



San Antonio Medical Foundation and SAMF Fund

**Consolidated Financial Statements
For the Years Ended December 31, 2020
and 2019**

San Antonio Medical Foundation and SAMF Fund

Consolidated Financial Statements
For the Years Ended December 31, 2020 and 2019

San Antonio Medical Foundation and SAMF Fund

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Independent Auditor's Report

Board of Trustees
San Antonio Medical Foundation and SAMF Fund
San Antonio, Texas

Opinion

We have audited the consolidated financial statements of San Antonio Medical Foundation and SAMF Fund (the Foundation), which comprise the consolidated statements of financial position as of December 31, 2020 and 2019, the related consolidated statements of activities and changes in net assets, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Foundation as of December 31, 2020 and 2019, and the changes in their net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Foundation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Foundation's ability to continue as a going concern within one year after the date that the consolidated financial statements are issued or available to be issued.



Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Foundation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Foundation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

BDO USA, LLP

BDO USA, LLP

San Antonio, Texas

June 16, 2021

Consolidated Financial Statements

San Antonio Medical Foundation and SAMF Fund

Consolidated Statements of Financial Position

<i>December 31,</i>	2020	2019
Assets		
Cash and cash equivalents	\$ 685,059	\$ 400,291
Investments held for operations	16,471,045	14,847,877
Other assets	50,942	43,876
Land	6,606,466	6,628,780
Land improvements, net	1,978,157	2,016,898
Furniture and equipment, net	-	5,151
Investments held in perpetuity	1,302,735	1,173,654
Total Assets	\$ 27,094,404	\$ 25,116,527
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued liabilities	\$ 1,674	\$ 4,752
Grants payable	131,340	-
Deferred revenue	12,163	17,513
Total Liabilities	145,177	22,265
Net Assets		
Without Donor Restrictions		
Board-designated for mission-related activities	500,000	500,000
Board-designated - operating reserve	750,000	750,000
Invested in land, furniture, and equipment	8,584,623	8,650,829
Undesignated	15,811,869	14,019,779
Total Without Donor Restrictions	25,646,492	23,920,608
With Donor Restrictions	1,302,735	1,173,654
Total Net Assets	26,949,227	25,094,262
Total Liabilities and Net Assets	\$ 27,094,404	\$ 25,116,527

The accompanying notes are an integral part of these consolidated financial statements.

San Antonio Medical Foundation and SAMF Fund
Consolidated Statements of Activities and Changes in Net Assets

<i>Years ended December 31,</i>	2020	2019
Changes in Net Assets Without Donor Restrictions		
Revenue, Gains, and Other Support		
Contributions	\$ 60,385	\$ 136,613
In-kind contributions	49,503	49,503
Lease income and administrative fees, net	1,363,367	1,299,188
Fair value of leases in excess of lease rates	1,582,957	2,340,250
Gain on donation of land	7,427,686	9,888,512
Interest and dividends, net	268,427	303,398
Realized and unrealized gain on investments	1,974,178	2,088,893
Net assets released from restrictions	44,500	35,000
Total Revenue, Gains, and Other Support	12,771,003	16,141,357
Expenses		
Program:		
Fair value of leases in excess of lease rates	1,582,957	2,340,250
Donated land	7,450,000	10,095,030
Other	1,824,913	1,374,279
Total Program	10,857,870	13,809,559
General and administrative	153,288	131,909
Fundraising	33,961	40,629
Total Expenses	11,045,119	13,982,097
Changes in Net Assets Without Donor Restrictions	1,725,884	2,159,260
Changes in Net Assets With Donor Restrictions		
Dividends and interest	22,725	25,049
Realized and unrealized gain on investments	150,856	186,179
Net assets released from restrictions	(44,500)	(35,000)
Changes in Net Assets With Donor Restrictions	129,081	176,228
Change in Net Assets	1,854,965	2,335,488
Net Assets, beginning of the year	25,094,262	22,758,774
Net Assets, end of year	\$ 26,949,227	\$ 25,094,262

The accompanying notes are an integral part of these consolidated financial statements.

