

CATHEDRAL VILLAGE

Statements of Financial Position

April 30, 2019 and December 31, 2018

Assets	April 30, 2019	December 31, 2018
Cash and cash equivalents	\$ 1,000	1,000
Investments	11,860,730	10,586,187
Statutory liquid reserve	3,267,646	2,897,200
Accounts receivable, net	2,460,741	2,094,652
Prepaid expenses	746,700	615,995
Assets whose use is limited	760,671	1,043,649
Promises to give, net	14,169	8,569
Property and equipment (net of accumulated depreciation of \$11,827,204 and \$10,600,003, respectively)	41,753,833	41,957,247
Financing leases (net of accumulated depreciation of \$64,633 and \$54,179, respectively)	193,475	-
Assets under operating leases	-	1,195
Due from affiliates	5,696,063	5,972,879
Assets held in trust by others	2,544,023	2,314,889
Goodwill	1,836,908	1,836,908
Total assets	\$ <u>71,135,958</u>	<u>69,330,370</u>

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Statements of Financial Position

April 30, 2019 and December 31, 2018

Liabilities and Net Assets	April 30, 2019	December 31, 2018
Accounts payable	\$ 703,298	1,153,730
Accrued expenses	1,572,484	1,768,364
Accrued interest	35,158	106,424
Resident deposits	783,250	521,550
Entrance fee payable	438,750	438,750
Deferred revenue – entrance fees	23,112,122	22,295,441
Deferred energy costs	1,057,345	1,078,129
Obligations under financing leases	194,151	1,347
Obligations under operating leases	–	1,195
Long-term debt	24,604,936	25,029,467
Total liabilities	52,501,495	52,394,397
Net assets:		
Without donor restriction	16,053,963	14,585,465
With donor restriction	2,580,500	2,350,508
Total net assets	18,634,463	16,935,973
Total liabilities and net assets	\$ 71,135,958	69,330,370

CATHEDRAL VILLAGE

Statements of Operations and Changes in Net Assets

Months ended April 30, 2019 and year ended December 31, 2018

	April 30, 2019	December 31, 2018
Revenues and other support		
Resident services		
Resident services	\$ 8,147,829.38	22,778,753
Amortization of entrance fees	1,173,982	3,872,915
Implicit price concession	(29,657)	(48,054)
Total resident services revenue	9,292,155	26,603,614
Contributions, gifts and bequests	29,487	13,747
Net assets released from restrictions	500	127,010
	9,322,142	26,744,371
Total revenues and other support	9,322,142	26,744,371
Cost of services provided		
Nursing services	2,364,468	7,383,715
Rehabilitation	337,329	862,706
Recreation and special services	252,532	839,634
Pharmacy	145,666	245,364
Social services	42,575	126,850
Physician services	115,908	332,503
Food services	1,467,027	4,162,988
Building operations and maintenance	1,366,969	3,718,783
Housekeeping	210,168	664,666
Laundry and linen	47,022	115,614
General and administrative	1,395,555	4,535,550
Employee benefits	352,388	839,179
Interest	229,700	659,817
Depreciation	1,237,654	3,443,349
Fundraising	24,055	88,790
	9,589,019	28,019,508
Total cost of services provided	9,589,019	28,019,508
Deficit of revenues and other support over expenses	(266,877)	(1,275,137)
Other income (expense)		
Investment income, net of investment expense	105,589	426,951
Realized gain on investments	24,380	409,409
Unrealized gain (loss) on investments	1,601,085	(1,655,392)
Gain on disposal of property and equipment	4,320	11,217
	1,735,375	(807,815)
Total other income (expense)	1,735,375	(807,815)
Excess (deficit) of revenue, gains and other support over expenses and losses	1,468,498	(2,082,952)

CATHEDRAL VILLAGE

Statements of Operations and Changes in Net Assets

Months ended April 30, 2019 and year ended December 31, 2018

	April 30, 2019	December 31, 2018
Net assets without donor restrictions:		
Excess (deficit) of revenue, gains and other support over expenses and losses	\$ 1,468,498	(2,082,952)
Transfer to affiliated entity	—	136
Change in net assets without donor restrictions	<u>1,468,498</u>	<u>(2,082,816)</u>
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 1,558	8,736
Change in fair value	228,934	(300,087)
Net assets released from restrictions	(500)	(127,010)
Change in net assets with donor restrictions	<u>229,992</u>	<u>(418,361)</u>
Change in net assets	1,698,490	(2,501,177)
Net assets, beginning of year	<u>16,935,973</u>	<u>19,437,150</u>
Net assets, end of year	<u>\$ 18,634,463</u>	<u>16,935,973</u>

CATHEDRAL VILLAGE

Statements of Cash Flows

Months ended April 30, 2019 and year ended December 31, 2018

	April 30, 2019	December 31, 2018
Cash flows from operating activities:		
Change in net assets	\$ 1,698,490	(2,501,177)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,237,654	3,443,349
Bad debt write-offs	91,665	282,600
Proceeds from refundable entrance fees and deposits, net of refunds	2,252,363	4,548,769
Amortization of entrance fees	(1,173,982)	(3,872,915)
Unrealized (gain) loss on investments and assets held in trust by others	(1,830,019)	1,955,479
Realized gain on investments	(24,380)	(409,409)
Realized gain on sale of property, plant and equipment	(4,320)	(11,217)
Amortization of deferred financing costs	3,893	8,002
Amortization of bond discount/premium	(8,921)	(17,030)
Deferred energy cost adjustment	(20,784)	(62,352)
Change in assets and liabilities:		
Accounts receivable	(229,008)	(297,459)
Entrance fee receivable	(228,746)	74,925
Promises to give	(5,600)	22,000
Other assets	(130,704)	(7,273)
Accounts payable	(450,432)	492,586
Accrued expenses and deferred revenue other	(267,146)	(854,088)
Net cash provided by operating activities	910,024	2,794,791
Cash flows used in investing activities:		
Acquisition of property and equipment	(1,222,200)	(8,541,861)
Net proceeds from the sale of investments	263,255	50,204
Net cash used in investing activities	(958,945)	(8,491,657)
Cash flows from financing activities:		
Refunds of entrance fees and deposits	—	(463,477)
Change in entrance fee payable	—	198,750
Principal payments on long-term debt	(410,503)	(308,671)
Proceeds on the issuance of bonds	—	10,200,000
Financing costs incurred	(9,000)	—
Borrowings through finance leases	203,928	—
Repayments on finance lease obligations	(11,124)	(18,710)
Repayments on operating leases	(1,195)	—
Change in due to/from affiliates	276,816	(3,911,026)
Net cash provided by financing activities	48,922	5,696,866
Net increase in cash and cash equivalents	0	(0)
Cash and cash equivalents, beginning of year	1,000	1,000
Cash and cash equivalents, end of year	\$ 1,000	1,000