



**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Consolidated Financial Statements and
Supplementary Information

December 31, 2019 and 2018

(With Independent Auditors' Report Thereon)

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

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Independent Auditors' Report

The Board of Directors
Golden Rain Foundation of Laguna Woods:

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of Golden Rain Foundation of Laguna Woods and Affiliate (the Company), which comprise the consolidated balance sheets as of December 31, 2019 and 2018, and the related consolidated statements of operations, comprehensive income, changes in equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with U.S. generally accepted accounting principles; 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.

Auditors' 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 auditors' 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 Golden Rain Foundation of Laguna Woods and Affiliate as of December 31, 2019 and 2018, and the results of their operations and their cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.



Other Matters

Required Supplementary Information

U.S. generally accepted accounting principles require that the information included in schedule 3 on future major repairs and replacements be presented to supplement the consolidated financial statements. Such information, although not a part of the consolidated financial statements, is required by the Financial Accounting Standards Board who considers it to be an essential part of financial reporting for placing the consolidated financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the consolidated financial statements, and other knowledge we obtained during our audits of the consolidated financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The consolidating supplementary information included in schedule 1 and 2 are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. The information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidating supplementary information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

KPMG LLP

Irvine, California
April 5, 2020

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Consolidated Balance Sheets

December 31, 2019 and 2018

Assets	2019	2018
Current assets:		
Cash and cash equivalents (note 3)	\$ 2,731,180	4,110,259
Accounts receivable and interest receivable	1,445,309	1,543,311
Operating supplies	1,018,587	1,168,456
Income tax receivable (note 9)	46,377	45,407
Prepaid expenses and deposits	1,465,161	702,425
Total current assets	6,706,614	7,569,858
Investments and restricted cash (note 3)	21,895,591	23,869,568
Property and equipment, net (note 4)	58,814,798	55,538,601
Community facilities held in trust, net (note 5)	11,185,066	11,522,516
Intangible assets, net (note 6)	235,982	282,184
Total assets	\$ 98,838,051	98,782,727
Liabilities and Equity		
Liabilities:		
Accounts payable and accrued expenses	\$ 2,570,591	2,261,286
Amounts payable to VMS for accrued compensation (notes 10 and 11)	3,448,893	3,710,448
Payables to Laguna Woods Mutuals (note 10)	2,056,698	3,380,132
Deferred income (note 7)	613,419	537,493
Total current liabilities	8,689,601	9,889,359
Total liabilities	8,689,601	9,889,359
Equity:		
Members' equity in Golden Rain Foundation of Laguna Woods	78,789,245	77,196,713
Noncontrolling interests in consolidated trust (note 12)	11,359,205	11,696,655
Total equity	90,148,450	88,893,368
Total liabilities and equity	\$ 98,838,051	98,782,727

See accompanying notes to consolidated financial statements.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Consolidated Statements of Operations
Years ended December 31, 2019 and 2018

	2019	2018
Revenue:		
Assessments:		
Operating	\$ 28,095,107	27,291,210
Additions to restricted funds (note 3)	2,903,808	3,056,640
Total assessments	30,998,915	30,347,850
Other revenue:		
Trust facilities fees (note 3)	4,150,000	3,607,500
Golf	1,583,340	1,757,000
Recreational fees	483,286	510,320
Additional occupant fee	191,223	221,697
Charges for services to mutuals	2,547,224	2,470,431
Rental income	845,978	749,820
Merchandise sales	338,214	312,636
Broadband services	4,797,353	4,907,714
Interest income	545,440	526,896
Income taxes, net (note 8)	—	25,511
Miscellaneous	441,710	236,290
Total other revenue	15,923,768	15,325,815
Total revenue	46,922,683	45,673,665
Expenses:		
Amounts paid to VMS for compensation	23,098,076	23,261,071
Operating materials and supplies	1,998,426	1,786,863
Community events	563,596	430,812
Utilities and telephone	2,320,501	2,333,420
Fuel and oil	511,609	510,572
Legal fees	994,184	856,126
Professional fees	626,610	652,260
Equipment rental	213,295	223,429
Repairs and maintenance	2,439,999	2,417,953
Income taxes, net (note 8)	32,003	—
Property and sales taxes	125,556	100,000
Insurance	1,374,364	1,265,678
Cable programming fees	5,131,674	5,088,697
Depreciation and amortization	5,651,270	5,246,413
Merchant fees	293,905	196,065
Uniforms	113,695	124,532
Other	525,218	640,123
Total expenses	46,013,981	45,134,014
Other expense:		
Realized loss on available for sale investment	325,915	—
Net income	\$ 582,787	539,651

See accompanying notes to consolidated financial statements.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Consolidated Statements of Comprehensive Income

Years ended December 31, 2019 and 2018

	2019	2018
Net income	\$ 582,787	539,651
Other comprehensive income (loss):		
Unrealized income (loss) on available-for-sale investments arising during the year:		
Unrealized holding gains (losses) arising during the period	672,295	(208,978)
Comprehensive income	1,255,082	330,673
Comprehensive loss:		
Comprehensive loss attributable to noncontrolling interest (note 12)	(337,450)	(354,345)
Comprehensive income attributable to Members of Golden Rain Foundation	\$ 1,592,532	685,018