San Antonio Medical Foundation and SAMF Fund

Consolidated Statements of Functional Expenses

Year ended December 31, 2020	Program	General and Administrative	Fundraising	Total
Compensation	\$ 306,451	\$ 47,928	\$ 18,650	\$ 373,029
Consultants	-	43,010	-	43,010
Depreciation expense	32,919	8,777	2,195	43,891
Fair value of leases in excess of lease rates	1,582,957	-	-	1,582,957
Donated land	7,450,000	-	-	7,450,000
Donations	27,850	400	-	28,250
Insurance	14,109	3,463	-	17,572
Legal	39,324	-	-	39,324
Office:				
Other	-	35,228	-	35,228
In-kind office rent	37,622	8,416	3,465	49,503
Promotion	33,560	4,500	9,651	47,711
Properties maintenance	68,411	-	-	68,411
Trustee meetings	6,263	1,566	-	7,829
Special event expense	36,727	-	-	36,727
Grants/ awards:				
Medical Center Alliance	100,000	-	-	100,000
Collaborative Research Grants	298,520	-	-	298,520
Healthy Kids Initiative	50,000	-	-	50,000
General grants	743,527	-	-	743,527
Marketing:				
Bioscience Research Database	4,630	-	-	4,630
South Texas Medical Center Awareness Campaign	25,000	-	-	25,000
Total Expenses	\$ 10,857,870	\$ 153,288	\$ 33,961	\$ 11,045,119

Year ended December 31, 2019	Program	General and Administrative	Fundraising	Total
Compensation	\$ 299,093	\$ 46,668	\$ 18,187	\$ 363,948
Consultants	1,281	33,160	-	34,441
Depreciation expense	32,749	8,733	2,183	43,665
Fair value of leases in excess of lease rates	2,340,250	-	-	2,340,250
Donated land	10,095,030	-	-	10,095,030
Donations	34,850	100	-	34,950
Insurance	14,179	3,298	-	17,477
Legal	16,496	-	-	16,496
Office:				
Other	-	26,683	-	26,683
In-kind office rent	37,622	8,416	3,465	49,503
Promotion	41,649	-	16,794	58,443
Properties maintenance	53,300	-	-	53,300
Trustee meetings	19,404	4,851	-	24,255
Special event expense	26,549	-	-	26,549
Grants/ awards:				
Medical Center Alliance	100,000	-	-	100,000
Collaborative Research Grants	75,000	-	-	75,000
Healthy Kids Initiative	50,000	-	-	50,000
Jim Reed Scholarship Fund	126,400	-	-	126,400
General grants	442,315	-	-	442,315
Marketing:				
Bioscience Research Database	3,392	-	-	3,392
Total Expenses	\$ 13,809,559	\$ 131,909	\$ 40,629	\$ 13,982,097

The accompanying notes are an integral part of these consolidated financial statements.

San Antonio Medical Foundation and SAMF Fund

Consolidated Statements of Cash Flows

<i>Years ended December 31,</i>	2020	2019
Cash Flows from Operating Activities		
Change in net assets	\$ 1,854,965	\$ 2,335,488
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation	43,892	43,665
Realized and unrealized gain on investments	(2,125,034)	(2,275,072)
Carrying value of donated land	22,314	206,518
Change in operating assets and liabilities:		
Accounts receivable	-	42,936
Other assets	(7,066)	(2,975)
Accounts payable and accrued liabilities	(3,078)	3,078
Grants payable	131,340	-
Deferred revenue	(5,350)	5,350
Net cash (used in) provided by operating activities	(88,017)	358,988
Cash Flows from Investing Activities		
Proceeds from sale/maturity of investments	740,419	860,060
Purchase of investments	(367,634)	(1,361,191)
Purchase of furniture and equipment	-	(2,300)
Net cash provided by (used in) investing activities	372,785	(503,431)
Net Increase (Decrease) in Cash and Cash Equivalents	284,768	(144,443)
Cash and Cash Equivalents, beginning of year	400,291	544,734
Cash and Cash Equivalents, end of year	\$ 685,059	\$ 400,291

Non-Cash Transactions

In 2020, the Foundation donated a parcel of land and land improvements with a carrying value of \$22,314. Gain on fair value of donated land amounting to \$7,427,686 which is offset by the fair value of the donation expense amounting to \$7,450,000 were included in the consolidated statements of changes in activities and changes in net assets.

