YOUNG MEN'S CHRISTIAN ASSOCIATION
OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Financial Statements

December 31, 2019 and 2018
(With Independent Auditor's Report Thereon)

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

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Independent Auditor's Report

The Board of Directors
Young Men's Christian Association of the Suncoast, Inc.
d/b/a YMCA of the Suncoast:

Report on the Financial Statements

We have audited the accompanying financial statements of Young Men's Christian Association of the Suncoast, Inc. d/b/a YMCA of the Suncoast (the "Organization"), which comprise the statements of financial position as of December 31, 2019 and 2018, and the related 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 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 audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the 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 Young Men's Christian Association of the Suncoast, Inc. d/b/a YMCA of the Suncoast as of December 31, 2019 and 2018, and the changes in its net assets, its functional expenses and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Adoption of New Accounting Standard

As discussed in Note 1 to the financial statements, the Organization changed its method of accounting for revenue from contracts with customers effective January 1, 2019, under the modified retrospective method.

Subsequent Event

We draw your attention to Note 22, which describes the subsequent event resulting in additional risks and uncertainties impacting the Organization. The financial statements do not include any adjustments that might result from the outcome of this uncertainty. Our opinion is not modified with respect to this matter.

Mayer Hoffman McCann P.C.

April 28, 2020
Clearwater, Florida

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statement of Financial Position

December 31, 2019
(With Comparative Totals for 2018)

	Without Donor Restrictions	With Donor Restrictions	Total 2019	Total 2018
Assets				
Cash and cash equivalents (Note 16)	$ 3,138,799	313,953	3,452,752	3,192,833
Accounts receivable:				
Trade, net	306,267	-	306,267	277,907
Grants	334,455	-	334,455	259,562
Other	17,363	-	17,363	20,659
Prepaid expenses	189,548	-	189,548	140,251
Contributions receivable (Notes 4, 7 and 19)	-	277,320	277,320	741,490
Investments, at market (Notes 3 and 15)	7,699,763	3,058,302	10,758,065	10,367,771
Land, buildings and equipment, net (Notes 5, 6, 7 and 9)	25,851,021	165,165	26,016,186	27,313,076
Receivable under interest rate swap agreement (Notes 6 and 15)	-	-	-	82,464
Total assets	$ 37,537,216	3,814,740	41,351,956	42,396,013
Liabilities and Net Assets				
Liabilities:				
Accounts payable and accrued expenses	$ 2,035,520	-	2,035,520	1,829,334
Deferred membership and program revenue	673,381	-	673,381	679,296
Deferred rental income (Note 8)	278,417	-	278,417	291,417
Line of credit - capital expansion (Note 7)	63,282	-	63,282	249,265
Obligation under capital leases (Note 9)	71,362	-	71,362	117,547
Insurance financing	45,372	-	45,372	58,060
Long-term debt (Note 6)	5,788,184	-	5,788,184	6,431,874
Obligation under interest rate swap agreement (Notes 6 and 15)	1,807	-	1,807	-
Total liabilities	8,957,325	-	8,957,325	9,656,793
Net assets:				
Without donor restrictions:				
Designated for general endowment (Note 12)	2,957,464	-	2,957,464	2,512,473
Designated for other purposes (Note 10)	8,267,734	-	8,267,734	8,162,913
Undesignated	17,354,693	-	17,354,693	17,653,074
	28,579,891	-	28,579,891	28,328,460
With donor restrictions (Notes 11 and 12)	-	3,814,740	3,814,740	4,410,760
Total net assets	28,579,891	3,814,740	32,394,631	32,739,220
Commitments, contingencies and related party transactions (Notes 9, 20 and 21)				
Total liabilities and net assets	$ 37,537,216	3,814,740	41,351,956	42,396,013

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statement of Financial Position

December 31, 2018

	Without Donor Restrictions	With Donor Restrictions	Total
Assets			
Cash and cash equivalents (Note 16)	$ 2,999,267	193,566	3,192,833
Accounts receivable:			
Trade, net	277,907	-	277,907
Grants	-	259,562	259,562
Other	20,659	-	20,659
Prepaid expenses	140,251	-	140,251
Contributions receivable (Notes 4, 7 and 19)	-	741,490	741,490
Investments, at market (Notes 3 and 15)	7,790,105	2,577,666	10,367,771
Land, buildings and equipment, net (Notes 5, 6, 7 and 9)	26,674,600	638,476	27,313,076
Receivable under interest rate swap agreement (Notes 6 and 15)	82,464	-	82,464
Total assets	$ 37,985,253	4,410,760	42,396,013
Liabilities and Net Assets			
Liabilities:			
Accounts payable and accrued expenses	$ 1,829,334	-	1,829,334
Deferred membership and program revenue	679,296	-	679,296
Deferred rental income (Note 8)	291,417	-	291,417
Line of credit - capital expansion (Note 7)	249,265	-	249,265
Obligation under capital leases (Note 9)	117,547	-	117,547
Insurance financing	58,060	-	58,060
Long-term debt (Note 6)	6,431,874	-	6,431,874
Total liabilities	9,656,793	-	9,656,793
Net assets:			
Without donor restrictions:			
Designated for general endowment (Note 12)	2,512,473	-	2,512,473
Designated for other purposes (Note 10)	8,162,913	-	8,162,913
Undesignated	17,653,074	-	17,653,074
	28,328,460	-	28,328,460
With donor restrictions (Notes 11 and 12)	-	4,410,760	4,410,760
Total net assets	28,328,460	4,410,760	32,739,220
Commitments, contingencies and related party transactions (Notes 9, 20 and 21)			
Total liabilities and net assets	$ 37,985,253	4,410,760	42,396,013

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statement of Activities

Year Ended December 31, 2019
(With Comparative Totals for 2018)

	Without Donor Restrictions	With Donor Restrictions	Total 2019	Total 2018
Operating support and revenue:				
Program services fees (Note 18)	$ 13,111,522	-	13,111,522	12,839,882
Membership	10,852,821	-	10,852,821	10,622,741
Contributions	1,011,799	273,715	1,285,514	1,279,106
United Way	18,080	30,440	48,520	71,749
Grants	851,298	99,936	951,234	1,227,391
Special events, net	187,895	-	187,895	188,188
Rental income (Note 8)	13,000	-	13,000	21,750
Other	349,436	-	349,436	184,180
	26,395,851	404,091	26,799,942	26,434,987
Net assets released from restrictions:				
Satisfaction of use restrictions	761,713	(761,713)	-	-
Expiration of time restrictions	376,889	(376,889)	-	-
Total support and revenue	27,534,453	(734,511)	26,799,942	26,434,987
Operating expenses:				
Program services	21,961,290	-	21,961,290	21,455,744
Supporting services:				
Management and general	3,527,841	-	3,527,841	3,234,300
Development and fundraising	470,261	-	470,261	514,000
Total expenses before depreciation and amortization	25,959,392	-	25,959,392	25,204,044
Increase (decrease) in net assets from operations before depreciation and amortization	1,575,061	(734,511)	840,550	1,230,943
Depreciation and amortization expense	2,357,080	-	2,357,080	2,306,070
Decrease in net assets from operations	(782,019)	(734,511)	(1,516,530)	(1,075,127)
Other changes:				
Investment return (Note 3)	621,167	541,138	1,162,305	(286,557)
Contributions and grants for acquisition of capital assets	33,841	63,176	97,017	131,237
Contributions to endowment	1,455	7,488	8,943	519,951
Gain (loss) on sale of property and equipment	(12,053)	-	(12,053)	24,233
Change in fair value of interest rate swap	(84,271)	-	(84,271)	40,542
Net assets released from restrictions:				
Satisfaction of land use restrictions	473,311	(473,311)	-	-
Increase (decrease) in net assets	251,431	(596,020)	(344,589)	(645,721)
Net assets, beginning of year	28,328,460	4,410,760	32,739,220	33,384,941
Net assets, end of year	$ 28,579,891	3,814,740	32,394,631	32,739,220

