



2010 Annual Report

"Making a difference in the lives of seniors."



A Window of OPPORTUNITY

Now that we are the recipient of a large grant from the City of Boulder Affordable Housing Fund to replace old windows in the Central Tower, the Golden West Foundation is launching an exciting campaign to raise \$125,000 as a match for the \$325,000 grant. The total cost for window replacement and air conditioning will be about \$500,000. We will be asking our residents, family members, board members, and the community to help us in funding this huge “preservation” effort that is not only energy efficient, but also will provide comfort to our residents who sometimes endure less than comfortable circumstances during the winter when we have periods of low temperatures.

I also want to share with you that our 2nd Annual Friends and Family Campaign was a huge success. We surpassed our goal of \$45,000 by raising almost \$51,000. These funds help us to continue to support scholarships for very low income residents for the wellness center, to provide funds for personal needs for some residents and to support our efforts to support Medicaid eligible people for assisted living. Our resident fundraising committee met recently and set a goal to raise \$50,000 for our 3rd Annual Friends and Family

Campaign. Members of that committee are Priscilla Gifford, Jeanne Snyder, Janet Johnson, Russ MacCachran, Bob Gurtler, and George Stahmer.

Our efforts to increase fundraising over the past two years have yielded very positive results. We have more than doubled our number of donors and significantly grown the level of giving. A significant donation from a family member of former resident Margaret Gray, along with several donations from Golden West residents, funded the construction of the pavilion in the south garden to provide a shaded sitting area for residents enjoying the garden during those hot summer days.

In the area of planned giving, we also increased our contributions for Charitable Gift Annuities by \$30,000. We also discovered that about five current residents have included Golden West in their estate plans.

As we look towards the future, our biggest challenge will be to raise money to fund capital improvements. Windows still need to be replaced in the South Tower. We will continue to serve very low income



elders by accepting Medicaid reimbursement in assisted living. And, we will continue to provide scholarships to residents who want to participate in our wellness program operated by Medically Based Fitness.

I want to thank you, our donors, for acknowledging through your gifts, that Golden West is a worthy cause and that by contributing to our cause, you are helping us to preserve our future to serve older people in our community with affordable, safe and comfortable housing and services.

John A. Torres

*Executive Director
Golden West Communities, Inc.*



A HISTORY OF HELPING

Meeting Seniors' Needs for More Than 45 Years

By: Maegan Ball, Development Coordinator

Golden West was established in 1965 to provide quality housing and related services to persons aged 62 and older in an environment that is supportive of the senior residents and the local community. From the beginning, the Towers at Golden West were planned to meet the need for affordable housing for low-income seniors, which was—and still is—a growing need in the city of Boulder. As of right now, Golden West provides 44% of the affordable independent living senior apartments in Boulder. The Mezzanine, Golden West's assisted living division, was built in 1989 with the same intent to serve low-income seniors. Currently, Golden West is one of two providers in Boulder that offers assisted living to Medicaid-eligible seniors.

In the late 1990's, the Golden West board decided it would be beneficial to offer more independent living housing at market rate that was competitive, but less costly than some of the other alternatives in Boulder. In 2008, the results of this planning were realized with the completion of Flatirons Terrace. Flatirons Terrace is the youngest building in the Golden West family, and residents and staff gathered to celebrate its 3rd anniversary in March.

With only 54 apartments, Flatirons Terrace is the smallest building on the Golden West campus, but it houses big personalities. Residents

move in from all over the country, drawn to Boulder by their family or friends and the lifestyle that this city has to offer. "My daughter did a lot of research of Boulder's facilities and chose Flatirons Terrace," Mort, a resident since 2008 explains. "After moving in, I found the personnel from top to bottom are 'tops.'" The smaller community size allows the diverse residents of Flatirons Terrace to get to know their neighbors quickly, and

brings people together who may not have otherwise had a chance to know each other in life.

Along with all the activities that Boulder has to offer, the residents at Flatirons Terrace can also enjoy the programs available to them in their own building as well as the Towers. There are weekly exercise classes, movie screenings, Wii Bowling sessions, and outings that are customized for Flatirons Terrace residents. Barbara, who moved in in 2008, sums up life at Flatirons



Golden West Community early 1990s



Flatirons Terrace Present



Mort & Susan at Western Themed Happy Hour

Terrace by saying, "Great friends, good food, fun and frolic. Life here is truly good!"

Many of the Flatirons Terrace residents get to know their other neighbors in the Towers and use the services and the activities that are available in these buildings. Celeste, a resident since 2008, has used the Wellness Center, the beauty shop and Kaiser Foot Care.