In 2019, the Foundation donated a parcel of land and land improvements with a carrying value of \$206,518. Gain on fair value of donated land amounting to \$9,888,512 which is offset by the fair value of the donation expense amounting to \$10,095,030 were included in the consolidated states of changes in activities and changes in net assets.

The accompanying notes are an integral part of these consolidated financial statements .

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

1. Organization Purpose and Summary of Significant Accounting Policies

Organization Purpose

The San Antonio Medical Foundation (SAMF) is a nonprofit foundation organized under the laws of the State of Texas and operated for charitable, scientific, and educational purposes. The mission of the Foundation is to improve health care, advance biomedical science, and enhance community well-being, by providing leadership and active stewardship of land and other assets.

SAMF Fund (Fund) is a nonprofit organization established in 2017 and was formed to support the charitable mission and purposes of SAMF. On January 1, 2018, certain real estate and investments were transferred from the SAMF to the Fund.

Basis of Presentation and Consolidation

The consolidated financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). The consolidated financial statements include the activities of SAMF and the Fund (collectively, the Foundation). All intercompany transactions have been eliminated in consolidation.

Basis of Reporting

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

Net Assets without Donor Restrictions - Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. The governing board has designated, from net assets without donor restrictions, net assets for an operating reserve and mission related activities.

Net Assets With Donor Restrictions - Net assets subject to donor (or certain grantor) imposed restriction. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is when the stipulated time has elapsed, when the stipulate purpose for which the resource was restricted has been fulfilled, or both.

Use of Estimates

The preparation of consolidated financial statements in conformity with GAAP 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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For purposes of the consolidated statements of cash flows, all highly liquid debt instruments with an original maturity of three months or less are considered to be cash equivalents. Cash and equivalents that are part of long-term investments are shown within investments in accordance with the Foundation's policy.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

1. Organization Purpose and Summary of Significant Accounting Policies (Continued)

Investments

Investments are recorded at fair value based on quoted market prices in active markets.

Fair Value of Financial Instruments

The Foundation's financial instruments consist principally of cash and cash equivalents and short and long-term marketable securities. The fair value of a financial instrument is the amount that would be received in an asset sale or paid to transfer a liability in an orderly transaction between unaffiliated market participants. Assets and liabilities measured at fair value are categorized based on whether the inputs are observable in the market and the degree that the inputs are observable. The categorization of financial instruments within the valuation hierarchy is based on the lowest level of input that is significant to the fair value measurement. The hierarchy is prioritized into three levels (with Level 3 being the lowest) defined as follows:

- Level 1 - Quoted prices in active markets for identical assets or liabilities that the entity has the ability to access.
- Level 2 - Observable inputs other than prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated with observable market data.
- Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities. This includes certain pricing models, discounted cash flow methodologies, and similar techniques that use significant unobservable inputs.

The Foundation believes that the recorded values of all the other financial instruments approximate their current fair values because of their nature and relatively short maturity dates or durations. See Note 4.

Property and Equipment

The Foundation follows the practice of capitalizing all purchases of land, land improvements and furniture and equipment in excess of \$1,000. Property and equipment are stated at cost if purchased, or at fair value at the date of contribution. Depreciation on land improvements is calculated using the straight-line method over the estimated useful lives of the assets, which range from 15 to 40 years. Depreciation on furniture and equipment is calculated using the straight-line method over the estimated useful lives of the assets, which range from 5 to 7 years. Land is held at estimated cost and no depreciation is recorded.