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statement of Activities

Year Ended December 31, 2018

	Without Donor Restrictions	With Donor Restrictions	Total
Operating support and revenue:			
Program services fees (Note 18)	$ 12,839,882	-	12,839,882
Membership	10,622,741	-	10,622,741
Contributions	928,011	351,095	1,279,106
United Way	20,076	51,673	71,749
Grants	792,945	434,446	1,227,391
Special events, net	188,188	-	188,188
Rental income (Note 8)	21,750	-	21,750
Other	184,180	-	184,180
	25,597,773	837,214	26,434,987
Net assets released from restrictions:			
Satisfaction of use restrictions	766,289	(766,289)	-
Expiration of time restrictions	375,715	(375,715)	-
Total support and revenue	26,739,777	(304,790)	26,434,987
Operating expenses:			
Program services	21,455,744	-	21,455,744
Supporting services:			
Management and general	3,234,300	-	3,234,300
Development and fundraising	514,000	-	514,000
Total expenses before depreciation and amortization	25,204,044	-	25,204,044
Increase (decrease) in net assets from operations before depreciation and amortization	1,535,733	(304,790)	1,230,943
Depreciation and amortization expense	2,306,070	-	2,306,070
Decrease in net assets from operations	(770,337)	(304,790)	(1,075,127)
Other changes:			
Investment return (Note 3)	(155,382)	(131,175)	(286,557)
Contributions and grants for acquisition of capital assets	43,452	87,785	131,237
Contributions to endowment	313,420	206,531	519,951
Gain on sale of property and equipment	24,233	-	24,233
Change in fair value of interest rate swap	40,542	-	40,542
Decrease in net assets	(504,072)	(141,649)	(645,721)
Net assets, beginning of year	28,832,532	4,552,409	33,384,941
Net assets, end of year	$ 28,328,460	4,410,760	32,739,220

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statement of Functional Expenses

Year Ended December 31, 2019
(With Comparative Totals for 2018)

	Program Services	Supporting Services		Total	
	Family Programs	Management and General	Development and Fund Raising	2019	2018
Salaries	$ 12,292,945	2,127,371	229,252	14,649,568	14,144,709
Employee benefits (Note 14)	1,267,107	329,244	27,067	1,623,418	1,662,419
Payroll taxes	929,009	144,167	16,338	1,089,514	1,044,119
Total salaries and related expenses	14,489,061	2,600,782	272,657	17,362,500	16,851,247
Contractual and professional fees	338,073	392,905	36,752	767,730	652,674
Program subcontractor expense	189,830	-	-	189,830	21,142
Supplies	1,193,249	29,142	2,018	1,224,409	1,270,053
Telephone	60,664	13,436	-	74,100	67,973
Postage and shipping	9,625	6,383	2,813	18,821	17,762
Occupancy	3,280,174	94,607	10,828	3,385,609	3,444,760
Equipment expense	343,563	96,532	33,564	473,659	489,313
Printing / public relations	95,758	95,506	90,473	281,737	339,236
Travel and transportation	155,901	20,501	3,558	179,960	167,128
Conferences	183,588	57,640	4,403	245,631	235,569
Payment of dues	355,000	18,506	5,488	378,994	386,944
Awards and grants	25,250	10,054	-	35,304	15,805
Interest and financing costs (Note 17)	192,625	12,650	-	205,275	253,294
Insurance (Note 20)	453,958	60,848	6,761	521,567	404,009
Bad debt expense	124,239	-	-	124,239	135,503
Bank charges	448,047	12,877	946	461,870	423,868
In-kind expenses	16,949	-	-	16,949	14,264
Miscellaneous	5,736	5,472	-	11,208	13,500
Total expenses before depreciation and amortization	21,961,290	3,527,841	470,261	25,959,392	25,204,044
Depreciation and amortization	2,207,661	133,743	15,676	2,357,080	2,306,070
Total expenses - 2019	$ 24,168,951	3,661,584	485,937	28,316,472	
Total expenses - 2018	$ 23,623,996	3,357,572	528,546		27,510,114

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statement of Functional Expenses

Year Ended December 31, 2018

	Program Services	Supporting Services		
	Family Programs	Management and General	Development and Fund Raising	Total
Salaries	$ 11,870,601	2,023,059	251,049	14,144,709
Employee benefits (Note 14)	1,330,467	283,261	48,691	1,662,419
Payroll taxes	883,500	142,519	18,100	1,044,119
Total salaries and related expenses	14,084,568	2,448,839	317,840	16,851,247
Contractual and professional fees	391,691	250,126	10,857	652,674
Program subcontractor expense	21,142	-	-	21,142
Supplies	1,241,213	27,296	1,544	1,270,053
Telephone	57,564	10,409	-	67,973
Postage and shipping	7,308	7,881	2,573	17,762
Occupancy	3,353,989	81,134	9,637	3,444,760
Equipment expense	384,398	68,586	36,329	489,313
Printing / public relations	92,356	134,123	112,757	339,236
Travel and transportation	144,592	19,532	3,004	167,128
Conferences	176,310	53,621	5,638	235,569
Payment of dues	367,278	13,029	6,637	386,944
Awards and grants	1,170	14,635	-	15,805
Interest and financing costs (Note 17)	227,850	25,444	-	253,294
Insurance (Note 20)	346,570	51,695	5,744	404,009
Bad debt expense	135,503	-	-	135,503
Bank charges	403,110	19,318	1,440	423,868
In-kind expenses	14,264	-	-	14,264
Miscellaneous	4,868	8,632	-	13,500
Total expenses before depreciation and amortization	21,455,744	3,234,300	514,000	25,204,044
Depreciation and amortization	2,168,252	123,272	14,546	2,306,070
Total expenses	$ 23,623,996	3,357,572	528,546	27,510,114