See accompanying notes to consolidated financial statements.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Consolidated Statements of Changes in Equity

Years ended December 31, 2019 and 2018

	<u>Members'</u> <u>equity</u>	<u>Noncontrolling</u> <u>interest</u>	<u>Total</u> <u>equity</u>
Balance, December 31, 2017	\$ 76,511,695	12,051,000	88,562,695
Net income (loss)	893,996	(354,345)	539,651
Unrealized loss on available-for-sale investments, net	<u>(208,978)</u>	<u>—</u>	<u>(208,978)</u>
Balance, December 31, 2018	77,196,713	11,696,655	88,893,368
Net income (loss)	920,237	(337,450)	582,787
Unrealized gain on available-for-sale investments, net	<u>672,295</u>	<u>—</u>	<u>672,295</u>
Balance, December 31, 2019	<u>\$ 78,789,245</u>	<u>11,359,205</u>	<u>90,148,450</u>

See accompanying notes to consolidated financial statements.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Consolidated Statements of Cash Flows
Years ended December 31, 2019 and 2018

	2019	2018
Cash flows from operating activities:		
Net income	\$ 582,787	539,651
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	5,651,270	5,246,413
Amortization of investment premium and discount, net	(469,093)	30,342
Loss on disposition of assets	—	150,296
Change in operating assets and liabilities:		
Accounts receivable and interest receivable	98,002	(570,148)
Operating supplies	149,870	(207,218)
Prepaid expenses and deposits	(762,736)	452,791
Accounts payable and accrued expenses	309,305	(43,425)
Amounts payable to VMS for accrued compensation	(261,555)	784,693
Receivables from/payables to Laguna Woods Mutuals, net	(1,323,434)	(435,006)
Income tax receivable	(970)	(23,092)
Deferred income	75,926	(414,915)
Net cash provided by operating activities	4,049,372	5,510,382
Cash flows from investing activities:		
Maturities of held-to-maturity investments	8,911,860	13,915,480
Purchases of held-to-maturity investments	(4,962,145)	(14,532,099)
Proceeds from sales of held-to-maturity investments	661,216	—
Proceeds from principal payments and maturities of available-for-sale investments	23,184,860	4,605,007
Purchases of available-for-sale investments	(22,813,074)	(5,369,028)
Purchases of property and equipment	(8,543,816)	(6,840,199)
Net cash used in investing activities	(3,561,099)	(8,220,839)
Net increase (decrease) in cash and cash equivalents and restricted cash	488,273	(2,710,457)
Cash and cash equivalents and restricted cash at beginning of year	4,284,398	6,994,855
Cash and cash equivalents and restricted cash at end of year (note 2 (c))	\$ 4,772,671	4,284,398

See accompanying notes to consolidated financial statements.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(1) Organization

(a) General

Golden Rain Foundation of Laguna Woods (the Foundation or GRF), a nonprofit mutual benefit corporation, operates and maintains certain community and corporate facilities within Laguna Woods Village, Laguna Woods, California (the Village), a housing development consisting of 12,736 residential units (manors), and various community facilities. There are three corporate members of the Foundation: United Laguna Woods Mutual (6,323 manors), Third Laguna Hills Mutual (6,102 manors), and Laguna Woods Mutual No. Fifty (311 manors), collectively, the Laguna Woods Village housing mutuals (the Mutuals). The individual Mutual's members have a right appurtenant to their membership in the Mutuals to the use of facilities owned or held in trust by the Foundation.

Golden Rain Foundation of Laguna Hills Trust (the Trust) was established to hold title to various community facilities for the benefit of the Mutuals. Each Mutual owns a beneficial interest in the Trust in proportion to the amount originally contributed to the Trust by the Mutual (trusteed sums). The Foundation is the trustee for the Trust and operates and maintains the community facilities held by the Trust. As the Foundation administers the Trust, its assets and activities, and the Mutuals own a beneficial interest in the Trust, without voting control, such beneficial interests represent a noncontrolling interest in the equity of the Trust, and is presented separately in the accompanying consolidated financial statements. See further disclosures at note 12.

The consolidated financial statements include the accounts of the Foundation and the Trust (collectively referred to herein as the Company).

GRF is a member of Village Management Services, Inc. (VMS), an affiliated California nonprofit mutual benefit corporation. VMS was formed to provide management services under contract for GRF and the Mutuals. No management fee is paid to VMS (note 10).

(b) Assessments and Management Fees

The Foundation receives monthly assessments from the Mutuals for certain services. It charges the individual owners directly for other specific services. The members of the Mutuals were assessed the following amounts for their proportionate share of GRF's costs during 2019 and 2018:

	Assessment per manor per month	
	2019	2018
GRF – shared operating expenses	\$ 183.83	178.57
GRF – contribution to restricted funds	19.00	20.00

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(2) Summary of Significant Accounting Policies

(a) Basis of Accounting

The consolidated financial statements have been prepared on the accrual basis of accounting. All significant transactions and balances among the consolidated entities have been eliminated in the accompanying consolidated financial statements.

