

**CATHEDRAL VILLAGE**

## Statements of Financial Position

December 31, 2019 and 2018

<b>Assets</b>	<b>2019</b>	<b>2018</b>
Cash and cash equivalents	\$ 1,000	1,000
Investments	12,708,176	10,586,187
Statutory liquid reserve	3,534,583	2,897,200
Accounts receivable, net	2,141,832	2,094,652
Prepaid expenses	605,005	615,995
Assets whose use is limited	1,054,846	1,043,649
Promises to give, net	8,881	8,569
Property and equipment (net of accumulated depreciation of \$14,407,211 and \$10,600,003, respectively)	47,331,595	41,957,247
Financing leases (net of accumulated depreciation of \$46,994 and \$54,179, respectively)	156,667	—
Assets under operating leases	9,564	13,375
Due from affiliates	4,614,444	5,972,879
Assets held in trust by others	2,593,087	2,314,889
Goodwill (net of accumulated amortization of \$282,601 and \$0, respectively)	1,554,307	1,836,908
Total assets	\$ <u>76,313,986</u>	<u>69,342,550</u>

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## Statements of Financial Position

December 31, 2019 and 2018

<b>Liabilities and Net Assets</b>	<b>2019</b>	<b>2018</b>
Accounts payable	\$ 2,487,193	1,153,730
Accrued expenses	2,701,098	1,768,364
Accrued interest	103,974	106,424
Resident deposits	568,750	521,550
Entrance fee payable	350,160	438,750
Deferred revenue – entrance fees	24,648,705	22,295,441
Deferred energy costs	1,015,777	1,078,129
Obligations under financing leases	159,442	1,347
Obligations under operating leases	9,564	13,375
Long-term debt	24,393,130	25,029,467
Total liabilities	56,437,795	52,406,577
Net assets:		
Without donor restriction	17,147,589	14,585,465
With donor restriction	2,728,602	2,350,508
Total net assets	19,876,191	16,935,973
Total liabilities and net assets	\$ 76,313,986	69,342,550

# CATHEDRAL VILLAGE

## Statements of Operations and Changes in Net Assets

Years ended December 31, 2019 and 2018

	2019	2018
Revenues and other support		
Resident services		
Resident services	\$ 25,078,233.29	22,778,753
Amortization of entrance fees	4,123,948	3,872,915
Implicit price concession	(180,035)	(223,054)
Total resident services revenue	29,022,146	26,428,614
Contributions, gifts and bequests	13,399	13,747
Net assets released from restrictions	2,689	127,010
Total revenues and other support	29,038,234	26,569,371
Cost of services provided		
Nursing services	7,128,766	7,383,715
Rehabilitation	1,081,608	862,706
Recreation and special services	774,944	839,634
Pharmacy	396,525	245,364
Social services	125,153	126,850
Physician services	345,176	332,503
Food services	4,511,808	4,162,988
Building operations and maintenance	4,083,329	3,718,783
Housekeeping	693,217	664,666
Laundry and linen	157,313	115,614
General and administrative	4,171,369	4,360,550
Employee benefits	1,145,499	839,179
Interest	675,821	659,817
Depreciation	3,854,202	3,443,349
Amortization	282,601	—
Fundraising	89,660	88,790
Total cost of services provided	29,516,991	27,844,508
Deficit of revenues and other support over expenses	(478,757)	(1,275,137)
Other income (expense)		
Investment income, net of investment expense	530,967	426,951
Realized gain on investments	1,063,954	409,409
Unrealized gain (loss) on investments	1,441,639	(1,655,392)
Gain on disposal of property and equipment	4,320	11,217
Total other income (expense)	3,040,881	(807,815)
Excess (deficit) of revenue, gains and other support over expenses and losses	2,562,124	(2,082,952)

**CATHEDRAL VILLAGE**

Statements of Operations and Changes in Net Assets

Years ended December 31, 2019 and 2018

	<b>2019</b>	<b>2018</b>
Net assets without donor restrictions:		
Excess (deficit) of revenue, gains and other support over expenses and losses	\$ 2,562,124	(2,082,952)
Transfer to affiliated entity	—	136
Change in net assets without donor restrictions	2,562,124	(2,082,816)
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 101,385	8,736
Change in fair value	279,398	(300,087)
Net assets released from restrictions	(2,689)	(127,010)
Change in net assets with donor restrictions	378,094	(418,361)
Change in net assets	2,940,218	(2,501,177)
Net assets, beginning of year	16,935,973	19,437,150
Net assets, end of year	\$ 19,876,191	16,935,973

# CATHEDRAL VILLAGE

## Statements of Cash Flows

Years ended December 31, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Cash flows from operating activities:		
Change in net assets	\$ 2,940,218	(2,501,177)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	3,854,202	3,443,349
Provision for implicit price concession	240,736	282,600
Proceeds from refundable entrance fees and deposits, net of refunds	6,672,877	4,548,769
Amortization of entrance fees	(4,123,948)	(3,872,915)
Unrealized (gain) loss on investments and assets held in trust by others	(1,721,038)	1,955,479
Realized gain on investments	(1,063,954)	(409,409)
Realized gain on sale of property, plant and equipment	(4,320)	(11,217)
Amortization of deferred financing costs	11,578	8,002
Amortization of bond discount/premium	(26,762)	(17,030)
Amortization of goodwill	282,601	-
Deferred energy cost adjustment	(62,352)	(62,352)
Operating lease payments	(3,811)	(3,648)
Change in assets and liabilities:		
Accounts receivable	(70,516)	(297,459)
Entrance fee receivable	(217,400)	74,925
Promises to give	(312)	22,000
Other assets	10,991	(7,273)
Accounts payable	1,333,463	492,586
Accrued expenses and deferred revenue other	930,285	(854,088)
Net cash provided by operating activities	8,982,539	2,791,142
Cash flows used in investing activities:		
Acquisition of property and equipment	(9,377,086)	(8,538,213)
Net (purchase of) proceeds from sale of investments	(263,775)	50,204
Net cash used in investing activities	(9,640,861)	(8,488,009)
Cash flows from financing activities:		
Refunds of entrance fees and deposits	(148,466)	(463,477)
Change in entrance fee payable	(88,590)	198,750
Principal payments on long-term debt	(611,916)	(308,671)
Proceeds on the issuance of bonds	—	10,200,000
Financing costs incurred	(9,236)	—
Borrowings through finance leases	203,661	—
Repayments on finance lease obligations	(45,566)	(18,710)
Change in due to/from affiliates	1,358,435	(3,911,026)
Net cash provided by financing activities	658,322	5,696,866
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