YOUNG MEN'S CHRISTIAN ASSOCIATION OF THE SUNCOAST, INC.
D/B/A YMCA OF THE SUNCOAST

Statements of Cash Flows

Years Ended December 31, 2019 and 2018

	2019	2018
Cash flows from operating activities:		
Decrease in net assets	$ (344,589)	(645,721)
Adjustments to reconcile decrease in net assets to net cash provided by operating activities:		
Depreciation and amortization	2,357,080	2,306,070
Bad debt expense	124,239	135,503
Noncash contributed use of land	(15,112)	(21,887)
Noncash contribution of stock	-	(7,441)
Loss (gain) on disposal of property and equipment	12,053	(24,233)
Net depreciation (appreciation) on investments	(885,929)	598,214
Change in fair value of interest rate swap	84,271	(40,542)
Cash received from contributions and grants restricted for acquisition and improvement of capital assets	(97,017)	(54,437)
Change in operating assets and liabilities:		
Decrease (increase) in trade accounts receivable	(28,360)	4,344
Increase in grants receivable	(74,893)	(19,700)
Decrease (increase) in prepaid expenses	(49,297)	11,038
Decrease in contributions receivable	355,043	111,098
Decrease in other receivables	3,296	157,797
Increase in accounts payable and accrued expenses	193,498	166,051
Decrease in deferred rental income	(13,000)	(21,750)
Increase (decrease) in deferred revenue	(5,915)	2,167
Net cash provided by operating activities	1,615,368	2,656,571
Cash flows from investing activities:		
Purchases of property and equipment	(1,041,736)	(1,383,065)
Proceeds from sale of property and equipment	-	28,648
Purchases of investments	(3,391,248)	(6,859,549)
Proceeds from sale of investments	3,886,883	6,855,689
Net cash used in investing activities	(546,101)	(1,358,277)
Cash flows from financing activities:		
Cash received from contributions and grants restricted for acquisition and improvement of capital assets	97,017	54,437
Net repayments on line of credit	(193,670)	(240,600)
Principal payments on long-term debt	(666,510)	(644,701)
Debt issuance costs paid	-	(23,343)
Principal payments on capital lease obligations	(46,185)	(46,615)
Net cash used in financing activities	(809,348)	(900,822)
Net increase in cash and cash equivalents	259,919	397,472
Cash and cash equivalents at beginning of year	3,192,833	2,795,361
Cash and cash equivalents at end of year	$ 3,452,752	3,192,833
Supplemental disclosure:		
Cash paid for interest	$ 205,425	255,241

(1) Description of Organization

Young Men's Christian Association of the Suncoast, Inc., d/b/a YMCA of the Suncoast (the "Organization"), is a Florida not-for-profit corporation and a member of the Association of the National Council of the Young Men's Christian Associations of the U.S.A. The Organization's purpose is to advance the cause of strengthening community through youth development, healthy living and social responsibility. The YMCA is a powerful association of men, women, and children committed to bringing about lasting personal and social change. With a focus on nurturing the potential of every child and teen, improving the nation's health and well-being and providing opportunities to give back and support neighbors, the YMCA enables youth, adults, families and communities to be healthy, confident, connected and secure. YMCA of the Suncoast is committed to providing programs which strengthen the communities of Pinellas, Pasco, Hernando and Citrus Counties, Florida. The accompanying financial statements include the Suncoast administrative office and the accounts of the Organization's programs maintained at the following branches:

- Clearwater Family Branch YMCA
- Hernando County Family Branch YMCA
- High Point Family Branch YMCA
- North Pinellas Family Branch YMCA
- James P. Gills Family/West Pasco Branch YMCA
- Greater Ridgecrest Family Branch YMCA
- Greater Palm Harbor Family Branch YMCA
- Citrus Memorial Health Foundation Branch YMCA
- YMCA School Age Program Services

(2) Summary of Significant Accounting Policies

(a) Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America ('GAAP').

(b) Financial Accounting Standards

The Financial Accounting Standards Board ("FASB") issued authoritative guidance establishing two levels of GAAP - authoritative and nonauthoritative - and making the Accounting Standards Codification ("ASC") the source of authoritative, nongovernmental GAAP, except for rules interpretive releases of the Securities and Exchange Commission. This guidance has been incorporated into ASC Topic 105, *Generally Accepted Accounting Principles.*

(2) Summary of Significant Accounting Policies - Continued

(c) Fair Value Measurement

The Organization has adopted the provisions of ASC Topic 820, *Fair Value Measurement.* ASC Topic 820 requires the use of a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three levels: quoted market prices that are observable for the assets or liabilities (Level 1); inputs other than quoted market prices that are observable for the asset or liability, either directly or indirectly (Level 2); and unobservable inputs for the asset or liability (Level 3).

The carrying amount reported in the statements of financial position for cash and cash equivalents, accounts receivable, and accounts payable approximate fair value because of the immediate or short-term maturities of these financial instruments.

(d) Cash and Cash Equivalents

The Organization considers all money market funds and certificates of deposit, with original maturities of three months or less to be cash equivalents.

(e) Net Assets

Net Assets Without Donor Restrictions

Net assets without donor restrictions are available for use at the discretion of the Organization's Board of Directors (the "Board") and/or management for general operating purposes. From time to time, the Organization's Board designates a portion of these net assets for specific purposes which makes them unavailable for use at management's discretion. For example, the Organization's Board has designated a portion of net assets without donor restrictions as a quasi-endowment (an amount to be treated by management as if it were part of the donor restricted endowment) for the purpose of securing the Organization's long-term financial viability.

Net Assets With Donor Restrictions

Net assets with donor restrictions consist of assets whose use is limited by donor-imposed, time and/or purpose restrictions. The Organization reports gifts of cash and other assets as revenue with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, the net assets are reclassified as net assets without donor restrictions and reported in the accompanying statements of activities as net assets released from restrictions.

Some net assets with donor restrictions include a stipulation that assets provided be maintained in perpetuity while permitting the Organization to spend the income generated by the assets in accordance with the provisions of additional donor imposed stipulations or a Board approved spending policy.

(2) Summary of Significant Accounting Policies - Continued

(f) Contributions

The Organization recognizes contributions received and made, including unconditional promises to give, as revenue in the period received or made. Contributions received are reported as either revenues without donor restrictions or revenues with donor restrictions. Contributions with donor restrictions that are used for the purpose specified by the donor in the same year as the contribution is recognized are presented as revenues without donor restrictions. Promises to give that stipulate conditions to be met before the contribution is made are not recorded until the conditions are met.

(g) Accounts Receivable

Accounts receivable consists primarily of outstanding membership and program fees and amounts due under contracts with funders for services provided by the Organization. Accounts receivable are stated at unpaid balances, less an allowance for doubtful accounts (when applicable). The allowance for doubtful accounts is based on historical receivable collection experience. At December 31, 2019 and 2018, the allowance for doubtful accounts was approximately $401,000 and $279,000, respectively.

(h) Investments

Investments in marketable securities with readily determinable fair values and all investments in debt securities are carried at their fair values in the Organization's Statements of Financial Position.

Unrealized gains and losses are included in other changes in the Statements of Activities. Restrictions on investment earnings are reported as increases in net assets without donor restrictions if the restrictions expire or are otherwise satisfied in the fiscal year in which the earnings are recognized.

(i) Land, Buildings and Equipment

Depreciation of buildings and equipment is computed using the straight-line method over the estimated useful lives of the related assets. Land, buildings and equipment are stated at cost, or if contributed, at fair value at the date of donation. The Organization capitalizes additions that equal or exceed $1,500. If donors stipulate how long the assets must be used, the contributions are recorded as restricted support. In the absence of such stipulations, contributions of property and equipment are recorded as unrestricted support. The estimated useful lives of related asset classes are: 5 to 40 years for buildings and improvements and 3 to 10 years for furniture, equipment and vehicles.