(b) Comprehensive Income

Accounting Standards Codification (ASC) Topic 220, Comprehensive Income, establishes standards for the reporting and display of comprehensive income. Comprehensive income is defined as all changes in an entity's equity except changes resulting from transactions with owners. It differs from net income in which certain items currently recorded to equity would be part of comprehensive income. Changes in accumulated other comprehensive income were as follows for 2019 and 2018:

		Unrealized gain (loss) on securities, net
Ending balance, December 31, 2017	\$	(448,036)
Net current period other comprehensive loss		<u>(208,978)</u>
Ending balance, December 31, 2018		(657,014)
Net current period other comprehensive gain		<u>672,295</u>
Ending balance, December 31, 2019	\$	<u><u>15,281</u></u>

(c) Cash and Cash Equivalents

For purposes of reporting cash flows, the Company considers all highly liquid investments with an original maturity of three months or less to be cash and cash equivalents. The total balance of cash and cash equivalents at December 31, 2019 and 2018 is \$2,731,180 and \$4,110,259, which includes \$191,899 and \$75,230, respectively, of money market funds.

The table below provides a reconciliation of cash, cash equivalents, and restricted cash reported on the balance sheet that sum to the total of those same amounts shown in the statement of cash flows:

	2019	2018
Cash and cash equivalents	\$ 2,731,180	4,110,259
Restricted cash	<u>2,041,491</u>	<u>174,139</u>
	<u><u>\$ 4,772,671</u></u>	<u><u>4,284,398</u></u>

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(d) Investments and Restricted Cash and Investments

Investments are accounted for under the provisions of ASC Topic 320, *Investments – Debt and Equity Securities*. This standard requires the Company to classify and account for investments in equity securities that have readily determinable fair values and for all debt securities into three categories: (1) debt securities that the Company has the positive intent and the ability to hold to maturity are classified as held-to-maturity securities and reported at amortized cost; (2) debt and equity securities that are bought and held principally for the purpose of selling them in the near-term are classified as trading securities and reported at fair value, with unrealized gains and losses included in earnings; and (3) debt securities not classified as held-to-maturity securities or trading securities are classified as available-for-sale securities and reported at fair value, with unrealized gains and losses excluded from earnings and reported as a component of comprehensive income. Equity securities including mutual funds not classified as held-to-maturity securities or trading securities are classified as available-for-sale securities and reported at fair value, with unrealized gains and losses included in earnings during the year ended December 31, 2019.

The Company restricts a portion of monthly assessments to finance reserves set aside and reported as restricted funds on the accompanying consolidated balance sheets. Disbursements from these funds may be made only in accordance with the purpose established. Interest income earned on these funds was generally retained within the respective fund in 2019 and 2018. Additions to the funds are determined each year as outlined in the annual business plan approved by the Company.

(e) Fair Value Measurements

The Company applies the provisions of ASC Topic 820, *Fair Value Measurement* (ASC 820), for fair value measurements of financial assets and financial liabilities and for fair value measurements of nonfinancial items that are recognized at fair value or disclosed at fair value in the consolidated financial statements on a recurring basis. ASC 820 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction among market participants at the measurement date. ASC 820 also establishes a framework for measuring fair value and expands disclosures about fair value measurements (note 3).

(f) Future Major Repairs and Replacements

A study was conducted by the Company in 2019 to estimate the remaining useful lives and current replacement costs of certain major components of corporate and community facilities. This study also considered future replacement costs of these certain major components of corporate and community facilities based on the estimated useful lives, assuming a 2.5% inflation factor. The board of directors has a policy to plan additional reserve contributions over the remaining useful lives of those assets based on an annual analysis of the adequacy of the reserve funds. Under the assumption that certain buildings would not be completely replaced within the next 30 years, replacement funds also provide for major repair or replacement of those corporate and community facilities. Actual replacement costs when expended may vary from the estimated future expenditures considered in the reserve analysis, and the variations may be material. If additional monies are needed, the Company has the right to adjust the monthly assessment, impose special assessments, or delay expenditures, as appropriate.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(g) Operating Supplies

Operating supplies are stated at cost on an average-cost basis, which is not in excess of market value. Operating supplies include materials for landscape, plumbing, paint, maintenance, and other supplies necessary to operate and maintain services for the Village.

(h) Property and Equipment

Depreciation of property and equipment is computed on the straight-line method over the following estimated useful lives:

Buildings and improvements	2–40 years
Furniture, vehicles, and other equipment	1–33 years
Cable television system	10–11 years

(i) Impairment of Long-Lived Assets and Long-Lived Assets to Be Disposed Of

Long-lived assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of the carrying amount or fair value, less costs to sell. During 2019 and 2018, there were no events or changes in circumstances indicating that the carrying amount of long-lived assets may not be recoverable.

