT- MAKING	EDUCATION AND OUTREACH	TOTAL	MANAGE- MENT & GENERAL	FUND RAISING	TOTAL	
Grants	\$ 9,688,007	\$ -	\$ 9,688,007	\$ -	\$ -	\$ -	\$ 9,688,007
Salaries, payroll taxes, and benefits	163,727	367,691	531,418	452,330	403,767	856,097	1,387,515
Office expenses	30,825	69,225	100,050	85,159	76,016	161,175	261,225
Meetings and events	2,152	23,984	26,136	11,977	80,135	92,112	118,248
Consultant and contract employees	-	166,866	166,866	45,889	139,103	184,992	351,858
Advertising and marketing	-	42,610	42,610	-	106,135	106,135	148,745
Printing and publications	-	2,554	2,554	5,107	2,553	7,660	10,214
Professional fees	52	116	168	74,538	74,522	149,060	149,228
Interest expense	-	-	-	95,054	-	95,054	95,054
Conference and travel	8,344	-	8,344	8,597	8,345	16,942	25,286
Other	369	829	1,198	1,020	910	1,930	3,128
Property taxes	-	-	-	32,792	-	32,792	32,792
Depreciation	16,244	36,479	52,723	44,877	40,059	84,936	137,659
TOTAL EXPENSES	\$ 9,909,720	\$ 710,354	\$ 10,620,074	\$ 857,340	\$ 931,545	\$ 1,788,885	\$ 12,408,959

See Notes to Consolidated Financial Statements

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2017**

	PROGRAM SERVICES			SUPPORTING SERVICES			GRAND TOTAL
	GRANT- MAKING	EDUCATION AND OUTREACH	TOTAL	MANAGE- MENT & GENERAL	FUND RAISING	TOTAL	
Grants	\$ 6,519,307	\$ -	\$ 6,519,307	\$ -	\$ -	\$ -	\$ 6,519,307
Salaries, payroll taxes, and benefits	166,944	374,616	541,560	462,172	412,694	874,866	1,416,426
Office expenses	23,720	53,225	76,945	65,665	58,636	124,301	201,246
Meetings and events	5,931	32,184	38,115	(861)	107,843	106,982	145,097
Consultant and contract employees	-	189,295	189,295	36,199	120,063	156,262	345,557
Advertising and marketing	-	57,844	57,844	-	109,394	109,394	167,238
Bad debt expense	-	-	-	239,099	-	239,099	239,099
Printing and publications	-	9,196	9,196	18,392	9,196	27,588	36,784
Rent	803	1,801	2,604	2,222	1,984	4,206	6,810
Professional fees	-	-	-	72,584	74,491	147,075	147,075
Interest expense	-	-	-	95,021	-	95,021	95,021
Conference and travel	5,486	-	5,486	5,652	5,486	11,138	16,624
Other	352	790	1,142	975	871	1,846	2,988
Property taxes	-	-	-	39,257	-	39,257	39,257
Depreciation	14,118	31,679	45,797	39,083	34,899	73,982	119,779
TOTAL EXPENSES	\$ 6,736,661	\$ 750,630	\$ 7,487,291	\$ 1,075,460	\$ 935,557	\$ 2,011,017	\$ 9,498,308

See Notes to Consolidated Financial Statements

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017**

	<u>2018</u>	<u>2017</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ (6,147,758)	\$ 9,058,965
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Net realized and unrealized (gain) loss on investments	3,504,552	(4,947,116)
Donated investments	1,823,877	(4,245,204)
Depreciation	137,659	119,779
Change in split interest assets & liabilities	9,050	(58,469)
Changes in operating assets and liabilities:		
Contributions receivable	(129,861)	713,685
Programs receivable	102,814	(60,640)
Other assets	(9,632)	41,594
Accounts payable and accrued liabilities	17,278	(27,039)
Grants payable	33,467	(72,565)
Assets held for other not-for-profit organizations	241,635	261,784
Net cash from operating activities	<u>(416,919)</u>	<u>784,774</u>
 CASH FLOWS FROM INVESTING ACTIVITIES		
Change in investments, net	(2,445,090)	2,185,414
Purchases of property, plant and equipment	-	(51,277)
Net cash from investing activities	<u>(2,445,090)</u>	<u>2,134,137</u>
 CASH FLOWS FROM INVESTING ACTIVITIES		
Repayments of bank loan	(51,753)	(49,704)
CHANGE IN CASH AND CASH EQUIVALENTS	<u>(2,913,762)</u>	<u>2,869,207</u>
 CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>11,102,656</u>	<u>8,233,449</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 8,188,894</u>	<u>\$ 11,102,656</u>
 NONCASH TRANSACTIONS		
Donated materials and services	<u>\$ 67,646</u>	<u>\$ 108,584</u>
 CASH AND CASH EQUIVALENTS ARE INCLUDED ON THE FOLLOWING LINES ON THE STATEMENTS OF FINANCIAL POSITION:		
Cash and cash equivalents	\$ 374,548	\$ 430,012
Beneficial interest in cash and cash equivalents held by Greater Horizons	7,814,346	10,672,644
	<u>\$ 8,188,894</u>	<u>\$ 11,102,656</u>