Leasehold improvements are amortized using the straight-line method over the shorter of the lease term or the estimated useful life of the asset.

(2) Summary of Significant Accounting Policies - Continued

(j) Revenue Recognition

The Organization has multiple revenue streams that are accounted for as reciprocal exchange transactions including membership and program fees.

Because the Organization's performance obligations relate to contracts with a duration of less than one year, the Organization has elected to apply the optional exemption provided in FASB ASC 606-10-50-14(a), *Revenue from Contracts with Customers*, and therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. There are no incremental costs of obtaining a contract and no significant financing components.

Membership dues and program fees: Membership dues and program fees consist of amounts that families and individuals pay to participate in health, fitness, education and recreation activities and programs. Members join for varying lengths of time and may cancel with 30 days' notice. Members generally pay a onetime joining fee plus monthly dues in advance. Memberships provide use of the recreation facilities, access to free classes, programs and activities, and discounts to fee-based programs. The Organization offers a variety of programs including family, child care, day camp, teen, scholastic, fitness, aquatics, health, and other services. Fee-based programs are available to the public. Program fees for short duration programs of two months or less, such as aquatics classes, are typically paid in advance at the time of registration. Program fees for longer duration programs, such as fee-based childcare, are usually paid monthly in advance. Cancellation provisions vary by program, but most transactions are cancellable with 15 to 30 days' notice. Refunds may be available for services not provided. Financial assistance is available to members and program participants. Such financial assistance is reflected as a reduction of gross membership dues and program fees.

Membership dues and program fees are recognized ratably over the period the membership or program service is provided on a straight-line basis in an amount that reflects the consideration the Organization expects to be entitled to in exchange for those services. All of the Organization's revenues from contracts with customers are from performance obligations satisfied over time. Prices are specific to a distinct performance obligation and do not consist of multiple transactions. Membership joining fees are ratably recognized over a one-year period from the membership start date.

Membership dues and program fees paid to the Organization in advance represent contract liabilities and are recorded as deferred revenue. Amounts billed but unpaid are contract assets and recorded as accounts receivable.

(k) Special Events Revenue and Expense

The Organization reports special events revenue net of related expenses in the accompanying Statements of Activities. Special events revenue was $400,727 and $368,913 in 2019 and 2018, respectively. Special events expense was $212,832 and $180,725 in 2019 and 2018, respectively.

(2) Summary of Significant Accounting Policies - Continued

(l) Income Taxes

The Organization has been recognized by the Internal Revenue Service as a tax-exempt organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 and has been classified as an organization that is not a private foundation under Section 509(a).

The Organization applies ASC Topic 740, *Income Taxes*. ASC Topic 740 prescribes a recognition and measurement standard for uncertain tax positions taken or expected to be taken in a tax return. For those benefits to be recognized, a tax position must be more-likely-than-not to be sustained upon examination by taxing authorities. There is no material impact on the Organization's financial position or changes in net assets as a result of the application of this standard. The Organization's policy is to recognize interest and penalties associated with tax positions under this standard as a component of income tax expense, and none were recognized since there was no material impact of the overall application of this standard.

The tax years that remain subject to examination are 2016 through 2019 for all major tax jurisdictions.

(m) Functional Expense Allocations

The costs of providing the Organization's various programs and other activities have been summarized on a functional basis in the statement of functional expenses. Expenses directly attributable to a specific functional area of the Organization are reported as direct expenses of those functional areas while indirect costs that benefit multiple functional areas have been allocated among the functional areas based on either time spent by employees on each functional area or based on a square footage analysis for all indirect occupancy-related expenses.

(n) Estimates in 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 increases or decreases in net assets during the period. Actual results could differ from those estimates.

(o) Going Concern Evaluation

On an annual basis, as required by ASC Topic 205, *Presentation of Financial Statements - Going Concern,* the Organization performs an evaluation to determine whether there are conditions or events (known and reasonably knowable), considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

(2) Summary of Significant Accounting Policies - Continued

(p) Recent Accounting Pronouncement

In May 2014, the FASB issued Accounting Standards Update ("ASU") No. 2014-09, *Revenue from Contracts with Customers (Topic 606)*. The core principle of the new guidance is that an entity will recognize revenue to depict the transfer of promised goods or 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. In August 2015, the FASB issued ASU No. 2015-14, *Revenue from Contracts with Customers (Topic 606)*, which deferred the provisions of ASU 2014-09 for annual reporting periods beginning after December 15, 2018. The Organization adopted this guidance on January 1, 2019 using the modified retrospective approach. As part of the adoption, the Organization has evaluated each of the five steps of ASC Topic 606 which are as follows: (1) Identify the contract with the customer; (2) Identify the performance obligations in the contract; (3) Determine the transaction price; (4) Allocate the transaction price to the performance obligations; and (5) Recognize revenue when (or as) performance obligations are satisfied. The Organization has determined that the over time recognition for program services and memberships is appropriate because the customer receives and consumes the benefit of the Organization's performance over time. The adoption of ASC Topic 606 did not have an impact on the Organization's financial statements.

(q) Reclassifications

Certain amounts in the 2018 financial statements have been reclassified to conform to the 2019 presentation.

(3) Investments

At December 31, 2019 and 2018, the cost and market value of investments were as follows:

	2019		2018	
	Cost	Market	Cost	Market
Cash and cash equivalents	$ 4,498,179	4,498,179	2,852,747	2,852,747
Fixed income	1,583,687	1,597,146	3,895,971	3,827,199
Equities - mutual funds	4,019,817	4,662,740	3,806,811	3,687,825
	$ 10,101,683	10,758,065	10,555,529	10,367,771

At December 31, 2019 and 2018, none of the Organization's investments in corporate bonds or mutual funds are concentrated in a single entity or industry. In addition, the Organization's mutual fund investments represent shares in registered investment companies which own diversified portfolios. The mutual funds invest primarily in equity securities.

(3) Investments - Continued

The following schedule summarizes investment return and other investment activity for the years ended December 31, 2019 and 2018:

		2019	2018
Investments at market, beginning of year	$	10,367,771	10,954,684
Investment return:			
Interest and dividends		317,232	351,058
Net realized and unrealized gains (losses)		885,929	(598,214)
Total investment return		1,203,161	(247,156)
Deposits		360,128	656,959
Donated stock		-	7,441
Withdrawals		(1,132,139)	(964,756)
Investment management fees		(40,856)	(39,401)
Net increase (decrease) in investments		390,294	(586,913)
Investments at market, end of year	$	10,758,065	10,367,771

(4) Contributions Receivable

Contributions receivable which are due in more than one year are recorded at estimated fair value by discounting future cash flows using current risk-free rates of return based on U.S. Treasury Securities yields with maturity dates similar to the expected contribution collection period. As of December 31, 2019 and 2018, the average discount rate was 2% in each year. Management evaluates the allowance for uncollectible contributions on an annual basis and makes adjustments to the allowance as deemed necessary.