(j) Interest Income

Interest earned on investments, if any, held by the Foundation is allocated to the reserve and contingency fund balances based on their respective proportion of the equity balance in each fund.

Interest earned on investments, if any, held by the Trust is allocated to the individual Mutuals based on their respective proportion of the equity balance in the Trust.

(k) Income Taxes

The Foundation files as a homeowners' association in accordance with Internal Revenue Code Section 528. As such, federal and state income taxes were provided on the excess of nonexempt function revenue over nonexempt function expenses for the years ended December 31, 2019 and 2018.

The Foundation provides for income taxes in accordance with ASC Topic 740, *Income Taxes* (ASC 740). ASC 740 clarifies the accounting for uncertainty in income taxes recognized in an enterprise's financial statements and prescribes a threshold of more likely than not for recognition of tax benefits of uncertain tax positions taken or expected to be taken in a tax return. ASC 740 also provides related guidance on measurement, derecognition, classification, interest and penalties, and disclosure. Management believes that no uncertain tax positions requiring further accrual or disclosure existed at December 31, 2019 and 2018. The open years for federal and state tax assessments are 2016-2019 for federal and 2015-2019 for California.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

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The Trust is treated as a grantor trust for income tax purposes. Grantor trusts are not taxed at the trust level, rather the trust's income and deductions flow through to the grantor and are included on the grantor's income tax return. The Foundation is the Trustee of the Trust and the Mutuals are the grantors. The Trust generates depreciation expense which is then included on the income tax returns for the Mutuals each year.

(l) Concentration of Credit Risk

The Company had cash balances of \$2,539,281 and \$4,035,029 and restricted cash balances of \$2,041,491 and \$174,139 at December 31, 2019 and 2018, respectively, maintained in a commercial bank and that consist of cash on deposit. At December 31, 2019 and 2018, all non-interest-bearing deposit transaction accounts are Federal Deposit Insurance Corporation insured up to a maximum of \$250,000 per depositor, per insured bank, for each account ownership category.

The Company also maintained a money market fund in the amount of \$191,899 and \$75,230 at December 31, 2019 and 2018, respectively, that was Securities Investor Protection Corporation insured up to a maximum of \$500,000, per institution.

(m) Recent Accounting Pronouncements

On January 1, 2019, the Company adopted ASU 2014-09, *Revenue from Contracts with Customers (Topic 606)*, during the year ended December 31, 2019. This guidance requires an entity to recognize revenue to depict the transfer of promised goods and services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The Company's revenue is derived primarily from assessments billed to residents. Assessments are recognized as revenue over the course of the year in the month for which they are earned. The adoption of ASU 2014-09 did not result in a material change to the timing of when revenue is recognized.

On January 1, 2019, the Company adopted ASU 2016-01, *Financial Instruments-Overall: Recognition and Measurement of Financial Assets and Financial Liabilities*. This guidance addresses certain aspects of recognition, measurement, presentation, and disclosure of financial instruments including presentation of unrealized gains and losses associated with available-for-sale equity securities within the statement of operations instead of other comprehensive income. The adoption of ASU 2016-01 did not have a material impact on the Company's financial statements and disclosures.

On January 1, 2019, the Company adopted ASU No. 2016-18, *Statement of Cash Flows – Restricted Cash*, which requires that a statement of cash flows explain the change during the period in the total of cash, cash equivalents, and restricted cash or restricted cash equivalents. The Company applied a retrospective transition method to each period presented.

(n) Use of Estimates

The preparation of consolidated financial statements in conformity with U.S. 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 consolidated financial statements. Actual results could differ from those estimates.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(o) Reclassifications

Certain reclassifications have been made to the 2018 financial statements to conform to the 2019 financial statement presentation.

(3) Cash and Cash Equivalents and Investments and Restricted Cash

The Company's investments and restricted cash are presented as follows on the accompanying consolidated balance sheet at December 31, 2019 and 2018:

	2019	2018
Restricted cash	\$ 2,041,491	174,139
Restricted Investments:		
Available for sale (at fair value):		
Index funds	18,854,795	—
U.S. Treasury notes	—	8,140,224
Governmental National Mortgage Association securities (GNMAs)	—	4,686,280
Corporate bonds	—	5,258,359
Total restricted investments at fair value	18,854,795	18,084,863
Held to maturity (at amortized cost):		
U.S. Treasury notes	999,305	4,466,533
Certificate of deposit	—	661,216
Total restricted investments at amortized cost	999,305	5,127,749
Total restricted cash and restricted investments	21,895,591	23,386,751
Unrestricted investments:		
Held to Maturity (at amortized cost):		
U.S. Treasury notes	—	482,817
Total restricted cash and investments	\$ 21,895,591	23,869,568

The Company follows the provisions of ASC 820 for fair value measurements of assets and liabilities that are recognized at fair value in the consolidated financial statements on a recurring basis. ASC 820 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical investments that the Company has the ability to access at the measurement date.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

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- Level 2 inputs are inputs other than quoted prices included in Level 1 that are observable for the investment, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the investment.