See Notes to Consolidated Financial Statements

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Activities

The Community Foundation Serving Boulder County (the Foundation) was established in 1991 as a Colorado not-for-profit corporation. The Foundation receives, administers and disburses funds for public, charitable, educational, scientific, literary, environmental, health and human services, and other benevolent purposes. The Foundation finances its operations largely through donations and investment earnings. The Foundation exists to encourage and strengthen philanthropy, enhance the structure and capacity of local not-for-profit agencies, provide opportunities to improve the quality of life in Boulder County communities, and to benefit future generations.

Program services provided by the Foundation include the following:

Grant Making

The Foundation is enabled through donors to make contributions to various charitable organizations. This process includes soliciting funding requests, evaluating the requests, and awarding the grants.

Education and Outreach

The Foundation offers a variety of specific programs including technical assistance and training developed to strengthen the internal capacity of not-for-profit agencies. The assistance and training focus on structural and administrative responsibilities of not-for-profit organizations including board member responsibilities, financial management, human resources, and fundraising.

Additionally, the Foundation is committed to promoting a culture of giving in Boulder County through education and information. The Foundation conducts seminars and meetings for contributors to educate them about emerging needs, developing values about giving, and helping family members discuss philanthropy. The Foundation also provides training for donor advisors on discussing philanthropic tax issues and charitable giving with their clients.

Greater Horizons

The Foundation partners with Greater Horizons (“GH”), a wholly owned nonprofit subsidiary of the Greater Kansas City Community Foundation, which provides the Foundation with back office administration, accounting, and access to institutional quality pooled investment funds. GH provides these services to community foundations throughout the country. To provide its customers with assurance regarding its accounting and internal control systems, GH completes an annual internal control audit (SOC 1) and a financial statement audit.

Effective January 1, 2016, the Foundation transferred cash and investments totaling \$50,864,402 to Greater Horizons (“GH”). The Foundation retains a beneficial interest in those assets, and can withdraw all or a portion of the assets (including appreciation) upon approval of the Foundation’s governing board. The assets held by GH are reported as “beneficial interest in assets held by Greater Horizons” and are included in net assets without donor restrictions.

The Foundation granted variance power to GH, allowing GH to make final decisions regarding distributions from the Foundation’s assets. However, if GH intends to exercise its variance power, it must notify the Foundation in advance and allow the Foundation to terminate the arrangement and withdraw its assets.

Basis of Accounting and Presentation

The consolidated financial statements include the accounts of the Foundation and its wholly-owned subsidiaries described below. Interorganizational balances and transactions have been eliminated in consolidation. The statements of financial position and activities were revised in 2018 to conform with a new financial reporting standard which simplified net assets into two categories: without restrictions and with restrictions. The previous standard had three different net asset categories: unrestricted, temporarily restricted, and permanently restricted. Also, there is a new liquidity disclosure that is required beginning in 2018 – see Note 12 for further information.

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect 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.

Organizational Structure

For liability protection and management of certain gifts, the Foundation formed the following subsidiaries:

- **1123 Spruce Street LLC**, a Colorado limited liability company which owns the office building where the Foundation conducts its operations.
- **TCFSO**, a Colorado nonprofit corporation that is wholly owned by the Foundation; a supporting organization that wholly owns the following LLC's:
 - **Pledge 1% Colorado LLC** (Pledge 1%), a Colorado limited liability company which holds donated stock warrants and other securities of privately held companies.
 - **Willard, LLC**, a Colorado limited liability company which holds real estate remainder interests.

