

MUNGER & COMPANY, CPAs

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**OCEANSIDE IVEY RANCH
PARK ASSOCIATION, INC.**
Audited Financial Statements
For the Year Ended June 30, 2019

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Oceanside Ivey Ranch Park Association, Inc.

We have audited the accompanying financial statements of Oceanside Ivey Ranch Park Association, Inc. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2019, and the related statements of activities, functional expenses and cash flows for the year 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 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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 auditor's 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.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Oceanside Ivey Ranch Park Association, Inc. as of June 30, 2019, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

December 13, 2019



Munger & Company, CPAs

Oceanside Ivey Ranch Park Association, Inc.
STATEMENT OF FINANCIAL POSITION
June 30, 2019

ASSETS

Cash	\$	32,790
Certificates of Deposit		28,570
Accounts Receivable		67,155
Prepaid Expenses and Other		6,607
Land Improvements		48,565
Barn		590,553
Leasehold Improvements		49,399
Fixtures		94,063
Horses and Related Equipment		156,857
Vehicles		5,260
Less: Accumulated Depreciation		(361,171)
TOTAL ASSETS	\$	<u>718,648</u>

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts Payable	\$	9,262
Credit Card Payable		10,009
Accrued Expenses		13,063
Advanced Tuition		4,661
TOTAL LIABILITIES		<u>36,995</u>

NET ASSETS

Net Assets Without Donor Restrictions		
Undesignated		98,127
Invested in Fixed Assets, net		583,526
TOTAL NET ASSETS		<u>681,653</u>
TOTAL LIABILITIES AND NET ASSETS	\$	<u>718,648</u>

The Accompanying Notes Are an Integral Part of the Financial Statements

Oceanside Ivey Ranch Park Association, Inc.
STATEMENT OF ACTIVITIES
For The Year Ended June 30, 2019

	<u>Net Assets Without Donor Restrictions</u>
REVENUES, GAINS, AND SUPPORT	
Grants and Contracts	\$ 100,148
Contributions	41,466
In-kind Contributions	6,000
Program Revenues	454,908
Rental Income	9,873
Interest Income	176
Unrealized Partnership Gain	73
Total Revenue, Gains, and Support	<u>612,644</u>
 EXPENSES	
Program Services	
Horses	291,789
In-Home Respite	45,906
Child Care	193,798
Total Program Expenses	<u>531,493</u>
Supporting Services	
Management and General	26,722
Fundraising	22,228
Total Supporting Expenses	<u>48,950</u>
Total Expenses	<u>580,443</u>
Change in Net Assets	32,201
 NET ASSETS AT BEGINNING OF FISCAL YEAR	 <u>649,452</u>
NET ASSETS AT END OF FISCAL YEAR	 \$ <u><u>681,653</u></u>

The Accompanying Notes Are an Integral Part of the Financial Statements

Oceanside Ivey Ranch Park Association, Inc.
STATEMENT OF FUNCTIONAL EXPENSES
For The Year Ended June 30, 2019

	PROGRAM SERVICES			SUPPORTING SERVICES		Total
	Horses	In Home Respite	Child Care	Management & General	Fundraising	
OPERATING EXPENSES						
Salaries & Wages	\$ 142,616	\$ 25,930	\$ 90,756	\$ 9,000	\$ 3,000	\$ 271,302
Payroll Taxes	12,814	2,330	8,155	809	269	24,377
Benefits	769	140	489	48	16	1,462
Worker's Compensation	8,207	1,492	5,223	518	173	15,613
Payroll Processing Fees	1,176	214	748	74	25	2,237
Advertising	1,188	216	756			2,160
Insurance	6,469	1,176	4,116	3,222		14,983
Professional Fees	31,423	3,879	3,491	8,905		47,698
Dues & Subscriptions	1,797	327	1,144			3,268
Grant Writing					17,364	17,364
Education	409	74	260			743
Repairs and Maintenance	14,648	2,663	9,321	924	309	27,865
Transportation	2,540	462	1,617			4,619
Food	29,218		2,890	1,114	371	33,593
Telephone	2,627	478	1,672	166	54	4,997
Bank and Credit Card Fees	2,335	424	1,486	147	49	4,441
Occupancy	3,597	654	2,289	227	76	6,843
Program Supplies	5,107	929	3,250			9,286
Office and Related	3,793	690	2,414	239	79	7,215
TOTAL OPERATING EXPENSES	<u>270,733</u>	<u>42,078</u>	<u>140,077</u>	<u>25,393</u>	<u>21,785</u>	<u>500,066</u>
NON-OPERATING EXPENSES						
Depreciation & Amortization Expense	20,127	3,659	12,808	1,270	423	38,288
Impairment Loss on Architectural Designs			40,322			40,322
Interest	496	90	315	31	10	943
Taxes	433	79	276	27	9	824
TOTAL NON-OPERATING EXPENSES	<u>21,056</u>	<u>3,828</u>	<u>53,721</u>	<u>1,329</u>	<u>443</u>	<u>80,377</u>
TOTAL EXPENSES	<u>\$ 291,789</u>	<u>\$ 45,906</u>	<u>\$ 193,798</u>	<u>\$ 26,722</u>	<u>\$ 22,228</u>	<u>\$ 580,443</u>

architectural

Oceanside Ivey Ranch Park Association, Inc.
STATEMENT OF CASH FLOWS
For The Year Ended June 30, 2019

