



HOAG HOSPITAL FOUNDATION

Consolidated Financial Statements and
Supplementary Information

December 31, 2020 and 2019

(With Independent Auditors' Report Thereon)

HOAG HOSPITAL FOUNDATION
Consolidated Financial Statements and
Supplementary Information
December 31, 2020 and 2019

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KPMG LLP
Suite 3800
1300 South West Fifth Avenue
Portland, OR 97201

Independent Auditors' Report

The Audit Committee
Hoag Hospital Foundation:

We have audited the accompanying consolidated financial statements of Hoag Hospital Foundation and its subsidiary, which comprise the consolidated balance sheets as of December 31, 2020 and 2019, and the related consolidated statements of activities and changes in net assets, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in conformity 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 of 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 of 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 Hoag Hospital Foundation and its subsidiary as of December 31, 2020 and 2019, and the related changes in their financial position and their cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.



Supplementary Information

Our audit was performed for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying consolidating schedules are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such 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. The information has been subjected to the auditing procedures applied in the audits 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. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

KPMG LLP

Portland, Oregon
April 22, 2021

HOAG HOSPITAL FOUNDATION

Consolidated Balance Sheets

December 31, 2020 and 2019

(In thousands)

Assets	2020	2019
Cash and cash equivalents	\$ 28,781	30,558
Investments	274,282	229,199
Donations and bequests pledged, less allowance for uncollectable pledges and unamortized discounts	132,732	81,596
Property, plant and equipment, net of accumulated depreciation (\$193 and \$123, as of December 31, 2020 and 2019, respectively)	497	171
Other assets	299	1,769
Total assets	<u>\$ 436,591</u>	<u>343,293</u>
Liabilities and Net Assets		
Accounts payable and accrued expenses	\$ 3,254	5,189
Liability to annuitants and other beneficiaries	12,227	5,593
Due to Hoag Memorial Hospital Presbyterian	3,353	4,082
Total liabilities	<u>18,834</u>	<u>14,864</u>
Net assets:		
Without donor restrictions	51,927	38,603
With donor restrictions	365,830	289,826
Total net assets	<u>417,757</u>	<u>328,429</u>
Total liabilities and net assets	<u>\$ 436,591</u>	<u>343,293</u>

See accompanying notes to consolidated financial statements.

HOAG HOSPITAL FOUNDATION

Consolidated Statement of Activities and Changes in Net Assets

Year ended December 31, 2020

(In thousands)

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
Revenues, losses, and other support:			
Contributions	\$ 19,400	85,694	105,094
Investment gains, net	13,862	20,875	34,737
Change in value of split-interest agreements	—	(2,902)	(2,902)
	<u>33,262</u>	<u>103,667</u>	<u>136,929</u>
Net assets released from restrictions or redesignated	<u>27,663</u>	<u>(27,663)</u>	<u>—</u>
Total revenues, losses, and other support	<u>60,925</u>	<u>76,004</u>	<u>136,929</u>
Operating expenses:			
Fund-raising	15,904	—	15,904
General and administrative	3,741	—	3,741
Total operating expenses	<u>19,645</u>	<u>—</u>	<u>19,645</u>
Grants to Hoag Memorial Hospital Presbyterian and affiliates for program purposes	18,035	—	18,035
Grants to Hoag Memorial Hospital Presbyterian and affiliates for property and capital additions	9,921	—	9,921
Total program related grants	<u>27,956</u>	<u>—</u>	<u>27,956</u>
Total operating expenses and program related grants	<u>47,601</u>	<u>—</u>	<u>47,601</u>
Change in net assets	13,324	76,004	89,328
Net assets at beginning of year	<u>38,603</u>	<u>289,826</u>	<u>328,429</u>
Net assets at end of year	<u>\$ 51,927</u>	<u>365,830</u>	<u>417,757</u>

See accompanying notes to consolidated financial statements.

HOAG HOSPITAL FOUNDATION

Consolidated Statement of Activities and Changes in Net Assets

Year ended December 31, 2019

(In thousands)

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
Revenues, losses, and other support:			
Contributions	\$ 26,163	41,851	68,014
Investment gains, net	7,550	13,288	20,838
Change in value of split-interest agreements	—	(1,899)	(1,899)
	<u>33,713</u>	<u>53,240</u>	<u>86,953</u>
Net assets released from restrictions or redesignated	<u>17,341</u>	<u>(17,341)</u>	<u>—</u>
Total revenues, losses, and other support	<u>51,054</u>	<u>35,899</u>	<u>86,953</u>
Operating expenses:			
Fund-raising	15,482	—	15,482
General and administrative	4,433	—	4,433
Total operating expenses	<u>19,915</u>	<u>—</u>	<u>19,915</u>
Grants to Hoag Memorial Hospital Presbyterian and affiliates for program purposes	16,284	—	16,284
Grants to Hoag Memorial Hospital Presbyterian and affiliates for property and capital additions	1,641	—	1,641
Total program related grants	<u>17,925</u>	<u>—</u>	<u>17,925</u>
Total operating expenses and program related grants	<u>37,840</u>	<u>—</u>	<u>37,840</u>
Change in net assets	13,214	35,899	49,113
Net assets at beginning of year	<u>25,389</u>	<u>253,927</u>	<u>279,316</u>
Net assets at end of year	<u>\$ 38,603</u>	<u>289,826</u>	<u>328,429</u>

See accompanying notes to consolidated financial statements.