Cash and Cash Equivalents

The Foundation's cash equivalent balances include money market funds and certificates of deposit.

Contributions Receivable

Contributions receivable consist of unconditional multi-year promises to give, and are recorded at net realizable value for promises expected to be collected within one year, and at fair value for those due beyond one year. The relationship with the donor, the donor's history of making timely payments, and the donor's overall creditworthiness are incorporated into a fair value measurement computed using present value techniques.

Loans Receivable

Loans receivable are carried at their estimated collectible amounts. Interest income on loans receivable is recognized using the effective interest method. Interest income on impaired loans is recognized as cash is collected or on a cost-recovery basis. Provisions for losses on loans receivable are determined on the basis of loss experience, known and inherent risks in the loan portfolio, the estimated value of underlying collateral, and current economic conditions. The Foundation generally requires collateral for significant loans.

Loans receivable are placed on non-accrual status when they become past due. Upon suspension of the accrual of interest, interest income is subsequently recognized to the extent cash payments are received. Accrual of interest is resumed when loans are removed from non-accrual status. Loans receivable are charged against their allowance accounts when such receivables are deemed to be uncollectible.

Investments

The Foundation's investment portfolio consists primarily of mutual fund investments in equity and debt securities with readily determinable market values. All investments are carried at fair value, with gains and losses reported in the statement of activities.

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investments (Continued)

Occasionally, the Foundation receives noncash donations, such as real estate or equity securities of privately held companies, which do not have readily determinable market values. Donations of such investments are reported at fair value, estimated based upon evaluation of individual assets and sales of comparable assets.

It is the Foundation's policy to sell contributed publicly traded securities upon receipt. In cases where the security contains restrictions, the security is liquidated as soon as possible.

Split-Interest Agreements (Charitable Remainder Trusts)

The Foundation occasionally receives gifts from donors who establish charitable remainder trusts naming the Foundation as trustee. Such trusts require the Foundation to make lifetime distributions to designated beneficiaries. The payments are made from the income or principal of the assets donated pursuant to the trust agreement. Upon the death of the beneficiary, assets remaining in such trusts will be transferred to the Foundation or another designated entity.

The Foundation records assets held in such trusts at fair value and records liability at the estimated present value of the amounts due to the beneficiaries. The excess of the gift's fair value over the corresponding liability is recognized as support in the year of the gift. In subsequent years, gains or losses from changes in actuarial assumptions, accretions of the discount, and investment gains or losses are recorded as increases or decreases in the value of split-interest agreements in the statement of activities.

Property and Equipment

Property and equipment are stated at cost if purchased and estimated fair value if donated. The Foundation capitalizes property and equipment additions of \$1,000 or more. Depreciation is computed using the straight-line method over the estimated useful lives of the assets as noted below:

<u>Asset</u>	<u>Years</u>
Building	40
Office equipment	3-5
Software & website	3-5
Furniture	7
Signage	10

Management assesses the carrying value of long-lived assets for impairment when circumstances indicate such amounts may not be recoverable from future operations. Generally, assets to be held and used in operations are considered impaired if the sum of expected undiscounted future cash flows is less than the carrying amount of the asset. If impairment has occurred, the loss is measured based on the amount by which the carrying value exceeds its fair market value. Management believes that no impairment has occurred as of December 31, 2018.

Expense Allocation

The costs of providing various programs and other activities have been summarized on a functional basis in the statement of activities and in the statement of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Revenue Recognition – Contributions

If applicable, contributions are reported as subject to donor restrictions. The Foundation's bylaws and all donor agreements grant variance power to the Foundation's Board. Variance power allows the Board to modify or vary donor restrictions if they become incapable of fulfillment or are inconsistent with the charitable needs of the community. The Foundation strives to honor donors' charitable intent and accepts grant recommendations from donors. However, by virtue of its variance power the Foundation generally reports contributions as having no donor restrictions.

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition – Contributions (Continued)

Contributions to be received over multiple years or at a specified date in the future are subject to time restrictions and are reported as temporarily restricted. Multi-year promises to give are recognized in the year the written promise is received from the donor. When the funds are collected in subsequent years, the time restriction is lifted and the Foundation recognizes an offsetting increase in unrestricted net assets and reduction of temporarily restricted net assets. The change is reported in the statement of activities as net assets released from restrictions.