(4) Contributions Receivable - Continued

Contributions receivable consist of the following at December 31, 2019 and 2018:

		2019	2018
Contributions without donor restrictions	$	-	100,000
Contributions restricted for the development of new facilities		54,778	239,353
Contributions restricted for endowment		112,500	147,500
Contribution restricted for United Way funded programs		16,270	78,144
Gross contributions receivable		183,548	564,997
Less:			
Allowance for uncollectible contributions		(6,284)	(18,291)
Unamortized discount		(4,332)	(6,710)
Net contributions receivable - cash		172,932	539,996
Land use contribution - Greater Ridgecrest		104,388	201,494
Total contributions receivable, net	$	277,320	741,490

Cash pledges are due to be collected as follows at December 31, 2019 and 2018:

		2019	2018
Cash amounts due in :			
Less than one year	$	67,784	397,219
One to five years		113,014	160,028
More than five years		2,750	7,750
	$	183,548	564,997

The land use contribution has been provided under a twenty year lease agreement and is more fully described in Note 19.

(5) Land, Buildings and Equipment

Land, buildings and equipment at December 31, 2019 and 2018 consists of the following:

		2019	2018
Land and improvements	$	4,614,210	4,614,210
Buildings and improvements		42,269,998	41,763,325
Furniture, fixtures and equipment		6,769,758	6,657,952
Leasehold improvements		2,734,529	2,734,529
Construction-in-progress		144,284	15,971
		56,532,779	55,785,987
Less: accumulated depreciation		(30,516,593)	(28,472,911)
	$	26,016,186	27,313,076

Depreciation expense was $2,326,573 and $2,278,967 in 2019 and 2018, respectively.

In connection with the development of a new branch facility in Citrus County, Florida, the Organization received a contribution of land valued at $830,000 in 2014. The donor of the land conveyed the property with the recorded stipulation that it be utilized solely as a facility operated by the YMCA according to its ordinary and customary use. This restriction limits the ability of the Organization to sell or encumber the property without the consent of the donor, his successors and assignees so long as any such entities exist.

(6) Long-Term Debt

Bond Issue and Related Long-Term Debt

At December 31, 2019, long-term debt consists of a floating rate loan from the Pinellas County Industrial Development Authority, requiring monthly payments of principal in amounts ranging from $45,721 to $60,608, plus interest (2.69% as of December 31, 2019) through September 1, 2022, assuming exercise of a put option (otherwise maturity date will be September 1, 2027. The annual interest rate is calculated as 77% of the sum of the LIBOR Rate plus 1.60% multiplied by the bank's Margin Rate Factor and is adjusted monthly. Effective August 1, 2018, the annual interest rate was amended and is calculated as 81.4% of the sum the LIBOR Rate plus 1.60% multiplied by the bank's Margin Rate Factor and is adjusted monthly. The Organization has also entered into an interest rate swap agreement to fix the annual interest rate at 2.87%. The interest rate swap agreement is more fully described in a separate section of this note.

(6) Long-Term Debt - Continued

At December 31, 2019 and 2018, the outstanding balance on the loan was as follows:

		2019	2018
Long-term debt:			
Pinellas County Industrial Development Authority Bond Issue	$	5,854,212	6,520,722
Less: unamortized debt issuance costs		66,028	88,848
Long-term debt, less unamortized debt issuance costs	$	5,788,184	6,431,874

In September 2012, the Organization received loan proceeds of $10 million from the Pinellas County Industrial Development Authority (the "Authority"), in connection with the Authority's issuance of $10 million of Industrial Development Refunding Revenue Bonds ("Bonds"). The Bonds are to be repaid by the Authority with payments collected from the Organization pursuant to a loan agreement and trust indenture. The loan agreement was issued for the purposes of refinancing obligations related to the revenue bonds issued in 2002 and all outstanding bank loans, and restricts the use of loan proceeds to renovating, improving and equipping certain of the Organization's facilities. The loan is secured by property with a carrying amount of $7,279,801.

The loan agreements and the related trust indentures restrict certain of the Organization's activities, including the issuance of additional debt, and require the Organization to meet certain financial performance standards. At December 31, 2019, the Organization was in compliance with these covenants.

The aggregate maturities of long-term debt for each of the three years subsequent to December 31, 2019, assuming exercise of a put option, are as follows:

Year Ending December 31,		
2020	$	684,340
2021		704,241
2022		4,465,631
	$	5,854,212

(6) Long-Term Debt - Continued

Interest Rate Swap Agreement

An interest rate swap agreement was entered into with the 2012 bond to fix the rate of interest on the debt at 2.87% effective until September 1, 2022. Net cash amounts paid or received under the agreement are recognized as an adjustment to interest expense.

The Organization accounts for the interest rate swap in accordance with ASC Topic 815, *Derivatives and Hedging*. ASC Topic 815 requires that all derivative instruments be recorded in the statement of financial position at fair value and that changes in fair value be reflected as a component of the Organization's change in net assets. Based upon an estimate provided by the financial institution, the fair value of the obligation under the interest rate swap agreement at December 31, 2019 was $1,807 and the fair value of the asset under the interest rate swap agreement at December 31, 2018 was $82,464. The interest rate swap is valued by the financial institution by discounting the present value of the future cash flows under the swap. The current yield curve of the floating rate on December 31, 2019 is utilized to project the future interest rates until the expiration of the swap. Due to the lack of quoted prices in active markets for identical swap agreements and the existence of inputs other than quoted prices that are observable for the swap agreement, management has determined that this financial instrument is a Level 2 fair value measurement in accordance with ASC Topic 820 (as presented in Note 15).

On December 22, 2017, the United States enacted the "Tax Cuts and Jobs Act" (the "Tax Act"). The Tax Act reduced the corporate tax rate to 21%, effective January 1, 2018. The terms of the documents governing the Organization's tax-exempt financing, which include a yield maintenance provision, required the interest rate applicable to the financing be increased as a result of the decrease in the maximum corporate tax rate. In general, rates on such tax exempt loans increased by a factor of 1.215, effective on January 1, 2018. Thus, the annual interest rate calculated as 77% of the sum of the LIBOR Rate plus 1.60% multiplied by the bank's Margin Rate Factor was calculated as approximately 93.6% of the same formula from January 1, 2018 through July 31, 2018. Effective August 1, 2018, the annual interest rate was amended and is calculated as 81.4% of the sum the LIBOR Rate plus 1.60% multiplied by the bank's Margin Rate Factor and is adjusted monthly. At December 31, 2019, the floating rate was 2.69%. The swap instrument held to fix the variable interest rate no longer fully covers the new floating interest rate.

(7) Line of Credit

In connection with the development of a new branch facility in Citrus County, Florida, the Organization obtained a revolving line of credit with a commercial bank which allows the Organization to borrow up to $2,480,000, through May 2018, at LIBOR plus 2.2% (3.91% at December 31, 2019). From May 2018 through May 2020 (maturity date), the Organization may borrow up to $2 million at the same rate. Any principal in excess of $2 million as of May 2018 was immediately due and payable. Interest only payments on the outstanding principal amount are due monthly. Any accrued and unpaid interest and the remaining outstanding principal balance will be due May 2020. The line of credit is secured by real property with a carrying amount of $1,205,070 and project-related contributions receivable in the amount of $53,442 at December 31, 2019.