The Foundation reviews the carrying values of property and equipment for impairment whenever events or circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the assets. There were no indicators of asset impairment during the years ended December 31, 2019 and 2018, and accordingly, no impairment loss was recognized.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

1. Organization Purpose and Summary of Significant Accounting Policies (Continued)

Contributions and Revenue Recognition

The Foundation follows Accounting Standards Codification (“ASC”) Revenue from Contracts with Customers (“ASC 606”). This standard applies to all contracts with customers, except for contracts that are within the scope of other standards, such as contributions, leases, insurance, collaborative arrangements and financial instruments. The Foundations primary sources of revenue are from leasing arrangements and contributions; therefore, they do not fall within the scope of ASC 606.

The Foundation follows ASU 2018-08, Not for profit entities (Topic 958), *Clarifying the Scope and Accounting Guidance for Contributions Received and Contributions Made*, issued by FASB to improve the scope and accounting guidance for contributions received and contributions made. This ASU provided guidance in evaluating whether transactions should be accounted for as contributions or as exchange transactions subject to other guidance. This standard establishes that contributions received and made by the Foundation are nonreciprocal transactions, therefore, properly accounted for as a contribution and as such, there was no impact upon adoption of this standard.

The Foundation reports all contributions as without donor restrictions unless specifically restricted by the donor. Amounts received that are designated for future periods, or are restricted by the donor for specific purposes, are reported as with donor restrictions. Contributions are recorded as revenue upon receipt of the gift or receipt of an unconditional promise to give, whichever comes first.

When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, with donor restrictions net assets are reclassified to without donor restrictions net assets and are reported in the consolidated statements of activities and changes in net assets as net assets released from restrictions.

In-kind contribution revenue is recognized for the value of certain ground leases, as explained in Note 8 to these financial statements. Lease and administrative fee income is recognized in the period earned, with any advance payments by tenants recorded as deferred revenue.

Functional Allocation of Expenses

The costs of providing the programs and other activities have been summarized on a functional basis in the consolidated statements of activities and changes in net assets and consolidated statements of functional expenses. Accordingly, certain costs have been allocated between programs and supporting services benefited. The expenses that are allocated include depreciation and in-kind office rent which are allocated on a square footage basis, as well as compensation, promotion, special events and trustee meetings, which are allocated on the basis of estimates of time and effort. All other allocated costs are based on actual figures.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

1. Organization Purpose and Summary of Significant Accounting Policies (Continued)

Income Taxes

The SAMF and Fund are not-for-profit, Section 501(c)(3) organizations. The SAMF and Fund account for uncertain tax positions, when applicable, through the provisions of ASC 740-10-25. Under ASC 740-10-25, an organization must recognize the tax benefit associated with tax positions taken for tax return purposes when it is more-likely-than-not that the position will be sustained. At December 31, 2020 and 2019, no uncertain tax positions have been identified. The SAMF and Fund are no longer subject to tax examinations by tax authorities for the years prior to 2017. If applicable, interest and penalties related to uncertain tax positions will be recognized in income tax expense. For the years ended December 31, 2020 and 2019, the SAMF and Fund did not recognize any related interest or penalties.

Accounting Pronouncement Issued but Not Yet Adopted or Currently in Effect

Leases (Topic 842)

In February 2016, FASB issued ASU 2016-02, *Leases (Topic 842)*, to increase transparency and comparability among organizations by recognizing lease assets and lease liabilities on the statement of financial position and disclosing key information about leasing arrangements for lessees and lessors. The new standard applies a right-of-use (ROU) model that requires, for all leases with a lease term of more than 12 months, an asset representing its right to use the underlying asset for the lease term and a liability to make lease payments to be recorded. The ASU is effective for the Foundation's fiscal years beginning after December 15, 2021 with early adoption permitted. Management is currently evaluating the impact of this ASU on its financial statements.

2. Concentration of Risk

The Foundation maintains multiple bank accounts at certain financial institutions in San Antonio, Texas. From time to time, certain account balances exceeded the Federal Deposit Insurance Corporation (FDIC) insured maximum. The Foundation monitors the credit worthiness of these financial institutions to avoid unnecessary exposure to risk. The Foundation has not incurred any losses associated with this risk.