HOAG HOSPITAL FOUNDATION
 Consolidated Statements of Cash Flows
 Years ended December 31, 2020 and 2019
 (In thousands)

	<u>2020</u>	<u>2019</u>
Operating activities:		
Change in net assets	\$ 89,328	49,113
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Contributions with donor restrictions	(43,132)	(42,018)
Changes in operating assets and liabilities:		
Investments	(45,083)	(43,403)
Donations and bequests pledged	(51,136)	(1,045)
Other assets	1,470	1,045
Accounts payable and accrued expenses	(1,935)	100
Liability to annuitants and other beneficiaries	6,634	(39)
Change in amounts due to Hoag Memorial Hospital Presbyterian	(1,055)	(538)
Net cash used in operating activities	<u>(44,909)</u>	<u>(36,785)</u>
Financing activities:		
Proceeds from contributions with donor restrictions	<u>43,132</u>	<u>42,018</u>
Net cash provided by financing activities	<u>43,132</u>	<u>42,018</u>
Net (decrease) increase in cash and cash equivalents	(1,777)	5,233
Cash and cash equivalents at beginning of year	<u>30,558</u>	<u>25,325</u>
Cash and cash equivalents at end of year	<u>\$ 28,781</u>	<u>30,558</u>

See accompanying notes to consolidated financial statements.

HOAG HOSPITAL FOUNDATION

Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(1) Summary of Significant Accounting Policies

(a) Organization

Hoag Hospital Foundation (the Foundation) is a not-for-profit corporation that raises funds to support Hoag Memorial Hospital Presbyterian (the Hospital), a related organization. The Hospital is the sole voting corporate member of the Foundation.

The Foundation's bylaws provide that its Board of Directors will be elected annually by the Hospital's Board of Directors. Generally, all funds raised by the Foundation are distributed to, or held for the benefit of, the Hospital. Funds of the Foundation are distributed to the Hospital in amounts determined by the Foundation's Board of Directors in accordance with the purposes specified by the donors.

Hoag Charity Sports, a California not-for-profit corporation, engages in charitable activities for the benefit of the Foundation. The Foundation is the sole corporate member of Hoag Charity Sports.

(b) Basis of Consolidation

The consolidated financial statements include the accounts of the Foundation and Hoag Charity Sports (collectively, the Organization). All significant intercompany accounts and transactions have been eliminated in consolidation.

(c) Use of Estimates

The preparation of the Organization's consolidated financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements. Estimates could also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(d) Cash and Cash Equivalents

All highly liquid investments with an original maturity of three months or less are considered to be cash equivalents. The carrying amount approximates fair value because of the short maturity of the investments. Cash and cash equivalents include money market investments.

(e) Investments

Investments in debt and equity securities and commingled fixed income and equity funds with readily determinable fair values, and all investments in mutual funds, are measured at fair value in the consolidated balance sheets. Investments in partnerships, limited liability companies, and similarly structured entities, including certain equity commingled funds, are measured at fair value using the net asset value as a practical expedient. Investment income or loss (including realized and unrealized gains and losses on investments, interest, and dividends) is included in the change in net assets without donor restrictions unless the income or loss is restricted by donor or law.

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(f) Donor-Restricted Gifts

Unconditional promises to give cash and other assets are received by the Organization and reported at fair value at the date the promise is received. Conditional promises to give and indications of intentions to give are reported at fair value at the date the gift is received. The gifts are reported as net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. Upon expiration of a donor restriction, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the consolidated statements of activities and changes in net assets as net assets released from restrictions. Donor-restricted contributions whose restrictions are met within the same year as received are reported as contributions without donor restrictions in the accompanying consolidated financial statements.

(g) Net Assets

The consolidated financial statements report net assets and changes in net assets in two classes that are based upon the existence or absence of restrictions on use that are placed by its donors, as follows:

(i) Without Donor Restrictions

Net assets without donor restrictions represent resources which are not subject to donor restrictions and over which the board of directors of the Foundation retain control to use the funds in order to achieve the Foundation's purpose.

(ii) With Donor Restrictions

Net assets with donor restrictions represent resources subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those restricted by the donor for a particular purpose and will be met by the passage of time or other events specified by the donor.

Other donor-imposed restrictions are to maintain resources in perpetuity. This consists predominantly of endowment funds and charitable trusts. Donor-restricted endowment funds represent funds that are gift instruments in which the principal is required to be invested in perpetuity. Also included are trust funds that represent donor contributions of irrevocable trusts and other instruments wherein the Foundation has a remainder interest in the trust assets upon the death of the last surviving income beneficiary.