Hoke, a resident since 2008 as well, often attends activities in the Towers. "I go with Mort to pancake breakfast, omelet breakfast, ice cream bar, and parties," Hoke said. He also uses the services at Flatirons Terrace, such as acupuncture, and regularly attends an exercise class, Sit and Be Fit, which he loves.

In addition to the activities and services, Flatirons Terrace residents are also supported by the Golden West Foundation, which was established in 1986 to enhance the lives of all Golden West residents. The Foundation has purchased tables and chairs for the dining room at Flatirons Terrace, flower pots for the balcony, and has most recently purchased exercise equipment for the new wellness room at Flatirons Terrace. In the future, the foundation will use capital funds to purchase a shade structure for the terrace, so that residents can enjoy being outside, but out of the sun. By being able to address certain essential needs, the Foundation will continue to be a source of financial security now and in the future.



Towers residents at CU basketball game

Hoke, resident since 2008



Great friends,
good food,
fun and frolic.
Life here is
truly good!

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GOLDEN WEST FOUNDATION, INC.

STATEMENTS OF FINANCIAL POSITION

December 31, 2010 (Audited) and 2009 (Unaudited)

	<u>2010</u>	<u>2009</u>
Assets:		
Cash:		
Undesignated	\$ 56,804	\$ 59,824
Designated for split-interest agreements	33,324	41,806
Total Cash	<u>90,128</u>	<u>101,630</u>
Investments and receivables:		
Undesignated	51,060	48,529
Designated for investment endowment	3,359	3,028
Designated for split-interest agreements	172,022	132,134
Temporarily Restricted	49,788	44,361
Accounts receivable	-	326
Total Investments and Receivables	<u>276,229</u>	<u>228,378</u>
Property and equipment:		
Furniture, Fixtures & Equipment	20,379	3,962
Less: accumulated depreciation	(397)	(3,962)
Net Property and Equipment	<u>19,982</u>	<u>-</u>
Total Assets	<u>\$ 386,339</u>	<u>\$ 330,008</u>
Liabilities and Net Assets:		
Liabilities:		
Liabilities under split-interest agreements	\$ 87,756	\$ 93,670
Accounts payable	67	405
Total Liabilities	<u>87,823</u>	<u>94,075</u>
Net Assets:		
Temporarily restricted net assets	63,209	51,371
Unrestricted net assets	235,307	184,562
Total Net Assets	<u>298,516</u>	<u>235,933</u>
Total Liabilities and Net Assets	<u>\$ 386,339</u>	<u>\$ 330,008</u>

GOLDEN WEST FOUNDATION, INC.

STATEMENTS OF ACTIVITIES

Years Ended December 31, 2010 (Audited) and 2009 (Unaudited)

	<u>2010</u>	<u>2009</u>
Unrestricted Net Assets:		
Revenue:		
Contributions - general	\$ 8,740	\$ 14,057
Contributions - split-interest agreements	19,623	24,463
Investments income/(loss)	26,640	36,287
Change in value of split-interest agreements	(1,208)	(17,994)
Fundraising income	13,071	11,463
Total Unrestricted Revenue	<u>66,866</u>	<u>68,276</u>
Net assets released from restrictions:		
Restrictions satisfied by payments	43,117	30,033
Total Unrestricted Revenue and Reclassifications	<u>109,983</u>	<u>98,309</u>
Expenses:		
Contributions - Golden West Communities, Inc.	20,678	-
Management fees	6,000	6,000
Fundraising expense	7,888	63,831
Resident enrichment	14,383	18,139
Insurance	1,000	1,000
Marketing	2,594	2,219
Professional fees	660	2,566
Supplies	3,294	1,649
Banking fees	2,344	2,436
Depreciation	397	-
Total Expenses	<u>59,238</u>	<u>97,840</u>
Increase (Decrease) in Unrestricted Net Assets	<u>50,745</u>	<u>469</u>
Temporarily Restricted Net Assets:		
Contributions	54,955	46,375
Net assets released from restrictions	(43,117)	(30,033)
Increase (Decrease) in Temporarily Restricted Net Assets	<u>11,838</u>	<u>16,342</u>
Increase (Decrease) in Total Net Assets	<u>62,583</u>	<u>16,811</u>
Net Assets, beginning of year	235,933	219,122
Net Assets, end of year	<u>\$ 298,516</u>	<u>\$ 235,933</u>

Organization has changed accounting periods from a fiscal to calendar year end. The 2009 financials have been restated accordingly.



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Thanks to all of those who donated to the Foundation in the past. Your donations have made a world of difference for the seniors at Golden West. And thank you in advance to those of you who will donate in the future. It is with your continued support that we are able to offer the support and services to those who need it.

Thank You.

The Golden West Foundation