The Foundation records donor-restricted contributions as having no donor restrictions if the restrictions are met in the same reporting period.

Grants

Grants are expensed when approved for payment.

Advertising

Advertising costs are expensed as incurred. Advertising expense totaled \$148,745 and \$167,238 in 2018 and 2017 respectively.

Donated Services and Materials

Donated services are reported as contributions when the services (a) create or enhance nonfinancial assets or (b) would be purchased if they require specialized skills and are provided by individuals possessing those skills. Donated materials, if significant, are reported as contributions at fair market value.

Concentrations and Credit Risk

Most of the Foundation's donors are located in the Boulder-Denver metropolitan area of Colorado. There were no concentration of contributions noted in 2018 or 2017.

Financial instruments which represent concentrations of credit risk consist of cash, contributions receivable (Note 2) and loans receivable (Note 3). Cash balances are insured, in part, by the Federal Deposit Insurance Corporation and the Securities Investor Protection Corporation. Although certain cash balances exceed insured limits, the Foundation maintains its cash balances at high-quality financial institutions and does not expect any losses from this exposure. Contributions receivable are due from a fairly broad donor base. Loans receivable are generally secured by collateral.

Fair Value Measurements

Fair value measurements of assets and liabilities may be carried out using:

- Quoted prices in active markets for identical assets (Level 1),
- Significant other observable inputs (Level 2), or
- Significant unobservable inputs (Level 3).

Assets measured at fair value on a recurring basis consisted of the following December 31, including assets held by Greater Horizons:

Investment Type	Level 1		Level 2	
	2018	2017	2018	2017
Money market funds	\$ 260,875	\$ 645,914	\$ -	\$ -
Publicly traded securities	47,778,449	50,683,722	-	-
Certificates of deposit	-	-	5,422,977	5,472,998
	<u>\$ 48,039,324</u>	<u>\$ 51,329,636</u>	<u>\$ 5,422,977</u>	<u>\$ 5,472,998</u>

The Foundation holds warrants for stock and other ownership interests in privately held companies. No value is included for these assets unless there is a liquidity event to establish the market value.

**THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income Taxes

The Foundation is a not-for-profit organization and is generally exempt from income taxes under section 501(c)(3) of the Internal Revenue Code and is classified as a public charity. The Foundation's wholly owned subsidiary TCFSO has been designated a Type 2 supporting organization exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code. The Foundation is subject to income tax for unrelated business income derived from ownership interests in taxable entities and from rental income from a debt-financed office building. However, the Foundation had no taxable income to report for 2018 and 2017 from these activities.

The Foundation has taken no tax positions it believes are unlikely to be upheld, or that might jeopardize its tax-exempt status, if examined by taxing authorities with full knowledge of all relevant information. Should its tax-exempt status be challenged in the future, all years since inception could be subject to review by the IRS.

Subsequent Events Evaluation

Management has evaluated subsequent events through the date of the accompanying independent auditors' report, which is the date the financial statements were available to be issued.

NOTE 2 – CONTRIBUTIONS RECEIVABLE

Contributions receivable consist of unconditional promises to give from individuals, businesses, and foundations. At December 31, 2018 and 2017, 100% and 78% of contributions receivable were due from two donors. No allowance for uncollectible amounts was recognized, as management believes the amounts are fully collectible.

Future payments of contributions receivable are expected to be received in the following time periods as of December 31, 2018:

<u>Amounts due in</u>	
One year or less	\$ 102,850
Two to five years	<u>129,600</u>
	<u>\$ 232,450</u>

NOTE 3 – LOANS RECEIVABLE

Loans receivable consisted of the following as of December 31:

	<u>2018</u>	<u>2017</u>
Face value	\$ 1,171,035	\$ 1,123,068
Allowance for uncollectible	<u>(1,171,035)</u>	<u>(1,010,734)</u>
	<u>\$ -</u>	<u>\$ 112,334</u>

Future payments on loans receivable are due in 2019.