(h) Donations and Bequests Pledged

Donations and bequests of private support are recorded as revenue upon the receipt of the unconditional promise to give. The Organization is the ultimate remainderman of certain trusts. Assets, which relate to irrevocable, unconditional promises to give, are included in net assets with donor restrictions, and are recorded at fair value. Distributions of income are made in accordance with trust agreements. The Organization believes that certain donations and bequests pledged may not be collected, and has provided an allowance for such amounts.

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(j) Split-Interest Agreements

Split-interest agreements, which are a component of donations and bequests pledged, are arrangements in which a donor enters into a trust or other arrangements under which the benefits of such arrangements are distributed to a designated beneficiary or beneficiaries over the trust term or the agreement's term. The Organization has received contributions under charitable remainder trust arrangements whereby the Organization serves as trustee. The contributions are recognized in the period in which the trust is established. The assets are recorded at fair value when received and the liability to the designated beneficiary is recorded at the present value of the estimated future payments to be distributed over the expected life of the beneficiary using a discount rate that reflects current market conditions. The Organization also receives charitable remainder trusts when another trustee holds the assets. In that case, the asset is recorded net of the liability to the designated beneficiary. The Organization has also received contributions under charitable gift annuity arrangements whereby the donor contributes assets in exchange for a promise by the recipient to pay a fixed amount for a specified period of time to the donor or others designated by the donor. These donations are not governed by a trust agreement.

(j) Income Taxes

The Foundation and Hoag Charity Sports are exempt from federal and California state income and franchise taxes under Section 501(c)(3) of the Internal Revenue Code and California Revenue and Taxation Code Section 23701(d), respectively. The Foundation and Hoag Charity Sports are recognized as public charities under Sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

(k) Self-Insurance

The Organization is covered by the Hospital's self-insurance policies for workers' compensation claims and employee health claims, subject to certain limitations. The liability risks associated with workers' compensation in excess of \$1.0 million per occurrence and employee health in excess of \$0.4 million per individual are reinsured with major independent insurance companies.

(l) Contributed Services

The Organization receives the services of numerous unpaid volunteers in connection with fund-raising activities. Volunteers primarily perform between 8 and 40 hours of service during certain fund-raising events and such services are generally limited to the staffing of booths and patron assistance. The services do not require specialized skills and therefore no revenue is recognized as a result of these donated services.

(m) Recent Accounting Pronouncements

In February 2016, the FASB issued ASU 2016-02, *Leases*. This update will result in key changes to lease accounting and aimed to bring leases onto balance sheets to give investors, lenders, and other financial statement users a more comprehensive view of a company's long-term financial obligations as well as the assets it owns versus leases. The Organization adopted the standard on January 1, 2020. The adoption did not have a significant impact on the Organization's consolidated financial statements.

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(2) Investments

The composition of investments is as follows:

	December 31	
	2020	2019
	(In thousands)	
Investments:		
Cash and cash equivalents	\$ 3,200	8,343
U.S. government agency and treasury notes	4,338	3,062
Mutual funds	11,025	16,603
Equity and fixed income commingled funds	127,780	85,583
Debt and equity securities	13,202	20,470
Hedge funds	74,740	55,570
Private equity	27,415	25,652
Real assets	12,582	13,916
Total investments	<u>\$ 274,282</u>	<u>229,199</u>

The Organization's classification of "mutual funds" includes a fixed-income mutual fund which may be nondiversified under federal securities laws and may concentrate assets in geographic regions or countries, sectors, and securities issuers. The Organization's classification of mutual funds also includes a mutual fund which deploys a commodity real-return strategy. The mutual funds have daily liquidity.

The Organization's classification of "equity commingled funds" includes investments in commingled fund vehicles including a limited liability company, limited partnerships, common trust funds, and Cayman Islands exempt companies which invest primarily in marketable equity securities. The equity commingled funds have monthly to rolling three year liquidity subject to certain notice requirements. The fund managers have reserved the right to suspend redemption rights in certain circumstances.

The Organization's classification of "fixed income commingled funds" includes investments in limited liability companies which invest primarily in fixed income securities. Fixed income commingled funds have daily liquidity subject to two business days' notice. The fund managers have reserved the right to suspend redemption rights in certain circumstances.

The Organization's classification of "hedge funds" consists of direct and multi-manager fund-of-funds hedge fund investments which implement a range of alternative investment strategies, including, but not limited to, long/short equity, credit, managers investing opportunistically across the capital structure, and other strategies. The Organization's investments in hedge funds have limited liquidity since shares or interests in the hedge funds are not freely transferable and are subject to various lock-up periods, redemption rights, notice requirements and gating provisions. In addition, the hedge funds typically reserve the rights to reduce or suspend redemptions and to satisfy redemptions by making distributions in-kind, under certain circumstances. Additionally, certain hedge funds may hold, directly or indirectly, side pocket investments where no redemptions are permitted until such investments are liquidated or deemed realized.

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December 31, 2020 and 2019

The Organization's classification of "private equity" consists of direct and fund-of-funds private equity investments, including private equity buyout, venture capital, energy, direct financing (debt and equity), mezzanine, and secondary private equity funds. These private equity investments typically have investment terms greater than ten years. The Organization may not withdraw or sell, assign or transfer its interests in the private equity funds except in certain very limited circumstances, subject to consent by the general partners of the funds.

