

CATHEDRAL VILLAGE

Statements of Financial Position

January 31, 2019 and December 31, 2018

Assets	January 31, 2019	December 31, 2018
Cash and cash equivalents	\$ 1,000	1,000
Investments	11,218,645	10,586,187
Statutory liquid reserve	3,073,830	2,897,200
Accounts receivable, net	2,131,102	2,094,652
Prepaid expenses	677,768	615,995
Assets whose use is limited	1,044,015	1,043,649
Pledges receivable	8,569	8,569
Property and equipment (net of accumulated depreciation of \$10,901,780 and \$10,600,003, respectively)	41,858,307	41,957,247
Assets held under operating leases	896	1,195
Due from affiliates	5,814,781	5,972,879
Assets held in trust by others	2,452,281	2,314,889
Goodwill	1,836,908	1,836,908
Other Assets	—	(1,886)
Total assets	\$ <u>70,118,100</u>	<u>69,328,484</u>

CATHEDRAL VILLAGE

Statements of Financial Position

January 31, 2019 and December 31, 2018

Liabilities and Net Assets	January 31, 2019	December 31, 2018
Accounts payable	\$ 887,297	1,151,844
Accrued expenses	1,796,319	1,768,364
Accrued interest	141,647	106,424
Resident deposits	599,550	521,550
Entrance fee payable	438,750	438,750
Deferred revenue – entrance fees	22,613,943	22,295,441
Deferred energy costs	1,072,933	1,078,129
Obligations under capital leases	1,347	1,347
Obligations under operating leases	896	1,195
Long-term debt	24,954,539	25,029,467
Total liabilities	52,507,222	52,392,511
Net assets:		
Without donor restriction	15,122,979	14,585,465
With donor restriction	2,487,899	2,350,508
Total net assets	17,610,878	16,935,973
Total liabilities and net assets	\$ 70,118,100	69,328,484

CATHEDRAL VILLAGE

Statements of Operations and Changes in Net Assets

Month ended January 31, 2019 and year ended December 31, 2018

	January 31, 2019	December 31, 2018
Revenues and other support		
Resident services, including amortization of entrance fees of \$272,542 and \$3,872,915, respectively	\$ 2,200,684	26,651,668
Contributions, gifts and bequests	245	13,747
Net assets released from restrictions	—	127,010
	2,200,929	26,792,425
Total revenues and other support		
Cost of services provided		
Nursing services	697,378	7,383,715
Rehabilitation	57,516	862,706
Recreation and special services	64,717	839,634
Pharmacy	17,918	245,364
Social services	9,978	126,850
Physician services	28,731	332,503
Food services	369,271	4,162,988
Building operations and maintenance	355,455	3,718,783
Housekeeping	54,825	664,666
Laundry and linen	11,420	115,614
General and administrative	356,478	4,583,604
Employee benefits	87,421	839,179
Interest	58,620	659,817
Depreciation	301,777	3,443,349
Fundraising	7,362	88,790
	2,478,868	28,067,562
Total cost of services provided		
Deficit of revenues and other support over expenses	(277,939)	(1,275,137)
Other income (expense)		
Investment income, net of investment expense	4,632	426,951
Realized gain on investments	16,999	409,409
Unrealized gain (loss) on investments	789,501	(1,655,392)
Gain on disposal of property and equipment	4,320	11,217
	815,452	(807,815)
Total other income (expense)		
Excess (deficit) of revenue, gains and other support over expenses and losses	537,513	(2,082,952)

CATHEDRAL VILLAGE

Statements of Operations and Changes in Net Assets

Month ended January 31, 2019 and year ended December 31, 2018

	January 31, 2019	December 31, 2018
Net assets without donor restrictions:		
Excess (deficit) of revenue, gains and other support over expenses and losses	\$ 537,513	(2,082,952)
Transfer to affiliated entity		136
Change in net assets without donor restrictions	537,513	(2,082,816)
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ –	8,736
Change in fair value	137,392	(300,087)
Net assets released from restrictions	–	(127,010)
Change in net assets with donor restrictions	137,392	(418,361)
Change in net assets	674,905	(2,501,177)
Net assets, beginning of year	16,935,973	19,437,150
Net assets, end of year	\$ 17,610,878	16,935,973

CATHEDRAL VILLAGE

Statements of Cash Flows

Month ended January 31, 2019 and year ended December 31, 2018

	January 31, 2019	December 31, 2018
	<u> </u>	<u> </u>
Cash flows from operating activities:		
Change in net assets	\$ 674,905	(2,501,177)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	301,777	3,443,349
Bad debt write-offs	25,550	282,600
Proceeds from refundable entrance fees and deposits, net of refunds	669,044	4,548,769
Amortization of entrance fees	(272,542)	(3,872,915)
Unrealized (gain) loss on investments and assets held in trust by others	(926,893)	1,955,479
Realized gain on investments	(16,999)	(409,409)
Realized gain on sale of property, plant and equipment	(4,320)	(11,217)
Amortization of deferred financing costs	932	8,002
Amortization of bond discount/premium	(2,230)	(17,030)
Deferred energy cost adjustment	(5,196)	(62,352)
Change in assets and liabilities:		
Accounts receivable	34,996	(297,459)
Entrance fee receivable	(96,996)	74,925
Pledges receivable	-	22,000
Other assets	(61,772)	(7,273)
Other receivables	(1,886)	1,886
Accounts payable	(264,547)	492,586
Accrued expenses and deferred revenue other	63,178	(855,975)
Net cash provided by operating activities	<u>117,001</u>	<u>2,794,791</u>
Cash flows used in investing activities:		
Acquisition of property and equipment	(198,517)	(8,541,861)
Proceeds from (purchase) sale of investments	(2,953)	50,204
Net cash used in investing activities	<u>(201,470)</u>	<u>(8,491,657)</u>
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	(73,629)	1,833,662
Proceeds on the issuance of bonds	-	10,200,000
Financing costs incurred	-	(82,622)
Repayments on capital lease obligations	-	(18,710)
Contributions restricted for long-term purposes	-	-
Change in annuities payable	-	-
Change in due to/from affiliates	<u>158,098</u>	<u>(5,970,737)</u>
Net cash provided by financing activities	<u>84,469</u>	<u>5,696,866</u>
Net increase in cash and cash equivalents	<u>0</u>	<u>(0)</u>
Cash and cash equivalents, beginning of year	<u>1,000</u>	<u>1,000</u>
Cash and cash equivalents, end of year	<u>\$ 1,000</u>	<u>1,000</u>