At December 31, 2019 the outstanding balance on the line of credit was $65,844, reduced by related unamortized issuance costs of $2,562.

(8) Deferred Rental Income

Morton Plant - Mease Health Care, Inc.

In 1997, the Organization entered into an agreement with Morton Plant - Mease Health Care, Inc. ("MPMHC"), a not-for-profit community hospital, under which MPMHC would, among other things, lease space at the West Pasco branch. The agreement calls for a twenty-year lease period, with an option for an additional twenty-year period. The Organization received a single payment of $700,000 under the agreement which represented deferred rental income. The deferred rental income is being amortized over a twenty-year period. Income recognition began in 1998 when the West Pasco facility was completed and MPMHC occupied the space. Rental income recognized in 2019 and 2018 was $0 and $8,750, respectively.

School Board of Citrus County

In 2016, the Organization entered into an agreement with the School Board of Citrus County, under which the County's schools will utilize the Organization's Citrus branch pool and facilities. The agreement calls for a twenty-five year term, with an option to extend the term before expiration. The Organization received a single payment of $325,000 under the agreement which represents deferred rental income. The deferred rental income is being amortized over a twenty-five year period. Income recognition began in May 2016 when the Citrus facility was completed and the County began utilizing the space. Rental income recognized in 2019 and 2018 was $13,000 in each year.

(9) Leases

The Organization is obligated under capital leases for certain equipment that expire at various dates through 2021. At December 31, 2019 and 2018, the gross amount of equipment and related accumulated amortization recorded under the capital leases were as follows:

	2019	2018
Equipment	$ 224,553	224,553
Less: accumulated amortization	(172,632)	(126,466)
Net book value	$ 51,921	98,087

The Organization leases certain facility space and equipment on a month-to-month basis under operating leases. Rent expense for all operating leases for the years ended December 31, 2019 and 2018 was $195,455 and $194,981, respectively.

(9) Leases - Continued

The present value of future minimum capital lease payments as of December 31, 2019 is as follows:

Year Ending December 31,	
2020	$ 54,336
2021	17,862
Total future minimum lease payments	72,198
Less: amount representing interest	836
Present value of minimum capital lease payments	$ 71,362

(10) Net Assets Without Restrictions, Designated

Net assets designated by the Board for purposes other than the endowment consist of the following at December 31, 2019 and 2018:

	2019	2018
Maintenance	$ 319,875	349,379
Contingency	2,745,819	2,777,432
Debt reduction	4,311,354	4,053,428
Unemployment and other	890,686	982,674
	$ 8,267,734	8,162,913

(11) Net Assets With Donor Restrictions

Net assets with donor restrictions as of December 31, 2019 and 2018 relate to assets contributed by donors and other funding sources for specific purposes and time periods as follows:

		2019	2018
Subject to time restrictions:			
Pledges receivable	$	47,158	318,836
United Way allocations		16,270	78,144
		63,428	396,980
Subject to use restrictions:			
Unappropriated earnings on endowment restricted for specified branches		1,578,651	1,139,015
Use restrictions on land and building		269,553	839,970
Use restrictions for capital campaigns		130,157	78,087
Other designated gifts		183,796	375,041
		2,162,157	2,432,113
General endowment subject to the Organization's spending policy and appropriation		1,589,155	1,581,667
Total net assets with donor restrictions	$	3,814,740	4,410,760

(12) Endowment

The Organization manages an endowment which includes funds legally restricted by the donor as to the use of principal. The original contribution of $1,000,000 was restricted by the donor in that the principal may not be expended, except under extraordinary circumstances. Earnings on endowment investments may be expended on maintenance of Organization facilities, construction of new facilities, and development of new programs. Investments in the amount of $1,375,795, which included the $1,000,000, were received from the Suncoast Family YMCA Foundation, Inc. Trust ("Trust") in 1992, upon the termination of the Trust. Under the terms of the transfer from the Trust, the amount conveyed by the Trust in excess of the $1,000,000 corpus ($375,795) may be expended for operations only upon the approval of 90% of the members of both the Board and the Endowment Committee. Only with court approval, however, shall the $1,000,000 corpus be utilized. The balance of the endowment is available for expenditure upon the majority vote of the Board of the Organization. The Board and the Endowment Committee have established a goal to preserve the purchasing power of the endowment.

In 2013, the Organization established the Legacy Chairman's Round Table as a specific program through which donors may contribute to the endowment fund.

Endowment fund investments are included in the investment portfolio described in Note 3.

(12) Endowment - Continued

The Organization's endowment includes both donor-restricted endowment funds, funds designated by the Board, to function as endowment funds, and donor-restricted funds for specific branches. As required by GAAP, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board has interpreted the *Florida Uniform Prudent Management of Institutional Funds Act* ("FUPMIFA") as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions (a) the original value of gifts donated to the permanent endowment; (b) the original value of subsequent gifts to the permanent endowment; (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund is restricted until those amounts are appropriated for expenditure by the Organization in a manner consistent with the donor designations.

Investment Return Objectives, Risk Parameters and Strategies

The Organization's investment policy is based on providing security for the Organization. Therefore, the time horizon is very long-term. The goal is to provide funding from the endowment fund for programs giving priority to the use of the income for major maintenance, modernization, or expansion of buildings and facilities, extension of services, and developing and training professional leadership while maintaining the purchasing power of the portfolio and offsetting inflation.

The objectives call for disciplined, consistent management using current "prudent person" philosophy. The investment portfolio is to be diversified as to fixed income and equity holdings to provide risk reduction, a dependable source of income, and growth of principal. The equities portion may constitute up to 70% of the total fund with fixed income portion making up the remainder of the fund. The fund shall not invest in real estate.

Equity investments must be in United States corporations quoted on the New York or American stock exchange or the NASDAQ. Equity investments should be diversified both as to companies and industries to minimize risk other than normal market fluctuation. Equity investments in a single industry will not exceed 20% of the total. Equity investments in any one company shall not exceed 5% (at cost) or 10% (at market) of the equity portfolio. Mutual funds may be used in place of individual equities in an effort to minimize risk and maintain exposure to additional areas of the equity market. Manager discretion should be used within the management of the mutual funds to maximize return with the least possible amount of risk according to the prospectus of each fund.

(12) Endowment - Continued

Bond investments (one year or longer) are limited to U.S. government and agency issues, mortgage instruments, and quality investment grade corporate bonds and preferred stocks (considered as a bond equivalent). Individual fixed income securities should be considered investment grade at the time of acquisition. Commercial paper should be rated A1, P1. Corporate issues must be in the top quality ratings of Moody's, Standard and Poor's, or other recognized credit services (BBB/BAA) or higher with good marketability. All investments in fixed income shall have a high degree of marketability and no individual investment shall exceed 7% of the total fixed income securities. Cash is considered fixed income. Bond funds may be used in place of individual bonds in an effort to minimize risk and maintain exposure to additional areas of the fixed income market. Fund investments should be investment grade. Manager discretion should be used within the management of the mutual funds to maximize return with the least possible amount of risk according to the prospectus of each fund. This may include exposure to some lower rated or non-rated securities up to but not to exceed 10% of the individual bond fund.