The Organization's classification of "real assets" consists of limited partnership structured investments which invest in timberland and farmland properties, distressed real estate, real estate operating companies, and other real estate investments, as well as energy sectors, and energy infrastructure debt. The investment terms of the limited partnership real asset investment funds are typically greater than ten years and the Organization may not withdraw or sell, assign or transfer its interests in these funds except in certain very limited circumstances, subject to consent by the general partners of the funds.

The Organization's investments in the real asset and private equity funds described in the preceding paragraphs are structured as "drawdown" funds, which means that the Organization has committed capital to the funds and the fund managers make capital calls as the investment opportunities develop over initial investment periods, which could last between two to six years. The table below summarizes the Organization's commitments and uncalled capital at December 31, 2020:

	<u>Capital commitment</u>	<u>Capital contributions</u> (In thousands)	<u>Uncalled capital</u>
Private equity	\$ 47,671	37,555	10,116
Real assets	<u>25,500</u>	<u>19,264</u>	<u>6,236</u>
Total	<u>\$ 73,171</u>	<u>56,819</u>	<u>16,352</u>

Investments in debt and equity securities and commingled fixed income and equity funds with readily determinable fair values, and all investments in mutual funds are measured at fair value. The Organization utilizes the net asset value as a practical expedient to measure fair value for its hedge fund, private equity and certain equity commingled funds and real asset investments. Investment income or loss (including realized and unrealized gains and losses on investments, interest, and dividends) is included in investment income without donor restrictions unless the income or loss is restricted by donor or law. Net investment gains during the years ended December 31 include the following:

	<u>2020</u>	<u>2019</u>
	(In thousands)	
Interest and dividend income	\$ 1,707	2,834
Net gain on investments	33,962	18,635
Less investment fees	<u>(932)</u>	<u>(631)</u>
	<u>\$ 34,737</u>	<u>20,838</u>

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Notes to Consolidated Financial Statements

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(3) Fair Value Measurements

Fair value is an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. As such, fair value is a market-based measurement that should be determined based on assumptions that market participants would use in pricing an asset or liability. As a basis for considering such assumptions, a three-tier fair value hierarchy prioritizes the inputs used in measuring fair value as follows:

- *Level 1:* Pricing is based on observable inputs such as quoted prices in active markets.
- *Level 2:* Pricing inputs are based on quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- *Level 3:* Pricing inputs are generally unobservable and include situations where there is little, if any, market activity for the investment. The inputs into the determination of fair value require management's judgment or estimation of assumptions that market participants would use in pricing the assets or liabilities. The fair values are therefore determined using factors that involve considerable judgment and interpretations, including, but not limited to, private and public comparables, third-party appraisals, discounted cash flow models, and fund manager estimates.

Assets and liabilities measured at fair value are based on one or more of three valuation techniques identified in the table below. Where more than one technique is noted, individual assets or liabilities were valued using one or more of the noted techniques. The valuation techniques are as follows:

- (a) *Market approach:* Prices and other relevant information generated by market transactions involving identical or comparable assets or liabilities.
- (b) *Income approach:* Techniques to convert future amounts to a single present amount based on market expectations (including present value techniques, option-pricing, and excess-earnings models).
- (c) *Net asset value approach:* Measurement using the net asset value as a practical expedient.

The Organization records donations and bequests pledged at fair value at the time the gift is made. Certain gifts are made through charitable remainder trusts and similar structures, the values of which vary over time. A portion of these trusts hold investment securities and the Organization adjusts the amount of such gifts to fair value. In some cases, the Organization is not the trustee, for which the Organization adjusts the bequest to fair value using present value techniques based on mortality tables and discount rates that are consistent with Internal Revenue Service (IRS) published rates.

The Organization is liable for income to beneficiaries under certain split-interest agreements. The fair values of these liabilities are estimated using present value techniques based on mortality tables and discount rates that are consistent with IRS published rates.

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

The following tables provide the methods used to measure the fair value of certain assets and liabilities. Only assets and liabilities measured at fair value are shown in the three-tier fair value hierarchy (in thousands).

	Fair value at December 31, 2020	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Fair value method investments	Investments at net asset value	Valuation technique (a, b, c)
Cash and cash equivalents	\$ 28,781	28,781	—	—	28,781	—	a
Investments:							
Cash and cash equivalents	\$ 3,200	3,200	—	—	3,200	—	a
U.S. government agency and treasury notes	4,338	—	4,338	—	4,338	—	a, b
Mutual funds:							
Fixed income	8,468	8,468	—	—	8,468	—	a
Equity	—	—	—	—	—	—	a
Commodity real return	2,557	2,557	—	—	2,557	—	a
Debt and equity securities	13,202	18	13,184	—	13,202	—	a, b
Equity and fixed income commingled funds	127,780	—	64,340	—	64,340	63,440	a, b, c
Hedge funds	74,740	—	—	—	—	74,740	c
Private equity	27,415	—	—	—	—	27,415	c
Real assets	12,582	—	—	—	—	12,582	c
	<u>\$ 274,282</u>	<u>14,243</u>	<u>81,862</u>	<u>—</u>	<u>96,105</u>	<u>178,177</u>	
Charitable remainder trust and gift annuity assets	\$ 12,825	10,607	—	2,218	12,825	—	a, b
Charitable remainder trust, gift annuity liabilities, and use obligation	\$ 12,227	—	—	12,227	12,227	—	a, b