The level in the fair value hierarchy within which a fair value measurement in its entirety falls is based on the lowest level of input that is significant to the fair value measurement.

The Company's cash and cash equivalents and investments that are measured at fair value on a recurring basis as reflected on the accompanying consolidated balance sheet at December 31, 2019 and 2018 are summarized as follows:

	2019		
	Level 1	Level 2	Total
Assets:			
Cash and cash equivalents	\$ 2,731,180	—	2,731,180
Investments and restricted cash:			
Restricted cash	2,041,491	—	2,041,491
Available for sale:			
Index funds	18,854,795	—	18,854,795
Total investments and restricted cash	20,896,286	—	20,896,286
Total cash and cash equivalents, and investments and restricted cash	\$ 23,627,466	—	23,627,466

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

	2018		
	Level 1	Level 2	Total
Assets:			
Cash and cash equivalents	\$ 4,110,259	—	4,110,259
Investments and restricted cash:			
Restricted cash	174,139	—	174,139
Available for sale:			
U.S. Treasury notes	8,140,224	—	8,140,224
GNMAs	—	4,686,280	4,686,280
Corporate bonds	—	5,258,359	5,258,359
Total investments and restricted cash	<u>8,314,363</u>	<u>9,944,639</u>	<u>18,259,002</u>
Total cash and cash equivalents, and investments and restricted cash	<u>\$ 12,424,622</u>	<u>9,944,639</u>	<u>22,369,261</u>

In November 2019 the Board of Directors approved a revised Investment Policy allowing bond holdings at investment grade ratings and directing the Investment Manager to convert individual holdings of U.S. Treasury notes, GNMAs, and corporate bonds to a portfolio of index funds. In December 2019 the sale of previously owned holdings were executed and all proceeds were used for the immediate purchase of index funds. The valuation of the index fund portfolio used quoted prices in active markets for identical investments and are classified as Level 1 in the fair value hierarchy. Fair value of such investments totaled \$18,854,795 at December 31, 2019.

For the valuation of U.S. Treasury notes, GNMAs, and corporate bonds, the Company used significant other observable inputs, particularly dealer market prices for comparable investments as of the valuation date of December 31, 2019 and 2018, which are classified as Level 2 in the fair value hierarchy. Investments held to maturity comprise U.S. Treasury notes, totaling \$999,305 and \$5,610,566 were carried at cost at December 31, 2019 and 2018. Fair value of such investments totaled \$999,728 and \$5,609,794 at December 31, 2019 and 2018 and were considered Level 2 in the fair value hierarchy.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

The Company's investments are classified as either available for sale or held to maturity and are summarized as follows:

	<u>Purchase cost</u>	<u>Gross unrealized gains</u>	<u>Gross unrealized losses</u>	<u>Estimated fair value</u>
At December 31, 2019:				
Available for sale	\$ 18,839,514	15,281	—	18,854,795
Held to maturity	999,305	423	—	999,728

	<u>Amortized cost</u>	<u>Gross unrealized gains</u>	<u>Gross unrealized losses</u>	<u>Estimated fair value</u>
At December 31, 2018:				
Available for sale	\$ 18,741,878	35,014	(692,029)	18,084,863
Held to maturity	5,610,566	—	(772)	5,609,794

Due to the December 2019 conversion of individual holdings of U.S. Treasury notes, GNMA's, and corporate bonds to a portfolio of index funds, the 2019 unrealized gain on available-for sale investment balance of \$331,099 was offset by the 2018 unrealized loss on available-for-sale investment of \$657,014. The result of the conversion was had a net realized loss on available-for-sale investments of \$325,915 in 2019.

The Company determines realized gains and losses based on the specific-identification method. In 2019 realized gain and realized loss were as follows in 2019 and 2018:

<u>Available for sale</u>	<u>2019</u>	<u>2018</u>
Realized gain	\$ 151,471	—
Realized (loss)	(477,386)	—
Realized loss available for sale, net	<u>\$ (325,915)</u>	<u>—</u>

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

Restricted cash and investments consist of the following reserve and contingency funds:

	Facilities fund	Equipment fund	Trust facilities fee fund	Trust improvement fund	Contingency fund	Total
Balances, December 31, 2017	\$ 10,619,700	4,997,184	5,438,759	174,139	732,821	21,962,603
Mutuals' assessments	1,069,824	1,833,984	—	—	152,832	3,056,640
Net investment income and other contributions	202,645	113,673	3,756,397	—	8,530	4,081,245
Expenditures	(131,172)	(31,035)	—	—	(457,142)	(619,349)
Construction in progress additions	(3,592,248)	(1,494,100)	—	—	(8,040)	(5,094,388)
Balances, December 31, 2018	8,168,749	5,419,706	9,195,156	174,139	429,001	23,386,751
Mutuals' assessments	—	2,598,144	—	—	305,664	2,903,808
Net investment income and other contributions	119,915	29,414	4,182,596	—	2,123	4,334,048
Expenditures	(8,906)	(2,871)	—	—	(72,405)	(84,182)
Construction in progress additions	(5,866,916)	(2,707,114)	—	—	(70,804)	(8,644,834)
Fund transfers	6,000,000	—	(6,000,000)	—	—	—
Balances, December 31, 2019	\$ <u>8,412,842</u>	<u>5,337,279</u>	<u>7,377,752</u>	<u>174,139</u>	<u>593,579</u>	<u>21,895,591</u>