Spending Policy

Annually, the Board budgets an allocation from the endowment to support Organization operations. Allocations are based on current needs of the Organization and the desire to preserve the purchasing power of endowment assets. The amount to be distributed in a fiscal year may be 4% of the 3-year trailing average of the June 30th market value of the endowment portfolio. The Endowment Committee shall review and confirm, once annually, the amount of the distribution from the endowment fund. While it is expected that 4% will be the spending percentage, the Endowment Committee shall prepare a recommendation to the Board in the third quarter meeting of each calendar year for the following year and the percentage approved could be more or less than the 4%.

Endowment net asset composition by type of fund as of December 31, 2019 and 2018 is as follows:

	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Total Endowment Net Assets
December 31, 2019:			
Board-designated endowment funds	$ 2,957,464	-	2,957,464
Donor-restricted endowment funds	-	3,167,806	3,167,806
	$ 2,957,464	3,167,806	6,125,270
December 31, 2018:			
Board-designated endowment funds	$ 2,512,473	-	2,512,473
Donor-restricted endowment funds	-	2,720,682	2,720,682
	$ 2,512,473	2,720,682	5,233,155

(12) Endowment - Continued

Changes in endowment net assets for the years ended December 31, 2019 and 2018 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Balance at December 31, 2017	$ 2,543,269	2,690,326	5,233,595
Investment return:			
Investment income, net of fees	107,888	119,423	227,311
Net depreciation	(347,104)	(250,598)	(597,702)
Total investment return	(239,216)	(131,175)	(370,391)
Contributions	313,420	206,531	519,951
Appropriation of endowment earnings for expenditure	45,000	(45,000)	-
Distributions	(150,000)	-	(150,000)
Balance at December 31, 2018	2,512,473	2,720,682	5,233,155
Investment return:			
Investment income, net of fees	85,566	102,117	187,683
Net appreciation	438,607	439,021	877,628
Total investment return	524,173	541,138	1,065,311
Contributions	1,455	7,488	8,943
Appropriation of endowment earnings for expenditure	44,363	(44,363)	-
Distributions	(125,000)	(57,139)	(182,139)
Balance at December 31, 2019	$ 2,957,464	3,167,806	6,125,270

The Organization's endowment fund includes gifts with donor imposed restrictions to benefit the Clearwater YMCA branch, the High Point YMCA branch, the Hernando YMCA branch and the teen leaders program. These investments will continue to be overseen by the endowment committee.

(13) Liquidity and Availability of Resources

The Organization is supported by both unrestricted and restricted contributions. Because a donor's restriction requires resources to be used in a particular manner or in a future period, the Organization must maintain sufficient resources to meet those responsibilities to its donors. Thus, financial assets may not be available for general expenditure within one year. As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. The Board designates endowment earnings to fund long-term needs of the Organization and may be drawn upon with the approval of 90% of the members of both the Board and the Endowment Committee as described in Note 12. Additionally, the Board has designated certain net assets without donor restrictions that, while the Organization does not intend to spend for purposes other than those identified in Note 10, the amounts could be made available for current operations, if necessary.

As of December 31, 2019, the Organization's financial assets available for general expenditure over the next 12 months were as follows:

Financial assets:	
Cash and cash equivalents	$ 3,452,752
Trade accounts receivable	306,267
Grants and other receivables	351,818
Contributions receivable	172,932
Investments	10,758,065
Total financial assets	15,041,834
Less amounts unavailable for general expenditure within one year due to:	
Long-term contributions receivable	(28,144)
Contractual or donor-imposed restrictions:	
Unappropriated earnings on endowment restricted for specified branches	(1,578,651)
Use restrictions for capital campaigns	(130,157)
Other donor imposed use restrictions	(183,796)
Net assets to be held in perpetuity	(1,589,155)
Board-designations:	
Quasi-endowment	(2,957,464)
Maintenance	(319,875)
Contingency	(2,745,819)
Debt reduction	(4,311,354)
Unemployment and other	(890,686)
Financial assets available to meet cash needs for general expenditures within one year	$ 306,733

(14) Employee Benefit Plan

The Organization participates in The YMCA Retirement Fund Retirement Plan, which is a defined contribution, money purchase, church plan that is intended to satisfy the qualification requirements of Section 401(a) of the Internal Revenue Code of 1986 as amended, and the YMCA Retirement Fund Tax-Deferred Savings Plan, which is a retirement income account plan as defined in section 403(b)(9) of the Code. Both plans are sponsored by the Young Men's Christian Association Retirement Fund ("Fund"). The Fund is a not-for-profit, tax-exempt pension fund incorporated in the State of New York (1922) organized and operated for the purpose of providing retirement and other benefits for employees of YMCAs throughout the United States. The plans are operated as church pension plans. Participation is available to all duly organized and reorganized YMCAs and eligible employees. As defined contribution plans, the Retirement Plan and Tax-Deferred Savings Plan have no unfunded obligations.

In accordance with the agreement, contributions for the YMCA Retirement Fund Retirement Plan are a percentage (12%) of the participating employee's salary. These amounts are paid by the Organization. Total contributions charged to retirement costs in 2019 and 2018 aggregated $908,320 and $880,810, respectively, of which $137,587 and $110,128 was unpaid at December 31, 2019 and 2018, respectively.

Participant contributions to the YMCA Retirement Fund Tax-Deferred Savings Plan are withheld from employees' salaries and remitted to the YMCA Retirement Fund. There is no matching employer contribution in this plan.

(15) Fair Value Measurements

The Organization adopted ASC Topic 820, which provides a common definition of fair value, establishes a framework for measuring fair value under U.S. generally accepted accounting principles and requires additional disclosures about fair value.

Financial instruments measured at fair value are classified and disclosed in the following categories:

Level 1: Quoted prices are available in active markets for identical investments as of the reporting date. The types of investments included in Level 1 are mutual funds, corporate bonds, bond funds, U.S. government obligations, and cash and cash equivalents.

Level 2: Pricing inputs are other than quoted prices for identical investments in active markets, which are either directly or indirectly observable as of the reporting date, and the fair value is determined through the use of models or other valuation methodologies. The types of investments which are included in this category are mortgage-backed securities, municipal bonds, and certificates of deposit. Other observable inputs are also used in measuring the fair value of the interest rate swap agreement.

Level 3: Valuation is based on unobservable inputs. At December 31, 2019 and 2018, the Organization did not hold assets or liabilities with Level 3 fair value measurements.