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

	Fair value at December 31, 2019	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Fair value method investments	Investments at net asset value	Valuation technique (a, b, c)
Cash and cash equivalents	\$ 30,558	30,558	—	—	30,558	—	a
Investments:							
Cash and cash equivalents	\$ 8,343	8,343	—	—	8,343	—	a
U.S. government agency and treasury notes	3,062	—	3,062	—	3,062	—	a, b
Mutual funds:							
Fixed income	4,804	4,804	—	—	4,804	—	a
Equity	9,263	9,263	—	—	9,263	—	a
Commodity real return	2,536	2,536	—	—	2,536	—	a
Debt and equity securities	20,470	6,913	13,557	—	20,470	—	a, b
Equity and fixed income commingled funds	85,583	—	43,175	—	43,175	42,408	a, b, c
Hedge funds	55,570	—	—	—	—	55,570	c
Private equity	25,652	—	—	—	—	25,652	c
Real assets	13,916	—	—	—	—	13,916	c
	<u>\$ 229,199</u>	<u>31,859</u>	<u>59,794</u>	<u>—</u>	<u>91,653</u>	<u>137,546</u>	
Charitable remainder trust and gift annuity assets	\$ 8,213	6,204	—	2,009	8,213	—	a, b
Charitable remainder trust, gift annuity liabilities, and use obligation	\$ 5,593	—	—	5,593	5,593	—	a, b

The tables below set forth a summary of changes in the fair value of the Organization's Level 3 financial assets and liabilities:

	<u>Assets</u>	<u>Liabilities</u>
	(In thousands)	
Year ended December 31, 2020:		
Balance, beginning of period	\$ 2,009	5,593
Total gains or losses for the period	228	238
Purchases, settlements and others, net	<u>(19)</u>	<u>6,396</u>
Balance, end of period	<u>\$ 2,218</u>	<u>12,227</u>
Year ended December 31, 2019:		
Balance, beginning of period	\$ 2,028	5,632
Total gains or losses for the period	139	200
Purchases, settlements and others, net	<u>(158)</u>	<u>(239)</u>
Balance, end of period	<u>\$ 2,009</u>	<u>5,593</u>

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

The Organization received restricted pledges and contributions totaling \$85.7 million and \$41.9 million during the years ended December 31, 2020 and 2019, respectively, that were subject to fair value measurement. The restricted pledges and contributions were measured using discounted cash flow projections as outlined in the income value approach. Approximately \$27.0 million of the restricted contributions received in the year ended December 31, 2020 were recorded as a pledge receivable, and \$28.2 million were recorded as assets held in trusts as of December 31, 2020.

(4) Endowment

The Organization's endowment consists of approximately 62 individual funds established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Directors of the Foundation to function as endowments. Net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions. There were no underwater endowments as of December 31, 2020 and 2019.

The Board of Directors has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) 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 restrictions 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 and (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 donor-restricted endowment fund is classified as net assets with donor restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- a. The duration and preservation of the fund
- b. The purposes of the Organization and the donor-restricted endowment fund
- c. General economic conditions
- d. The possible effect of inflation and deflation
- e. The expected total return from income and the appreciation of investments
- f. Other resources of the Organization
- g. The investment policies of the Organization

HOAG HOSPITAL FOUNDATION

Notes to Consolidated Financial Statements

December 31, 2020 and 2019

The endowment net asset composition by fund type is as follows:

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
	(In thousands)		
December 31, 2020:			
Donor-restricted endowment funds	\$ —	156,340	156,340
Board-designated endowment funds	8,316	—	8,316
Total endowment funds	<u>\$ 8,316</u>	<u>156,340</u>	<u>164,656</u>
December 31, 2019:			
Donor-restricted endowment funds	\$ —	136,433	136,433
Board-designated endowment funds	7,268	—	7,268
Total endowment funds	<u>\$ 7,268</u>	<u>136,433</u>	<u>143,701</u>

The Board of Directors has designated net assets without donor restrictions for the following purposes:

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
	(In thousands)	
Heart programs	\$ 1,754	1,518
Women's programs	95	95
General activities	6,467	5,655
Total board-designated endowment funds	<u>\$ 8,316</u>	<u>7,268</u>

Changes in endowment net assets during the years ended December 31, 2020 and 2019, are as follows:

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
	(In thousands)		
December 31, 2020:			
Endowment net assets, beginning of period	\$ 7,268	136,433	143,701
Investment income	103	28	131
Net appreciation	3,016	18,549	21,565
Contributions, net	—	5,819	5,819
Appropriation of endowment assets for expenditure	(2,071)	(5,389)	(7,460)
Redesignation by donor and other	—	900	900
Endowment net assets, end of period	<u>\$ 8,316</u>	<u>156,340</u>	<u>164,656</u>