CASH FLOWS FROM OPERATING ACTIVITIES	
Change in Net Assets	\$ 32,201
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Donated Equipment	(6,000)
Unrealized Partnership Gain	(73)
Impairment Loss on Architectural Designs	40,322
Depreciation	38,288
(Increase) / Decrease in operating assets:	
Accounts Receivable	(38,188)
Prepaid Expenses and Other	(95)
Increase / (Decrease) in operating liabilities	
Accounts Payable	6,304
Credit Card Payable	(4,574)
Accrued Expenses	(12,297)
Advanced Tuition	(822)
Net Cash Provided by Operating Activities	55,066
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchases of Fixed Assets	(52,611)
Sales of Investments	1,265
Purchases of Investments	(28,497)
Net Cash Used by Investing Activities	(79,843)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(24,777)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	57,567
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 32,790
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION	
Cash Paid for Interest	\$ 943
Cash Paid for Taxes	\$ 824

The Accompanying Notes Are an Integral Part of the Financial Statements

OCEANSIDE IVEY RANCH PARK ASSOCIATION, INC.
Notes to the Financial Statements
For the Year Ended June 30, 2019

Note 1. Nature of Organization

Oceanside Ivey Ranch Park Association, Inc. (the Organization) is a not-for-profit corporation organized under the laws of the State of California in 1981. The Organization's mission is to provide services to children and adults with and without special needs, located throughout San Diego County. The Organization provides services on an improved, 12-acre portion of the original Ivey Ranch in Oceanside, California. As a part of providing those services, the Organization received 14,404 donated volunteer hours with an estimated value by Independent Sector of \$25.43 per hour totaling \$366,294.

Note 2. Summary of Significant Accounting Policies

Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting which is in accordance with accounting principles generally accepted in the United States of America. Under the accrual basis, revenues are recorded when earned and expenses are recorded when incurred, resulting in related receivables and payables.

Cash and Cash Equivalents

Cash equivalents consist primarily of items that have an original maturity of 90 days or less. At June 30, 2019, the Organization did not have any cash equivalents.

Receivables and Credit Policies

Receivables consist of trade receivables arising mainly from program services. An allowance for doubtful accounts for estimated losses that result from the failure or inability of customers to make required payments is considered. When determining the allowance, the Organization considers the probability of recoverability of receivables based on past experience, taking into account current collection trends as well as general economic factors. Credit risks are assessed based on historical write-offs, net of recoveries, as well as an analysis of the aged accounts receivable balances with allowances generally increasing as the receivable ages. The analysis of receivables is performed throughout the year. For the year ended June 30, 2019, management determined that an allowance was not necessary based upon the factors above. As a result, the allowance for uncollectible accounts is \$0 at June 30, 2019.

Property and Equipment

We record property and equipment additions over \$2,000 at cost, or if donated, at fair value on the date of donation. Depreciation and amortization are computed using the straight-line method over the estimated useful lives of the assets ranging from 3 to 39 years, or in the case of capitalized leased assets or leasehold improvements, the lesser of the useful life of the asset or the lease term. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

OCEANSIDE IVEY RANCH PARK ASSOCIATION, INC.
Notes to the Financial Statements
For the Year Ended June 30, 2019

Note 2. Summary of Significant Accounting Policies (continued)

The carrying values of property and equipment are reviewed for impairment whenever events or circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. The Organization has determined that certain architectural designs were impaired during the year ended June 30, 2019, and have recorded an impairment loss of \$40,322 on the statement of activities for the year ended June 30, 2019.

Investments

Investment purchases are recorded at cost, or if donated, at fair value on the date of donation. Thereafter, investments are reported at their fair values in the statements of financial position. Net investment return/(loss) is reported in the statements of activities and consists of interest and dividend income, realized and unrealized capital gains and losses, less external and direct internal investment expenses.

Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Contributions restricted by donors are reported as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

OCEANSIDE IVEY RANCH PARK ASSOCIATION, INC.
Notes to the Financial Statements
For the Year Ended June 30, 2019

Note 2. Summary of Significant Accounting Policies (continued)

Revenue and Revenue Recognition

Revenue is recognized when earned. Program service fees and payments under cost-reimbursable contracts received in advance are deferred to the applicable period in which the related services are performed or expenditures are incurred, respectively. Contributions are recognized when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met.