(15) Fair Value Measurements - Continued

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Fair value of assets and liabilities measured on a recurring basis at December 31, 2019 was as follows:

		Fair Value Measurements at Reporting Date Using		
Description	**Assets Measured at Fair Value at December 31, 2019**	**Quoted Prices in Active Markets (Level 1)**	**Significant Other Observable Inputs (Level 2)**	**Significant Unobservable Inputs (Level 3)**
Assets:				
Cash and cash equivalents	$ 4,498,179	4,498,179	-	-
Equity mutual funds:				
Foreign large growth	590,662	590,662	-	-
Large blend	628,773	628,773	-	-
Large growth	647,461	647,461	-	-
Large value	645,397	645,397	-	-
Mid-cap growth	365,699	365,699	-	-
Mid-cap value	243,625	243,625	-	-
Multialternative	231,859	231,859	-	-
Real estate	272,145	272,145	-	-
Tactical allocation	245,206	245,206	-	-
Miscellaneous sector	203,830	203,830	-	-
Allocation -- 50% to 70% equity	588,083	588,083	-	-
Total equity mutual funds	4,662,740	4,662,740	-	-
Fixed income:				
Corporate bonds	97,099	97,099	-	-
Short-term bonds	284,952	284,952	-	-
Intermediate-term bonds	303,658	303,658	-	-
Multisector bonds	150,574	150,574	-	-
Ultrashort bonds	576,986	576,986	-	-
U.S. government obligations	183,877	183,877	-	-
Total fixed income	1,597,146	1,597,146	-	-
Total assets	$ 10,758,065	10,758,065	-	-
Liabilities:				
Obligation under interest rate swap	$ 1,807	-	1,807	-
Total liabilities	$ 1,807	-	1,807	-

(15) Fair Value Measurements - Continued

Fair value of assets measured on a recurring basis at December 31, 2018 was as follows:

		Fair Value Measurements at Reporting Date Using		
Description	Assets Measured at Fair Value at December 31, 2018	Quoted Prices in Active Markets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets:				
Cash and cash equivalents	$ 2,852,747	2,852,747	-	-
Equity mutual funds:				
Energy limited partnership	247,747	247,747	-	-
Foreign large growth	456,672	456,672	-	-
Large blend	488,113	488,113	-	-
Large growth	254,035	254,035	-	-
Large value	499,920	499,920	-	-
Mid-cap growth	279,645	279,645	-	-
Mid-cap value	188,687	188,687	-	-
Multialternative	209,055	209,055	-	-
Real estate	206,907	206,907	-	-
Tactical allocation	206,221	206,221	-	-
Diversified emerging markets	285,558	285,558	-	-
Miscellaneous sector	149,294	149,294	-	-
Allocation -- 50% to 70% equity	208,530	208,530	-	-
Miscellaneous sector	7,441	7,441	-	-
Total equity mutual funds	3,687,825	3,687,825	-	-
Fixed income:				
Certificates of deposit	1,587,996	-	1,587,996	-
Corporate bonds	526,652	526,652	-	-
Short-term bonds	136,559	136,559	-	-
Intermediate-term bonds	544,971	544,971	-	-
Multisector bonds	136,214	136,214	-	-
Ultrashort bonds	523,096	523,096	-	-
U.S. government obligations	371,711	371,711	-	-
Total fixed income	3,827,199	2,239,203	1,587,996	-
Total investments	10,367,771	8,779,775	1,587,996	-
Receivable under interest rate swap	82,464	-	82,464	-
Total assets	$ 10,450,235	8,779,775	1,670,460	-

(16) Concentration of Credit Risk

The Organization maintains several deposit accounts with what management believes to be a high credit quality financial institution. The total of these balances exceeded federal insurance limits by approximately $1,361,000 as of December 31, 2019.

(17) Interest Cost

Interest cost charged to operations in 2019 and 2018 was approximately $205,000 and $253,000, respectively.

(18) Fees and Grants from Governmental Agencies

The Organization has current contracts with Early Learning Coalition ("ELC") of Pinellas County, Inc., ELC of Pasco and Hernando Counties, Inc., and ELC of the Nature Coast, Inc. The contracts with ELC of Pinellas County, Inc. ELC of Pasco and Hernando Counties, Inc. and ELC of the Nature Coast, Inc. expire on June 30, 2020. Management expects all contracts to be extended upon expiration. ELC provides a significant amount of funding for the Organization's school age before and after school and summer camp programs. The revenue received from the aforementioned contracts was $1,414,991 and $1,571,451 for 2019 and 2018, respectively.

(19) Land Lease and Improvements

In August 2000, the Organization entered into a lease agreement with Pinellas County, Florida (the "County") for a 14.3 acre parcel of land. The lease requires annual lease payments of $1 and has an original term of twenty years. Two additional ten year renewal options are available. U.S. generally accepted accounting principles require that the County's lease commitment be recorded as a contribution with donor restrictions. As a result of the long-term nature of the lease, the County's contribution has been recorded at the appraised value of the land which was $1,144,000. Imputed rent expense of approximately $112,000 is recognized annually during the original term of the lease. The Organization reduced the receivable by $97,106 and $90,331 during 2019 and 2018, respectively. This contribution receivable reduction was recorded as a noncash transaction in the statement of cash flows. In addition, the Organization recorded contribution income of $15,112 and $21,887 during 2019 and 2018, respectively.

In addition to the land lease, the County also provided Community Development Block Grant funding of approximately $2,500,000 to the Organization to finance the construction of a branch YMCA on the site. The costs incurred in constructing the facility are considered to be leasehold improvements and are being amortized over the shorter of their useful life or the original lease term (20 years). Under the terms of the land use lease, the Organization must surrender the property and improvements to the County at the end of the lease term, including any extensions.

(20) Related Party Transactions

In 2019 and 2018, the Organization conducted business with entities affiliated with certain members of its governing board.

In 2018, a construction company owned by a board member provided services totaling approximately $203,600 for construction services provided in relation to the building of the Citrus Memorial Health Foundation Branch. At December 31, 2018, no balances were payable to the construction company.

During both 2019 and 2018, members of the governing board represented the Organization as independent insurance agents in obtaining insurance coverage and received commissions from their respective companies.

In 2019 and 2018, the Organization provided consulting services to smaller YMCA organizations under a contract with YMCA of the USA (National Council of Young Men's Christian Association of the United States of America). Total revenues for 2019 and 2018 were $161,117 and $27,000, respectively.

(21) Contingencies

The Organization has been notified of potential claims arising in the ordinary course of its operations. Management believes that any liability incurred in connection with these claims would be nominal in amount and limited to the deductible under the Organization's insurance policies.

(22) Subsequent Events

The Organization has evaluated subsequent events through April 28, 2020, the date the financial statements were available for issuance.

On March 11, 2020, the World Health Organization declared coronavirus COVID-19 a global pandemic. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected workforces, customers, economies, and financial markets globally, leading to an economic downturn. It has also disrupted the normal operations of many companies and nonprofit organizations, including those of the Organization. Effective March 18, 2020, the Organization closed all of its branches and discontinued operation of the majority of program operations due to social distancing guidelines implemented in the State of Florida and recommended by the Centers for Disease Control and Prevention ("CDC"). As of April 28, 2020, the Organization's branches remain closed and will re-open when such guidance is provided by CDC. These conditions will impact the Organization's operating results in 2020, including significant declines in membership, program revenues and investment return. At this time, management cannot determine the actual impact to operating results since this will be largely impacted by the duration of branch closings and the perceived risk of infection or significant health risk by the Organization's members and program participants. However, management considers the Board designations disclosed in Note 10 to be sufficient to fund operating costs through this disruption and will take proactive measures to contain costs if the disruption continues for an extended period of time. No impairments were recorded as of the statement of financial position date as no triggering events or changes in circumstances had occurred as of that date; however, due to significant uncertainty surrounding the situation, management's judgment regarding this could change in the future.