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December 31, 2020 and 2019

	<u>Without donor restrictions</u>	<u>With donor restrictions</u>	<u>Total</u>
	(In thousands)		
December 31, 2019:			
Endowment net assets, beginning of period	\$ 7,446	123,521	130,967
Investment income	333	129	462
Net appreciation	1,990	11,539	13,529
Contributions, net	25	5,986	6,011
Appropriation of endowment assets for expenditure	(2,526)	(4,792)	(7,318)
Redesignation by donor and other	—	50	50
Endowment net assets, end of period	<u>\$ 7,268</u>	<u>136,433</u>	<u>143,701</u>

The Organization has adopted investment and spending policies for endowment assets that attempt to provide a stream of funding to programs supported by its endowment while balancing the risk of investment loss with the long-term preservation of purchasing power. Endowment assets include those assets of donor-restricted funds that the Organization must hold in perpetuity or for a donor-specified period as well as board-designated funds.

The Organization seeks to maintain the purchasing power of the endowment assets portfolio and to achieve rates of returns which over time exceed inflation by a specified margin. To achieve its long-term investment objectives within prudent risk constraints, the Organization develops strategic asset allocation ranges and targets for the endowment portfolio and considers factors including, but not limited to, time horizon, liquidity and risk tolerance. The current asset allocation targets emphasize diversification across asset classes to manage risk and enhance returns. Actual allocations may differ from target allocations in the short term or during periods of significant market fluctuations. In addition, the Organization confirms the asset allocation ranges on an annual basis and updates the investment policy and/or target allocations, as needed, if there is a significant change in capital market expectations and/or investment objectives, including spending requirements. The Organization seeks to achieve returns which will compare favorably to the returns of the applicable markets and representative peers.

The Organization's policy allows the Board of Directors to determine a spending rate from endowment investments on an annual basis, which is subject to change. In establishing this policy, the Organization considers the fair value and long-term expected return on its endowment and the factors described above. The spending rate was 5.0% in 2020 and 5.0% in 2019.

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(5) Donations and Bequests Pledged

Unconditional promises to give are generally recognized as contribution revenue when the promises are made at fair value, which is determined by the present value of the expected future payments. The amounts of pledges and bequests, net of any discount and allowance for doubtful accounts, receivable in one year or less, from one to five years, and after five years are as follows:

	December 31	
	2020	2019
	(In thousands)	
Due in one year or less	\$ 25,401	17,993
Due after one year through five years	33,249	22,251
Due after five years	44,032	49,271
	<u>102,682</u>	<u>89,515</u>
Less allowance for uncollectible pledges	(3,381)	(2,492)
Less unamortized discount	(10,914)	(16,960)
	<u>88,387</u>	<u>70,063</u>
Pledges receivable, net	88,387	70,063
Split-interest agreements (charitable remainder trusts and other)	44,345	11,533
	<u>\$ 132,732</u>	<u>81,596</u>

Pledges receivable at December 31, 2020 include approximately \$13.8 million restricted for endowments and \$65.8 million restricted for the benefit of neuroscience, cancer, heart and other programs.

The fair value of pledges receivable was determined by calculating the net present value of the estimated future cash flows using a discount rate at the time the pledge was made, which ranges between 0.13% and 5.00%. The discount rate was determined by the IRS discount rate table based on the term of the pledges.

The Organization has received contributions from various types of split-interest agreements in which the Organization is the trustee, including charitable remainder trusts, charitable gift annuities and life interest in real estate agreements. Under a charitable gift annuity arrangement, the Organization recognizes the contribution in the period in which the contract is executed. Adjustments to the fair value of the assets, amortization of the discount, and changes in the actuarial assumptions used during the term of the trust or agreement are recorded as change in value of split-interest agreements in the accompanying consolidated statements of activities and changes in net assets.

(6) Split-Interest Agreements

The Organization is a beneficiary of charitable remainder trust assets contributed by donors under unconditional, irrevocable agreements held by independent trustees or other fiscal agents. Where known, assets have been included at their estimated fair value in the accompanying consolidated financial statements. In some cases, the estimated fair value of such assets cannot be determined due to confidentiality provisions or other factors and, accordingly, such assets are not included in the accompanying consolidated financial statements.

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December 31, 2020 and 2019

The Organization is also the beneficiary of various charitable remainder trusts that are revocable. The value of certain of these trusts has not been disclosed to the Organization and cannot be reasonably estimated. Assets that relate to revocable trusts or conditional promises to give, for which the Organization is not a trustee, are not included in the accompanying consolidated financial statements. The Organization recognizes these contributions as revenue when the amounts are received or when the promise to give becomes unconditional.

The Organization also received life interest in real estate contributions, whereby the title of the real property is transferred to the Organization at the point of contribution. Donor imposed restrictions exist on the use of the real property, and the property cannot be sold until the death of the donor. The Organization has elected to keep the value of these real estate contributions at the fair value at the donation date. Oftentimes, the agreement also allows the donor to reside in the donated property for remainder of the term, with the donor remaining responsible for the executory costs. In those situations, the Organization has recorded a use obligation based on estimated fair value of rent revenue that the Organization is forgoing by entering into such agreements.