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 4 – INVESTMENTS

The Foundation's investments, including those held by Greater Horizons as described in Note 1, consisted of the following at December 31:

	<u>2018</u>	<u>2017</u>
<u>Financial statement categories:</u>		
Charitable remainder trusts	\$ 260,794	\$ 133,611
Other	47,517,656	50,550,111
	<u>\$ 47,778,450</u>	<u>\$ 50,683,722</u>
 <u>Types of investments:</u>		
<u>Publicly traded securities:</u>		
Equity	\$ 27,882,451	\$ 31,557,945
Debt	18,719,607	17,972,318
Other	1,176,392	1,153,459
	<u>\$ 47,778,450</u>	<u>\$ 50,683,722</u>

The Foundation's investment gains and losses, including those earned from investments held by Greater Horizons, consisted of the following for the years ended December 31:

	<u>2018</u>	<u>2017</u>
Realized gains	\$ 1,221,015	\$ 1,900,191
Unrealized gains (losses)	(4,559,064)	3,245,668
Fees	(166,503)	(198,743)
	<u>\$ (3,504,552)</u>	<u>\$ 4,947,116</u>

NOTE 5 – PROPERTY AND EQUIPMENT

The Foundation's property and equipment consisted of the following at December 31:

	<u>2018</u>	<u>2017</u>
Land	\$ 1,000,000	\$ 1,000,000
Building	4,007,660	4,007,660
Office equipment	41,405	41,405
Furniture	41,383	41,383
Signage	10,032	10,032
Software & website	116,942	116,942
	<u>5,217,422</u>	<u>5,217,422</u>
Accumulated depreciation	(377,543)	(239,884)
Property and equipment, net	<u>\$ 4,839,879</u>	<u>\$ 4,977,538</u>

NOTE 6 – SPLIT-INTEREST AGREEMENT LIABILITIES

The Foundation has obligations under a charitable remainder unitrust agreement. The Foundation must pay the trust's beneficiary the lesser of annual trust income or 5% of trust assets on the first day of each fiscal year. The trust was terminated in 2017 following the death of the donor and the Foundation received the remainder interest.

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 6 – SPLIT-INTEREST AGREEMENT LIABILITIES (Continued)

The Foundation also serves as trustee for a charitable remainder unitrust whose assets will be transferred to the Foundation's Open Door Fund upon the beneficiary's death. The trust must pay quarterly distributions to the beneficiary during their lifetime equal to 10% of the net fair market value of the trust's assets as of the end of the year.

Trust liabilities are recorded using current interest rates and are adjusted annually for the beneficiary's estimated life expectancy. The accompanying statements of financial position includes estimated liabilities of \$64,377 and \$77,259 at December 31, 2018 and 2017, respectively.

NOTE 7 – NOTES PAYABLE

In 2016 the Foundation formed 1123 Spruce Street LLC (a special purpose LLC) to acquire an office building in Boulder, Colorado. The Foundation conducts its operations in this building. The \$5 million purchase price was financed in part with a bank loan of \$2.1 million, a seller loan of \$1 million, and a \$500,000 internal loan from a donor advised fund (DAF).

The \$2.1 million bank loan is payable over ten years and requires principal and interest payments of \$11,128 for one hundred nineteen (119) months and one payment of \$1,511,693 due on December 9, 2026. The loan bears interest at a fixed rate of 3.98% for the first 60 months. Thereafter, at the bank's option, the interest rate may be adjusted to the five-year LIBOR swap rate plus 2.15%. The loan is secured by a deed of trust on the property, an assignment of rents, and a blanket lien on Foundation assets. During the term of the loan the Foundation must maintain a debt service coverage ratio of 1.0 to 1.0 and unrestricted liquid assets of \$1 million at all times measured annually at year end. At December 31, 2018 the Foundation was compliant with such covenants.

The \$1 million seller loan requires a single principal payment of \$1 million on December 9, 2021. Interest accrues at 1.33% and is payable on each anniversary date of the note. The loan is secured by a deed of trust on the property and is subordinated to the bank loan.

The \$500,000 DAF loan is being repaid as follows: \$250,000 is due as a balloon payment in December 2021 while the other \$250,000 is being repaid monthly over five years. The \$250,000 portion that is being amortized over a five-year period bears interest at 1.47%. The \$250,000 balloon portion is non-interest bearing and unsecured.

