

## CATHEDRAL VILLAGE

### Statements of Financial Position

August 31, 2020 and December 31, 2019

<b>Assets</b>	<b>August 31, 2020</b>	<b>December 31, 2019</b>
Cash and cash equivalents	\$ 1,000	1,000
Investments	13,401,334	12,708,174
Statutory liquid reserve	3,751,790	3,534,583
Accounts receivable, net	1,243,075	2,141,833
Prepaid expenses	682,591	605,003
Assets whose use is limited	931,703	1,054,846
Promises to give, net	28,081	8,881
Property and equipment (net of accumulated depreciation of \$17,064,151 and \$14,407,211, respectively)	49,212,852	47,331,594
Financing leases (net of accumulated depreciation of \$92,098 and \$46,994, respectively)	225,724	156,667
Assets under operating leases	6,930	9,564
Due from affiliates	2,600,685	4,614,444
Assets held in trust by others	2,555,200	2,593,088
Goodwill (net of accumulated amortization of \$471,002 and \$282,601, respectively)	<u>1,365,906</u>	<u>1,554,307</u>
Total assets	<u>\$ 76,006,440</u>	<u>76,313,984</u>

## CATHEDRAL VILLAGE

### Statements of Financial Position

August 31, 2020 and December 31, 2019

<b>Liabilities and Net Assets</b>	<b>August 31, 2020</b>	<b>December 31, 2019</b>
Accounts payable	\$ 968,110	2,487,192
Accrued expenses	2,332,260	2,701,099
Accrued interest	168,541	103,975
Resident deposits	649,436	568,750
Entrance fee payable	237,287	350,160
Deferred revenue – other	201,831	-
Deferred revenue – entrance fees	24,058,626	24,648,705
Deferred energy costs	974,209	1,015,777
Obligations under financing leases	230,303	159,442
Obligations under operating leases	6,930	9,564
Long-term debt	<u>23,688,514</u>	<u>24,393,130</u>
Total liabilities	53,516,047	56,437,794
Net assets:		
Without donor restriction	19,750,275	17,147,509
With donor restriction	<u>2,740,117</u>	<u>2,728,681</u>
Total net assets	<u>22,490,393</u>	<u>19,876,190</u>
Total liabilities and net assets	<u>\$ 76,006,440</u>	<u>76,313,984</u>

## CATHEDRAL VILLAGE

### Statements of Operations and Changes in Net Assets

Periods ended August 31, 2020 and year ended December 31, 2019

	<b>August 31, 2020</b>	<b>December 31, 2019</b>
Revenues and other support		
Resident services		
Resident services	\$ 15,867,514.98	25,078,233
Amortization of entrance fees	2,789,901	4,123,948
Implicit price concession	(205,582)	(180,035)
Total resident services revenue	18,451,833	29,022,146
Contributions, gifts and bequests	(0)	3,371
Government stimulus	1,107,392	-
Net assets released from restrictions	53,107	2,689
Total revenues and other support	19,612,332	29,028,206
Cost of services provided		
Nursing services	4,764,301	7,128,767
Rehabilitation	650,200	1,081,607
Recreation and special services	405,738	774,944
Pharmacy	165,551	396,524
Social services	85,686	125,153
Physician services	227,761	345,177
Food services	2,754,367	4,511,808
Building operations and maintenance	2,830,789	4,083,329
Housekeeping	467,713	693,218
Laundry and linen	101,750	157,313
General and administrative	2,795,844	4,171,368
COVID-19 related	649,832	-
Employee benefits	714,862	1,145,499
Interest	387,716	675,821
Depreciation	2,702,044	3,854,202
Amortization	188,401	282,601
Fundraising	48,193	89,660
Total cost of services provided	19,940,748	29,516,991
Deficit of revenues and other support over expenses	(328,415)	(488,785)
Other income		
Investment income, net of investment expense	205,171	530,967
Realized gain on investments	21,459	1,063,955
Unrealized gain on investments	758,752	1,451,588
Gain on disposal of property and equipment	-	4,320
Total other income	985,381	3,050,830
Excess of revenue, gains and other support over expenses and losses	656,966	2,562,045

**CATHEDRAL VILLAGE**

Statements of Operations and Changes in Net Assets

Periods ended August 31, 2020 and year ended December 31, 2019

	<b>August 31, 2020</b>	<b>December 31, 2019</b>
Net assets without donor restrictions:		
Excess of revenue, gains and other support over expenses and losses	\$ 656,966	2,562,045
Loan forgiveness	1,945,800	—
Change in net assets without donor restrictions	2,602,766	2,562,045
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 105,066	111,413
Change in fair value	(40,522)	269,448
Net assets released from restrictions	(53,107)	(2,689)
Change in net assets with donor restrictions	11,437	378,172
Change in net assets	2,614,203	2,940,217
Net assets, beginning of year	19,876,190	16,935,973
Net assets, end of year	\$ 22,490,393	19,876,190

## CATHEDRAL VILLAGE

### Statements of Cash Flows

Periods ended August 31, 2020 and year ended December 31, 2019

	<b>August 31, 2020</b>	<b>December 31, 2019</b>
Cash flows from operating activities:		
Change in net assets	\$ 2,614,203	2,940,217
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	2,702,044	3,854,202
Provision for implicit price concession and bad debt	343,487	240,736
Proceeds from refundable entrance fees and deposits, net of refunds	2,555,899	6,672,877
Amortization of entrance fees	(2,789,901)	(4,123,948)
Loan forgiveness	(1,945,800)	-
Unrealized gain on investments and assets held in trust by others	(718,229)	(1,721,038)
Realized gain on investments	(21,459)	(1,063,954)
Realized gain on sale of property, plant and equipment	-	(4,320)
Amortization of deferred financing costs	7,684	11,578
Amortization of bond discount/premium	(17,841)	(26,762)
Amortization of goodwill	188,401	282,601
Deferred energy cost adjustment	(41,568)	(62,352)
Change in assets and liabilities:		
Accounts receivable	337,871	(70,516)
Entrance fee receivable	217,400	(217,400)
Promises to give	(19,200)	(312)
Other assets	(77,588)	10,991
Accounts payable	(1,519,082)	1,333,463
Accrued expenses and deferred revenue other	(102,442)	930,285
Net cash provided by operating activities	1,714,310	8,986,349
Cash flows used in investing activities:		
Acquisition of property and equipment	(4,652,359)	(9,380,897)
Net purchase of investments	(9,647)	(263,775)
Net cash used in investing activities	(4,662,007)	(9,644,672)
Cash flows from financing activities:		
Refunds of entrance fees and deposits	(275,392)	(148,466)
Change in entrance fee payable	(112,873)	(88,590)
Principal payments on long-term debt	(694,459)	(611,916)
Proceeds on the issuance of unsecured debt	1,945,800	-
Financing costs incurred	-	(9,236)
Borrowings through finance leases	114,161	203,661
Repayments on finance lease obligations	(43,299)	(45,566)
Change in due to/from affiliates	2,013,759	1,358,435
Net cash provided by financing activities	2,947,697	658,322
Net change 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