(a) Facilities Reserve Fund

The Facilities Reserve Fund is used for the acquisition, addition, replacement or improvement of Foundation and Trust facilities and their components. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the Board. Balances are used to fund the 30-year reserves plan.

(b) Equipment Reserve Fund

The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the Board.

(c) Trust Facilities Fee Fund

The Trust Facilities Fee Fund was established in 2012 to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village. A fee, allowed under Civil Code 4580, is imposed on all transactions involving the purchase of a separate interest in any of the Community's common interest developments (United Mutual, Third Mutual and Mutual Fifty).

(d) Trust Improvement Fund

Established in 1974, this fund was established in the Trust to provide for improvement to certain existing community facilities. Contributions to this fund were discontinued in 1985 and improvements to GRF and Trust assets are funded through the funds mentioned above.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(e) Contingency Fund

The Contingency Fund provides for unanticipated expenditures not otherwise identified in the operating budget or reserve plan and provides for uninsured damage to property. This fund receives monies through assessments, interest earnings, and a transfer of operating surplus if directed by the Board.

(4) Property and Equipment

Property and equipment are recorded at cost and consist of the following at December 31, 2019 and 2018:

	<u>2019</u>	<u>2018</u>
Land	\$ 3,236,749	3,236,749
Land improvements	21,382,485	20,224,695
Buildings and improvements	46,600,687	45,697,867
Furniture, vehicles, and other equipment	37,829,530	36,626,106
Cable television system	<u>17,420,062</u>	<u>16,755,620</u>
	126,469,513	122,541,037
Less accumulated depreciation and amortization	<u>(76,302,539)</u>	<u>(72,096,572)</u>
	50,166,974	50,444,465
Construction in progress	<u>8,647,824</u>	<u>5,094,136</u>
Total property and equipment, net	<u>\$ 58,814,798</u>	<u>55,538,601</u>

(5) Community Facilities Held in Trust

Community facilities held in trust are recorded at cost and consist of the following at December 31, 2019 and 2018:

	<u>2019</u>	<u>2018</u>
Land	\$ 7,535,113	7,535,113
Land improvements	9,001,706	9,001,706
Buildings and improvements	<u>19,334,726</u>	<u>19,334,726</u>
	35,871,545	35,871,545
Less accumulated depreciation and amortization	<u>(24,686,479)</u>	<u>(24,349,029)</u>
Total community facilities held in trust, net	<u>\$ 11,185,066</u>	<u>11,522,516</u>

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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(6) Intangible Assets

Intangible assets consist of the following as of December 31, 2019 and 2018:

	2019	2018
Water reclamation facility	\$ 87,967	87,967
Cable television system – management rights	557,506	557,506
Logo	18,080	18,080
	663,553	663,553
Less accumulated depreciation and amortization	(427,571)	(381,369)
Total intangible assets, net	\$ 235,982	282,184

(a) Water Reclamation Facility

During 2012, the El Toro Water District (ETWD) agreed to reimburse the Company for the net book value of the water reclamation facility that was originally constructed for the exclusive use of the Village with funds from its facilities fund. At the end of 2012, the net book value of the reclamation facility was \$432,565 and the Company received a payment from ETWD of \$344,598, which resulted in a remaining asset value of \$87,967 at December 31, 2012. This reclamation facility asset was used until the end of 2019, the projected completion date of the ETWD Recycled Water System Expansion Project, and was amortized until then. At the end of 2019, this remaining reclamation facility asset was fully amortized with the exception of a recycled water discharge pipe, which will continue to serve only the Village and will be amortized over its remaining useful life.

(b) Cable Television System – Management Rights

During 2012, Connexion Technologies, the company that has provided cable management services since December 31, 2009, for the Company's cable television system servicing the Laguna Woods Village community, filed for bankruptcy in the United States Bankruptcy Court for the District of Delaware. As part of the bankruptcy, management rights per the December 31, 2009 agreement were to be sold through the bankruptcy court via auction. On June 13, 2012, the Company was the highest bidder and reacquired the management contract. The Company paid a total of \$598,773 for the Cable Television System contract and recorded \$557,506 of the purchase price as an intangible asset at December 31, 2012. The Cable Television System contract is being amortized over the remaining life of the contract, which is scheduled to end in 2024.