3. Liquidity and Available Resources

Financial assets without donor or other restrictions limiting their use, and available for general expenditure within one year of statement of financial position date are comprised of the following:

	2020	2019
Cash and cash equivalents	\$ 712,453	\$ 400,291
Investments held for operations	16,471,045	14,847,877
Less: Board designated reserves	(1,250,000)	(1,250,000)
Total financial assets available to meet cash needs for general expenditure within one year	<u>\$ 15,933,498</u>	<u>\$ 13,998,168</u>

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

3. Liquidity and Available Resources (Continued)

The Operating budget is approved annually by the Foundation's Executive Committee and Board. Adjustments to the budget during the year, if any, are also approved by the Executive Committee and/or Board. The Foundation regularly monitors liquidity to meet its operating needs and other contractual commitments, while also striving to maximize the investment of its available funds. As a part of the Foundation's liquidity management plan, cash in excess of \$300,000, if not required in the immediate future, are invested in accordance with the Board policy. The Board has designated \$750,000 for operating reserves and \$500,000 for mission related activities.

Annual income for SAMF comes primarily from long-term ground leases to mission-related entities and contributions. Ground leases have Consumer Price Index adjustments built in to stay current with inflation.

The Foundation's endowment funds consist of donor-restricted endowments. Income from donor-restricted endowments is restricted for specific purposes, with the exception of the amounts available for general use. Donor-restricted endowment fund are not available for general expenditures. See Note 14.

4. Investments

At December 31, the fair value of investments, which are shown as investments held for operations and investments held in perpetuity in the consolidated statements of financial position, were as follows:

	2020	2019
Money market funds	\$ 366,906	\$ 1,020,438
Mutual funds	10,251,597	9,076,978
Corporate bonds	4,654,922	4,536,746
Municipal bonds	1,550,035	1,387,369
Exchange traded products	950,320	-
Total	\$ 17,773,780	\$ 16,021,531

5. Fair Values of Financial Instruments

In accordance with the fair value hierarchy described in Note 1, the following tables show the fair value of the Foundation's financial assets that are required to be measured at fair value as of December 31:

2020	Level 1	Level 2	Level 3	Total
Money market funds	\$ 366,906	\$ -	\$ -	\$ 366,906
Mutual funds	10,251,597	-	-	10,251,597
Corporate bonds	4,654,922	-	-	4,654,922
Municipal bonds	-	1,550,035	-	1,550,035
Exchange traded products	950,320	-	-	950,320
Total Assets at Fair Value	\$ 16,223,745	\$ 1,550,035	\$ -	\$ 17,773,780

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

5. Fair Values of Financial Instruments (Continued)

2019	Level 1	Level 2	Level 3	Total
Money market funds	\$ 1,020,438	\$ -	\$ -	\$ 1,020,438
Mutual funds	9,076,978	-	-	9,076,978
Corporate bonds	4,536,746	-	-	4,536,746
Municipal bonds	-	1,387,369	-	1,387,369
Total Assets at Fair Value	\$ 14,634,162	\$ 1,387,369	\$ -	\$ 16,021,531

6. Land and Improvements

Land consists of remaining acreage held by the Foundation. This land and its improvements represent approximately 186 and 193 undeveloped acres as of December 31, 2020 and 2019, respectively, which is acquired from the following:

Land	2020	2019
Five Oaks, Inc.	\$ 16,941	\$ 16,941
Earl and Gladys Cooper	270,574	292,888
Florence B. McAlpine	28,701	28,701
Boyce Gaskin, Inc.	394,370	394,370
Norman and Avram Jacobson (Fawn Meadow)	2,348,367	2,348,367
Fannie Lee Denman	716,634	716,634
Cinnamon Hill	673,377	673,377
Valley Green Joint Venture (Fawn Meadow)	122,630	122,630
Maness Property	457,904	457,904
Hamilton Wolfe easement	1,576,968	1,576,968
Total Land	\$ 6,606,466	\$ 6,628,780