Donated Services and In-Kind Contributions

Volunteers contribute significant amounts of time to our program services, administration, and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of donation. Donated services, materials and equipment are recorded at the respective fair values of the services. For the year ended June 30, 2019, the Organization received \$6,000 of donated fixed assets.

Advertising Costs

Advertising costs are expensed as incurred.

Functional Allocation of Expenses

The costs of program and supporting services activities have been summarized on a functional basis in the statement of activities. The statement of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Income Taxes

The Organization is organized as a California nonprofit corporation and has been recognized by the IRS as exempt from federal income taxes under IRC Section 501(a) as an organization described in IRC Section 501(c)(3), qualifies for the charitable contribution deductions under IRC Section 170(b)(1)(A)(vi), and has been determined not to be a private foundation under IRC Section 509(a)(1). The Organization is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS and California (Forms 199 and RRF-1). In addition, the Organization is subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. The Organization has determined that it is not subject to unrelated business income tax and have not filed an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS or (Form 109) with California.

OCEANSIDE IVEY RANCH PARK ASSOCIATION, INC.
Notes to the Financial Statements
For the Year Ended June 30, 2019

Note 2. Summary of Significant Accounting Policies (continued)

The Organization has reviewed its position for all open tax years and believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements.

The Organization's federal and state Exempt Organization Tax Returns are subject to examination, generally for three years after they were filed for federal returns and four years for state returns.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires us to make estimates and assumptions that affect the reported amounts of 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, and those differences could be material.

Financial Instruments and Credit Risk

Deposit concentration risk is managed by placing cash and certificates of deposit with financial institutions believed by the Organization to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. To date, we have not experienced losses in any of these accounts. Credit risk associated with accounts receivable is considered to be limited due to high historical collection rates and because substantial portions of the outstanding amounts are due from governmental agencies, and foundations supportive of the mission. Investments are made by the Board of Directors. Although the fair values of investments are subject to fluctuation on a year-to-year basis, the Organization believes that the investment policies and guidelines are prudent for the long-term welfare of the Organization.

Subsequent Events

The Organization has evaluated subsequent events through December 13, 2019, the date the financial statements were available to be issued.

Note 3. Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following:

Cash and cash equivalents	\$ 32,790
Accounts receivable	67,155
Operating investments	<u>28,570</u>
	\$ 128,515

As part of our liquidity management plan, the Organization invests cash in excess of daily requirements in CDs.

OCEANSIDE IVEY RANCH PARK ASSOCIATION, INC.
Notes to the Financial Statements
For the Year Ended June 30, 2019

Note 4. Fair Value Measurements and Disclosures

Certain assets at fair value in the financial statements. Fair value is the price that would be received to sell an asset in an orderly transaction in the principal, or most advantageous, market at the measurement date under current market conditions regardless of whether that price is directly observable or estimated using another valuation technique. Inputs used to determine fair value refer broadly to the assumptions that market participants would use in pricing the asset, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset based on market data obtained from sources independent of the reporting entity.

Unobservable inputs are inputs that reflect the Organization’s own assumptions about the assumptions market participants would use in pricing the asset based on the best information available. A three-tier hierarchy categorizes the inputs as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Organization can access at the measurement date.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset, either directly or indirectly. These include quoted prices for similar assets in active markets, quoted prices for identical or similar assets in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.

Level 3 – Unobservable inputs for the asset or liability. In these situations, the Organization develops inputs using the best information available in the circumstances.

The Organization’s investments are considered to be Level 1 assets.

The following assets carried at fair value are reviewed and adjusted on a recurring basis:

	Fair Value	Quoted Prices in Active Markets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Certificates of Deposit	\$ 28,570	\$ 28,570	\$ -	\$ -
Total Investments	<u>\$ 28,570</u>	<u>\$ 28,570</u>	<u>\$ -</u>	<u>\$ -</u>

OCEANSIDE IVEY RANCH PARK ASSOCIATION, INC.
Notes to the Financial Statements
For the Year Ended June 30, 2019

Note 5. City of Oceanside Lease

The City of Oceanside lease expires in 2031 which requires the Organization to continue operating with its core mission. The lease offers a one-time lease option of an additional 10 years at end of the 2031 lease.

Note 6. Functionalized Expenses

The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include occupancy, depreciation, and amortization, which are allocated on a square footage basis, as well as salaries and wages, benefits, payroll taxes, office and related, interest, worker's compensation, payroll processing fees, food, telephone, bank and credit card fees, and taxes, which are allocated on the basis of estimates of time and effort.

Note 7. Concentrations

The Organization's receivables are comprised from a few large funders. In addition, the revenue received and amounts due from the Regional Center and Rhynard Family Foundation comprise 35% and 13% of total revenues, respectively for the year ended June 30, 2019. The Regional Center comprises 63% of accounts receivable for the year ended June 30, 2019.

Bank Accounts are insured by the Federal Deposit Insurance Corporation up to \$250,000. The Cash balances did not exceed this federally insured deposit limit for the year ended June 30, 2019.