(7) Deferred Income

Deferred income represents advance payments for products or services that are to be delivered in the future. At December 31, 2019 and 2018, the Company had a deferred income liability of \$613,419 and \$537,493, respectively, relating to items such as prepaid cable services and advertising, clubhouse rental reservations, ticket sales for future events, and funds on deposit for resale corrections not yet completed.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
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Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(8) Income Tax Provision

The provision for income taxes for the years ended December 31, 2019 and 2018 consists of the following:

	2019	2018
State taxes – current	\$ —	(10,000)
Federal taxes – current	32,003	(15,511)
Total taxes	\$ 32,003	(25,511)

At December 31, 2019 and 2018, the Company has no net operating loss carry forwards available to offset future federal unrelated business taxable income. The Company is considered a homeowner’s association for federal and state tax purposes and is taxed on its nonexempt function net income at a rate of 30% for federal taxes and 8.84% for state taxes. The Company’s nonexempt function income is from commercial and other services provided to nonmembers. At December 31, 2019 and 2018 the estimated income tax receivable was \$46,377 and \$45,407, respectively.

(9) Commitments and Contingencies

The Company is involved in various legal matters arising in the normal course of business. Although the results of these legal matters cannot be predicted with certainty, management believes that the final outcome of such matters will not have a material adverse effect on the Company’s consolidated financial position.

The Company holds letters of credit from Bank of America, totaling \$1,045,000, in relation to the Company’s workers’ compensation policy. The Company has not utilized any advances relating to these letters of credit for year ending December 31, 2019.

(10) Related Parties

As discussed in note 1, the Mutuels are members of GRF and GRF is a member of VMS, all related entities. The accompanying consolidated financial statements include assessments from the Mutuels for operating expenses and reserve contributions as well as payables due to the Laguna Woods Mutuels for \$2,056,698 and \$3,380,132 at December 31, 2019 and 2018, respectively. The accompanying consolidated balance sheets also include amounts owed to VMS for compensation and related costs of \$3,448,893 and \$3,710,448 at December 31, 2019 and 2018, respectively.

(11) Workers’ Compensation Insurance

The Company has a workers’ compensation insurance policy under a deductible based program. In addition to the basic premium, the Company is responsible for the first \$200,000 of each loss. At December 31, 2019 and 2018, the estimated workers’ compensation insurance obligation was \$1,058,042 and \$745,856, respectively, and is included in amounts payable to VMS for accrued compensation in the accompanying consolidated balance sheets.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Notes to Consolidated Financial Statements

December 31, 2019 and 2018

(12) Noncontrolling Interests in Consolidated Trust

The Mutuels have a beneficial interest in the Trust, which holds certain community facilities in trust for the Mutuels. The Mutuels' beneficial interest is calculated based on the Mutuels' "trusteed sums," defined as the original contribution amounts as stated in the trust agreement.

As of and for the years ended December 31, 2019 and 2018, the Mutuels own an undivided interest in the Trust as follows, which is recorded in the respective Mutual financial statements:

	United Laguna Woods Mutual	Third Laguna Hills Mutual	Laguna Woods Mutual No. Fifty	Total
Trust's equity, December 31, 2017	\$ 6,197,083	5,603,792	250,125	12,051,000
Change in net assets of the Trust	(204,953)	(143,050)	(6,342)	(354,345)
Trust's equity, December 31, 2018	5,992,130	5,460,742	243,783	11,696,655
Change in net assets of the Trust	(195,181)	(136,229)	(6,040)	(337,450)
Trust's equity, December 31, 2019	\$ <u>5,796,949</u>	<u>5,324,513</u>	<u>237,743</u>	<u>11,359,205</u>

(13) Pension Plans

Village Management Services, Inc. makes contributions to two union-sponsored, multiemployer defined-benefit pension plans (covering most union employees) in accordance with a negotiated labor contract between VMS and the labor union. In the event that these plans are either terminated, or VMS withdraws from the plans, VMS may be required to contribute additional amounts under the provisions of the Employee Retirement Income Security Act of 1974. Such amounts would be reimbursed by the Foundation and the Mutuels. However, no such termination of or withdrawal from the plans is currently contemplated.

During 2019 and 2018, VMS sponsored a 401(k) plan covering all eligible employees. Employee contributions to the plan are at the participants' discretion. In 2019 and 2018, VMS made matching contributions into the plan for eligible nonunion employee participants. The Mutuels and the Foundation are not responsible for the management or ultimate funding of the 401(k) plan beyond the agreed-upon matching contributions.

Amounts contributed by VMS to these plans in 2019 and 2018 and reimbursed by the Foundation were \$219,785 and \$210,850 for the defined-benefit pension plan and \$265,860 and \$258,491, respectively, for the 401(k) plan.