Future maturities under these notes (except the internal DAF loan) were as follows as of December 31, 2018:

2019	\$	53,883
2020		55,878
2021		1,058,395
2022		60,796
2023		63,295
Thereafter		1,706,296
	\$	<u>2,998,543</u>

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 8 – ASSETS HELD FOR OTHERS

The Foundation has arrangements with certain not-for-profit organizations (NPO's) whereby an NPO transfers assets to the Foundation and specifies itself as beneficiary. In such cases, the Foundation does not report the receipt of these assets as contributions. Even though the NPO has granted the Foundation variance power and the Foundation has legal title to the assets, under U.S. generally accepted accounting principles, such transfers are reported by the Foundation as increases in liabilities. Likewise, grant expense and investment income and expense (including unrealized gains or losses) relating to these funds are reported as changes to the liability.

Assets held for others totaled \$2,749,364 and \$2,507,729 at December 31, 2018 and 2017, respectively.

The table below shows the effects of agency endowments on the Foundation's contribution revenue and grant expense:

	<u>2018</u>	<u>2017</u>
Total amounts raised	\$ 8,504,825	\$ 12,077,026
Less: amounts received as agency endowments	<u>(474,238)</u>	<u>(48,790)</u>
Contributions revenue	<u>\$ 8,030,587</u>	<u>\$ 12,028,236</u>
Total grants made	\$ 9,759,017	\$ 6,582,449
Less: grants made from agency endowments	<u>(71,010)</u>	<u>(63,142)</u>
Grants expense	<u>\$ 9,688,007</u>	<u>\$ 6,519,307</u>

NOTE 9 – NET ASSETS WITH DONOR RESTRICTIONS

Donor restricted net assets consisted of the following at December 31:

	<u>2018</u>	<u>2017</u>
Contributions receivable	\$ 232,450	\$ 102,589
Remainder interest from split interest agreement	<u>51,790</u>	<u>58,167</u>
	<u>\$ 284,240</u>	<u>\$ 160,756</u>

Net assets released from donor restrictions consisted of the following:

	<u>2018</u>	<u>2017</u>
Net cash received against promises to give	\$ 152,589	\$ 149,998
Satisfaction of program restrictions	-	426,501
Uncollectible promises to give	<u>-</u>	<u>354,099</u>
	<u>\$ 152,589</u>	<u>\$ 930,598</u>

NOTE 10 – IN-KIND CONTRIBUTIONS

Donated services totaling \$67,646 and \$108,584 are included in the 2018 and 2017 financial statements, respectively. Such services were recorded at their estimated fair market value, and included donated marketing and other services, and were used in fundraising and other activities. Additionally, volunteers have donated significant amounts of time to the Foundation in various capacities. However, these services have not been reflected in the financial statements, because they neither require specialized skills nor would they have typically been purchased had they not been donated. The value of these services is not readily determinable.

THE COMMUNITY FOUNDATION SERVING BOULDER COUNTY
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NOTE 11 – EMPLOYEE BENEFIT PLAN

The Foundation sponsors a 401(k) retirement plan (“the Plan”), which covers all employees with six consecutive months of service. Employees may elect to defer a portion of their compensation, subject to certain limits. The Plan also provides for discretionary contributions by the Foundation. The Foundation contributed \$71,091 and \$70,024 in 2018 and 2017, respectively.

NOTE 12 – LIQUIDITY

The Foundation manages liquidity by investing cash in excess of operational requirements in publicly traded securities. As described in Note 1, the Foundation has the right to withdraw its assets held by Greater Horizons, and therefore considers the entire balance to be available for general expenditures.

The table below presents the Foundation’s financial assets as of December 31, 2018 and the amounts available to meet cash needs for general expenditures within one year:

Financial assets at year end:		
Cash and cash equivalents	\$ 374,548	
Beneficial interest in:		
Cash and cash equivalents	7,814,346	
Investments	47,517,656	
Contributions receivable	232,450	
Accounts receivable	10,101	
Investments - trusts	260,794	
Total financial assets	<u>56,209,895</u>	\$ 56,209,895
Less amounts unavailable for general expenditures within one year due to contractual or donor-imposed restrictions:		
Charitable remainder trust	113,494	
Receivables due in more than one year	129,600	
Required for debt service	53,883	
Agency endowment liabilities	2,749,364	
Total unavailable for general expenditures	<u>3,046,341</u>	3,046,341
Amount available for general expenditures within one year		<u>\$ 53,163,554</u>