The Organization received contributions related to split-interest agreements totaling \$3.9 million and \$0.2 million during the years ended December 31, 2020 and 2019, respectively. Legally mandated reserves amount to \$7.4 million and \$3.8 million as of December 31, 2020 and 2019, respectively.

	Year ended December 31, 2020			Total
	Charitable gift annuities	Charitable remainder trusts	Life interest in real estate	
	(In thousands)			
Assets:				
Donation and bequests pledged	\$ 9,578	3,247	31,520	44,345
Total assets	\$ 9,578	3,247	31,520	44,345
Liabilities and net assets:				
Liability to annuitants and other beneficiaries	\$ 7,421	418	4,388	12,227
Net assets	2,157	2,829	27,132	32,118
Total liabilities and net assets	\$ 9,578	3,247	31,520	44,345

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Notes to Consolidated Financial Statements

December 31, 2020 and 2019

	Year ended December 31, 2019			Total
	Charitable gift annuities	Charitable remainder trusts	Life interest in real estate	
	(In thousands)			
Assets:				
Donation and bequests pledged	\$ 5,182	3,031	3,320	11,533
Total assets	\$ 5,182	3,031	3,320	11,533
Liabilities and net assets:				
Liability to annuitants and other beneficiaries	\$ 3,798	437	1,358	5,593
Net assets	1,384	2,594	1,962	5,940
Total liabilities and net assets	\$ 5,182	3,031	3,320	11,533

(7) Net Assets with Donor Restrictions

Restricted net assets are time restricted or are available for the following purposes:

	December 31	
	2020	2019
	(In thousands)	
Education programs	\$ 26,155	17,058
Women's programs	41,881	33,870
Heart programs	48,005	38,398
Neuro programs	59,130	53,858
Cancer programs	72,396	70,473
Other programs	118,263	76,169
	\$ 365,830	289,826

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Notes to Consolidated Financial Statements
December 31, 2020 and 2019

	December 31	
	2020	2019
	(In thousands)	
Donor-restricted endowments subject to spending policy and appropriation	\$ 156,340	136,433
Perpetual trusts and split-interest agreements	32,118	5,940
Subject to expenditure for specified purposes	111,526	94,986
Subject to passage of time	65,846	52,467
	\$ 365,830	289,826

(8) Net Assets Released from Restrictions or Redesignated

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors. Net assets were also redesignated between programs by donors. The activity for the periods ended are as follows:

	Years ended December 31	
	2020	2019
	(In thousands)	
Purpose restrictions accomplished (redesignated):		
Women's programs	\$ 2,025	1,602
Heart programs	3,538	1,750
Cancer programs	10,867	(2,898)
Education programs	1,705	1,990
Other programs	9,528	14,897
Total restrictions released	\$ 27,663	17,341

HOAG HOSPITAL FOUNDATION

Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(9) Functional Classification of Expenses

The costs of program and supporting services activities have been summarized in the statements of activities and changes in net assets. The expense analysis in the table below presents the natural classification of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The financial statements report certain categories of expenses that are attributed to more than one program or support function. The expenses that are allocated include salaries and benefits, occupancy, and office expenses which are allocated based on the full-time equivalent employee count for fundraising and general and administrative staff. Other costs are classified in each functional category based on the underlying purpose of each transaction.

	Year ended December 31, 2020			Total operating expenses and program related grants
	Program expenses	Operating expenses		
	Program related grants	Fund-raising	General and administrative	
Grants to Hoag Memorial Hospital				
Presbyterian and affiliates	\$ 27,956	—	—	27,956
Salaries and benefits	—	7,607	3,005	10,612
Occupancy	—	786	326	1,112
Office expense	—	136	49	185
Purchased services	—	3,439	—	3,439
Professional services	—	422	166	588
Other	—	3,514	195	3,709
	\$ 27,956	15,904	3,741	47,601

	Year ended December 31, 2019			Total operating expenses and program related grants
	Program expenses	Operating expenses		
	Program related grants	Fund-raising	General and administrative	
Grants to Hoag Memorial Hospital				
Presbyterian and affiliates	\$ 17,925	—	—	17,925
Salaries and benefits	—	7,084	2,823	9,907
Occupancy	—	563	229	792
Office expense	—	127	41	168
Purchased services	—	3,140	338	3,478
Professional services	—	28	658	686
Other	—	4,540	344	4,884
	\$ 17,925	15,482	4,433	37,840

HOAG HOSPITAL FOUNDATION

Notes to Consolidated Financial Statements

December 31, 2020 and 2019

(10) Liquidity and Availability

The Organization regularly monitors liquidity required to meet its ongoing operating needs, liabilities, and other obligations as they become due. As the Organization exists to benefit the Hospital, the majority of the financial assets recorded by the Organization are not available to support the Organization's operating needs.

In addition to financial assets available to meet general expenditures over the next twelve months, the Organization anticipates collecting sufficient revenue to cover general expenditures.