Land Improvements	2020	2019
Five Oaks, Inc.	\$ 106,098	\$ 106,098
Boyce Gaskin, Inc.	277,201	277,201
Landscaping - Ewing Halsell and Wurzbach	9,079	9,079
Earl and Gladys Cooper	167,363	167,363
Health Resources Cluster Project	228,645	228,645
Sid Katz Drive extension	154,121	154,121
Floyd Curl Drive	906,127	906,127
Maness House	95,020	95,020
Denman improvements	82,870	82,870
Walking trail	342,978	342,978
Total Land Improvements before Accumulated Depreciation	2,369,502	2,369,502
Accumulated depreciation	(391,345)	(352,604)
Land Improvements, Net	\$ 1,978,157	\$ 2,016,898

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

6. Land and Improvements (Continued)

In October 2020, the Foundation donated an undeveloped parcel of land with the cost of \$22,314 and an appraised value of \$7,450,000. The gain on the donated land amounting to \$7,427,686 was determined based on Level 3 inputs included in a third party appraisal report. The gain and corresponding donation expense of \$7,450,000 were included in the consolidated statements of activities and changes in net assets.

In December 2019, the Foundation donated a parcel of land and land improvements with carrying value of \$206,518 which had an appraised value of \$10,095,030. The gain on the donated land amounting to \$9,888,512 was determined based on Level 3 inputs included in a third party appraisal report. The gain and corresponding donation expense of \$10,095,030 were included in the consolidated statements of activities and changes in net assets.

7. Furniture and Equipment

At December 31, the Foundation had the following furniture and equipment:

	2020	2019
Furniture and fixtures	\$ 10,163	\$ 10,163
Equipment	24,871	24,871
Trail exercise equipment	61,657	61,657
Total Furniture and Equipment before Depreciation	96,691	96,691
Accumulated depreciation	(96,691)	(91,540)
Furniture and Equipment, Net	\$ -	\$ 5,151

8. Fair Value of Leases in Excess of Lease Rates

The Foundation arranges for leases of its property to organizations serving the San Antonio and South Texas community that strengthen the Medical Center. The Foundation records the economic benefit from these leases based on the appraisal reports prepared by real estate appraisers. These amounts estimate the fair value of the contributed leases. The value of these leases, in excess of lease rates charged for the years ended December 31, 2020 and 2019, totaled \$1,582,957 and \$2,340,250, respectively, which is included in fair value of leases in excess of lease rates account in the consolidated statements of activities and changes in net assets. The estimated value of the leases is revalued every five years at its fair value using Level 3 inputs

9. Office Lease

The Foundation pays no rent for its office space but recognizes the fair value of the rent as in-kind contribution income and as in-kind office rent expense. These amounts totaled \$49,753 in 2020 and \$49,503 in 2019, which is included in in-kind office rent account on the consolidated statements of functional expenses.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

10. Leases to Others

In addition to leasing its land to various nonprofit institutions at nominal cost to the lessee, the Foundation leases a portion of its land to commercial businesses (some of which are medically affiliated).

The lease agreements contain minimum annual rental payments, with some leases having periodic adjustments based on the consumer price index. The leases vary in duration from month-to-month to 30 years, with most having renewable options. Some permit and zoning costs incurred by certain tenants during construction are refunded to the tenants by credits against future rental payments.

Approximate minimum payments to be received under non-cancelable long-term operating leases for the next five years, net of refundable credits, are as follows:

2021	\$ 1,107,127
2022	1,107,127
2023	1,107,127
2024	1,107,127
2025	\$ 1,107,127

11. Contingencies and Commitments

On July 1, 2002, the Foundation entered into an Infrastructure Participation Agreement (the Agreement) with the Medical Center Alliance for the purpose of planning and managing capital improvement initiatives within the Medical Center. The Agreement had a term of two years and automatically renews unless terminated. A two-year advance notice is required for termination of the Agreement. In 2020 and 2019, the Foundation paid \$100,000 per year under the Agreement. Future maximum assessments under the Agreement total \$100,000 per year in 2021 and 2022.