(14) Subsequent Events

Subsequent events have been evaluated through April 5, 2020, which is the date the consolidated financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Consolidating Balance Sheet Information – Golden Rain Foundation and
Golden Rain Foundation Trust

December 31, 2019

Assets	Foundation	Trust	Total
Cash and cash equivalents	\$ 2,731,180	—	2,731,180
Accounts receivable and interest receivable	1,215,126	—	1,215,126
Receivables from Laguna Woods Mutuals	230,183	—	230,183
Operating supplies	1,018,587	—	1,018,587
Income tax receivable	46,377	—	46,377
Prepaid expenses and deposits	1,465,161	—	1,465,161
Restricted cash and investments	21,721,452	174,139	21,895,591
Property and equipment, net	58,814,798	—	58,814,798
Community facilities, net	—	11,185,066	11,185,066
Intangible assets, net	235,982	—	235,982
Total assets	<u>\$ 87,478,846</u>	<u>11,359,205</u>	<u>98,838,051</u>
Liabilities and Equity			
Liabilities:			
Accounts payable and accrued expenses	\$ 2,570,591	—	2,570,591
Amounts payable to VMS for accrued compensation	3,448,893	—	3,448,893
Payables to Laguna Woods Mutuals	2,056,698	—	2,056,698
Deferred income	613,419	—	613,419
Total liabilities	<u>8,689,601</u>	<u>—</u>	<u>8,689,601</u>
Equity:			
Members' equity in Golden Rain Foundation of Laguna Woods	78,789,245	—	78,789,245
Noncontrolling interests in consolidated trust	—	11,359,205	11,359,205
Total equity	<u>78,789,245</u>	<u>11,359,205</u>	<u>90,148,450</u>
Total liabilities and equity	<u>\$ 87,478,846</u>	<u>11,359,205</u>	<u>98,838,051</u>

See accompanying independent auditors' report.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Consolidating Operation Information – Golden Rain Foundation and
Golden Rain Foundation Trust

Year ended December 31, 2019

	<u>Foundation</u>	<u>Trust</u>	<u>Total</u>
Revenue:			
Assessments:			
Operating	\$ 28,095,107	—	28,095,107
Additions to restricted funds	2,903,808	—	2,903,808
Total assessments	30,998,915	—	30,998,915
Other revenue	15,923,768	—	15,923,768
Total revenue	46,922,683	—	46,922,683
Expenses:			
Amounts paid to VMS for compensation	23,098,076	—	23,098,076
Operating materials and supplies	1,998,426	—	1,998,426
Community events	563,596	—	563,596
Utilities and telephone	2,320,501	—	2,320,501
Fuel and oil	511,609	—	511,609
Legal fees	994,184	—	994,184
Professional fees	626,610	—	626,610
Equipment rental	213,295	—	213,295
Repairs and maintenance	2,439,999	—	2,439,999
Income taxes, net (note 9)	32,003	—	32,003
Property and sales taxes	125,556	—	125,556
Insurance	1,374,364	—	1,374,364
Cable programming/copyright/franchise	5,131,674	—	5,131,674
Depreciation and amortization	5,313,820	337,450	5,651,270
Merchant fees	293,905	—	293,905
Uniforms	113,695	—	113,695
Other	525,218	—	525,218
Total expenses	45,676,531	337,450	46,013,981
Other expense:			
Realized loss on available for sale investment	325,915	—	325,915
Net income (loss)	\$ 920,237	(337,450)	582,787

See accompanying independent auditors' report.

**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
AND AFFILIATE**

Future Major Repairs and Replacements

December 31, 2019

(Unaudited)

The Company conducted a study in 2019 to estimate the remaining useful lives and current replacement costs of major components of corporate and community facilities of the Foundation and the Trust, respectively. The estimates were determined from past experience and from information obtained from certain contractors. Certain land improvements, buildings, and building improvements were excluded from the study and are excluded from the table, as these items are expected to last the life of the community or to be maintained from operating funds. The assumption is that certain buildings would not be completely replaced within the next 30 years.

The following table is based on the Company's study of common property:

<u>Major components</u>	<u>Consolidated reserve funds of the Foundation and the Trust</u>			
	<u>Estimated useful lives (years)</u>	<u>Estimated remaining useful lives (years)</u>	<u>Estimated current replacement costs</u>	<u>Estimated funding requirement, December 31, 2019</u>
Land, buildings, and improvements	9–60	1–37	\$ 117,407,000	60,424,089
Equipment	1–20	0-19	<u>35,596,327</u>	<u>26,819,618</u>
			<u>\$ 153,003,327</u>	<u>87,243,707</u>
Balances as of December 31, 2019 (note 3):				
Facilities fund			\$	8,412,842
Equipment fund				5,337,279
Trust facilities fee fund				7,377,752
Trust improvement fund				<u>174,139</u>
Total reserve fund balances			\$	<u>21,302,012</u>

Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as (i) future inflation rates, (ii) levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, remaining useful lives, etc. As a result, some components may cost less at the time of replacement while others may cost more. To adequately plan for future expenditures, the Board has adopted via resolution a 30-Year Funding Plan that projects contributions to and disbursements from the reserves over the next thirty years, without falling below a minimum threshold in the reserve balance.

Reserves receive monies through assessments, net interest earned on invested fund balances, and through a fee charged at the close of each escrow, where applicable.

See accompanying independent auditors' report.