As of December 31, 2020 and 2019, \$51.4 million, or 11.8%, and \$38.3 million, or 11.1%, respectively, of the Organization's total assets could readily be made available within one year of the date of the consolidated balance sheet date to meet general expenditures.

(11) Related-Party Transactions

The Hospital leases employees, facilities, and equipment to the Organization, and also provides other administrative services, including cash management, accounting, risk management and other management services. The Organization incurred costs of approximately \$12.4 million and \$12.6 million for the years ended December 31, 2020 and 2019, respectively, with the Hospital for these services which is included in the fundraising and general and administrative expense in the consolidated statement of activities.

(12) Retirement Plan

The Organization participates in the Hospital's 401(k) plan in which substantially all employees who meet certain defined eligibility criteria are eligible. The plan provides for a discretionary annual contribution by the Hospital of a minimum of 3% of gross wages of eligible employees and a matching contribution by the Hospital of 50% (up to 4% of gross wages) of eligible employee contributions. The Organization's portion of such contributions to the plan is included in the fees charged to the Organization by the Hospital.

(13) COVID-19

On January 30, 2020, the World Health Organization declared the outbreak of COVID-19 as a "public health emergency of international concern," and on March 13, 2020, the President of the United States declared a state of national emergency. As a result of the outbreak, there has been instability in the capital markets. The ultimate impact of the COVID-19 outbreak is highly uncertain. The Organization continues to assess the potential impact of the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the Health Care Enhancement Act (HCE), the potential impact of future stimulus measures, if any, and the impact of other laws, regulations, and guidance related to COVID-19 on its business, results of operations, financial condition and cash flows as the public health emergency continues to evolve.

(14) Subsequent Events

The Organization has evaluated subsequent events occurring between the end of the most recent fiscal year ended December 31, 2020 and April 22, 2021, the date on which the accompanying consolidated financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

HOAG HOSPITAL FOUNDATION

Consolidating Balance Sheet Schedule

December 31, 2020

(In thousands)

Assets	Hoag Hospital Foundation	Hoag Charity Sports	Eliminations	Consolidated
Cash and cash equivalents	\$ 27,500	1,281	—	28,781
Investments	274,282	—	—	274,282
Donations and bequests pledged, net of allowance for doubtful accounts and unamortized discounts	132,732	—	—	132,732
Property, plant and equipment, net of accumulated depreciation	497	—	—	497
Other assets	549	(250)	—	299
Total assets	<u>\$ 435,560</u>	<u>1,031</u>	<u>—</u>	<u>436,591</u>
Liabilities and Net Assets				
Accounts payable and accrued expenses	\$ 3,195	59	—	3,254
Liability to annuitants and other beneficiaries	12,227	—	—	12,227
Due to Hoag Memorial Hospital Presbyterian	2,464	889	—	3,353
Total liabilities	<u>17,886</u>	<u>948</u>	<u>—</u>	<u>18,834</u>
Net assets:				
Without donor restrictions	51,585	83	259	51,927
With donor restrictions	366,089	—	(259)	365,830
Total net assets	<u>417,674</u>	<u>83</u>	<u>—</u>	<u>417,757</u>
Total liabilities and net assets	<u>\$ 435,560</u>	<u>1,031</u>	<u>—</u>	<u>436,591</u>

See accompanying independent auditors' report.

HOAG HOSPITAL FOUNDATION

Consolidating Schedule of Activities and Changes in Net Assets

Year ended December 31, 2020

(In thousands)

	Without donor restrictions			With donor restrictions		
	Hoag Hospital Foundation	Hoag Charity Sports	Total	Hoag Hospital Foundation	Eliminations	Total
Revenues, losses, and other support:						
Contributions	\$ 13,106	6,294	19,400	85,694	—	85,694
Investment gains, net	13,862	—	13,862	20,875	—	20,875
Change in value of split-interest agreements	—	—	—	(2,902)	—	(2,902)
	26,968	6,294	33,262	103,667	—	103,667
Net assets released from restrictions or redesignated	27,688	—	27,688	(27,688)	25	(27,663)
Total revenues, losses, and other support	54,656	6,294	60,925	75,979	25	76,004
Operating expenses:						
Fund-raising	9,812	6,092	15,904	—	—	15,904
General and administrative	3,640	101	3,741	—	—	3,741
Total operating expenses	13,452	6,193	19,645	—	—	19,645
Grants to Hoag Memorial Hospital Presbyterian and affiliates for program purposes	18,154	(119)	18,035	—	—	18,035
Grants to Hoag Memorial Hospital Presbyterian and affiliates for property and capital additions	9,921	—	9,921	—	—	9,921
Total program related grants	28,075	(119)	27,956	—	—	27,956
Total operating expenses and program related grants	41,527	6,074	47,601	—	—	47,601
Change in net assets	13,129	220	13,324	75,979	25	76,004
Net assets at beginning of year	38,456	(137)	38,603	290,110	(284)	289,826
Net assets at end of year	\$ 51,585	83	51,927	366,089	(259)	365,830

See accompanying independent auditors' report.