In 2019, the Foundation set up the Jim Reed Scholarship Fund (Scholarship Fund) whereby the Foundation collects contributions on behalf of the Scholarship Fund. During 2019, the Foundation collected approximately \$76,000 which is included in contributions account on the consolidated statements of activities and changes in net assets. In 2019, the Foundation donated \$126,400 to UT Health San Antonio through the funds collected for the Scholarship Fund which includes a \$50,000 donation of the Foundation to the Scholarship Fund. This included in the other program expenses on the consolidated statements of activities and changes in net assets and consolidated statements of functional expenses. The Foundation has no future commitments to the Scholarship Fund other than collecting and remitting contributions on its behalf.

The Foundation has a line-of-credit with Broadway National Bank for \$3,000,000. The line-of-credit is renewed annually with interest payments due monthly. The expiration date and interest rate will be determined at the time the line-of-credit is used. The Foundation had no balance outstanding on the line-of-credit at December 31, 2020 and 2019.

San Antonio Medical Foundation and SAMF Fund

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12. Employee Retirement Plans

The Foundation has a simplified employee pension plan (the Plan) available to employees who are at least 18 years old and have completed six months of service. The cost of the Plan to the Foundation is a percentage of annual compensation as agreed to by the Board of Directors. Plan expense was \$36,491 and \$36,491 for the years ended December 31, 2020 and 2019, respectively, which is included in general and administrative account on the consolidated statements of activities and changes in net assets.

The Foundation sponsors a 403(b) defined contribution plan. Contributions are made by the employees only and, therefore, there is no contribution by the Foundation.

13. Net Assets with Donor Restrictions

Net assets with donor restrictions were available for the following purposes at December 31:

	2020	2019
Program activity	\$ 796,480	\$ 667,399
Endowment restricted in perpetuity	506,255	506,255
Total Net Assets With Donor Restrictions	\$ 1,302,735	\$ 1,173,654

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose, by the occurrence of events specified by the donors, or by a change in the restrictions specified by the donor. Amounts released from donor restrictions were as follows at December 31:

	2020	2019
Satisfaction of program restrictions	\$ 44,500	\$ 35,000

14. Endowment Funds

General Information

At December 31, 2020, the Foundation maintains approximately \$1,302,735 of endowment funds established for community healthcare needs. These endowments consist of both donor-restricted endowment contributions and accumulated earnings on those funds. The donor-restricted endowment funds fall under the provisions of the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA), which was adopted by the state of Texas with an effective date of September 1, 2007. This policy defines the Foundation's interpretation of the provisions of this law as they relate to the prudent management of its endowment fund.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

14. Endowment Funds (Continued)

Background

In July 2006, the Uniform Law Commission (ULC) approved UPMIFA as a modernized version of the Uniform Management of Institutional Funds Act of 1972 (UMIFA), which governed the investment and management of donor-restricted endowment funds by not-for-profit organizations. The major change of the new law is that UPMIFA prescribes new guidelines for expenditure of a donor-restricted endowment fund when there are no explicit donor stipulations. These guidelines require the organization to determine what constitutes prudent spending based upon consideration of the donor's intent that the endowment fund continues permanently, the purpose of the fund, and relevant economic factors. UPMIFA emphasizes the perpetuation of the purchasing power of the fund, not just the original dollars contributed to the fund.

Although UPMIFA does not require that a specified amount be set aside as principal, it assumes that an organization will preserve "principal" by maintaining the purchasing power of amounts contributed and will spend "income" by making distributions using a reasonable spending rate.

Endowment "Principal" Interpretation

The Foundation has interpreted 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 stipulations to the contrary. As a result of this interpretation, the Foundation classifies as net assets with donor restrictions the original value of gifts donated to the endowment in perpetuity (the Principal). The remaining portion of the donor-restricted endowment fund that is not classified as held in perpetuity is classified as non-operating or without donor restrictions until those amounts are appropriated for expenditure by the Foundation in a manner consistent with the standard of prudence prescribed by UPMIFA.

Endowment Investment Objectives

To satisfy its long-term rate of return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Endowment "Income" Appropriation (Spending Policy)

The Foundation accrues capital appreciation or depreciation (realized and unrealized gains or losses) on endowment investments. Earned investment income (i.e. dividends and interest) is generally appropriated.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

14. Endowment Funds (Continued)

When the fair market value of the fund exceeds the amount restricted in perpetuity, up to 5% of the fair market value may be appropriated in any year. This is calculated on the basis of market values determined at least quarterly and averaged over a period of not less than three years immediately preceding the year in which the appropriation for expenditure is to be made. These funds may only be appropriated and distributed in accordance with donor use restrictions.

In accordance with UPMIFA, in all its endowment spending activity, the Foundation will consider the following factors in making a determination to appropriate (spend) or accumulate donor-restricted endowment funds:

1. The duration and preservation of the fund
2. The purposes of the Foundation and the donor-restricted endowment fund
3. General economic and investment market conditions
4. The possible effect of inflation and deflation
5. The expected total return from income and the appreciation of investments
6. Other resources of the Foundation, and
7. The investment policies of the Foundation

Endowment Net Asset Composition by Type of Fund as of December 31, 2020

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	\$ -	\$ 1,302,735	\$ 1,302,735

Changes in Endowment Net Assets for the Year Ended December 31, 2020

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ -	\$ 1,173,654	\$ 1,173,654
Investment Return			
Interest and dividends	-	22,725	22,725
Net appreciation	-	150,856	150,856
Total Investment Return	-	173,581	173,581
Contributions			
Appropriations of endowment assets for expenditure	-	(44,500)	(44,500)
Endowment Net Assets, End of Year	\$ -	\$ 1,302,735	\$ 1,302,735

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

14. Endowment Funds (Continued)

Endowment Net Asset Composition by Type of Fund as of December 31, 2019

	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted endowment funds	\$ -	\$ 1,173,654	\$ 1,173,654

Changes in Endowment Net Assets for the Year Ended December 31, 2019

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment net assets, beginning of year	\$ -	\$ 997,426	\$ 997,426
Investment Return			
Interest and dividends	-	25,049	25,049
Net appreciation	-	186,179	186,179
Total Investment Return	-	211,228	211,228
Contributions			
Appropriations of endowment assets for expenditure	-	(35,000)	(35,000)
Endowment Net Assets, End of Year	\$ -	\$ 1,173,654	\$ 1,173,654

15. Risks and Uncertainties

On January 30, 2020, the World Health Organization (“WHO”) announced a global health emergency because of a new strain of coronavirus originating in Wuhan, China (the “COVID-19 outbreak”) and the risks to the international community as the virus spreads globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally.

There has been no immediate impact to the Foundation's operations. Future potential impacts may include disruptions or restrictions on our employees' ability to work or the tenants' ability to pay the required monthly rent as a result of business disruption or other pandemic related issues.

The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the full magnitude that the pandemic will have on the Foundation's financial condition, liquidity, and future results of operations.

San Antonio Medical Foundation and SAMF Fund

Notes to Consolidated Financial Statements

15. Risks and Uncertainties (Continued)

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security (CARES) Act (the “Act”) was enacted. The CARES Act is an approximately \$2 trillion emergency economic stimulus package in response to the Coronavirus outbreak, which among other things contains numerous income tax provisions. Some of these tax provisions are expected to be effective retroactively for years ending before the date of enactment. As of the date of this report, the Foundation is either not eligible or chose to not utilize the currently available CARES Act programs. Management continues to examine the impact that the CARES Act may have in the Foundation.

16. Subsequent Events

In preparation of its financial statements, the Foundation has evaluated the events subsequent to December 31, 2020 through June 16, 2021, the date the financial statements were available to be issued.