

# Cathedral Village

## Statements of Financial Position

July 31, 2021 and December 31, 2020

|                                      | <u>July 31, 2021</u> | <u>December 31,<br/>2020</u> |
|--------------------------------------|----------------------|------------------------------|
| <b>Assets</b>                        |                      |                              |
| Cash and cash equivalents            | \$ 1,000             | \$ 539,996                   |
| Investments                          | 15,739,430           | 14,484,984                   |
| Statutory liquid reserves            | 4,465,106            | 4,087,434                    |
| Accounts receivable, net             | 557,248              | 1,077,382                    |
| Assets whose use is limited          | -                    | 1,067,809                    |
| Property and equipment, net          | 50,771,392           | 51,151,732                   |
| Due from affiliates, net             | 1,836,457            | 1,093,155                    |
| Funds held in trust by others        | 2,888,027            | 2,727,657                    |
| Other assets                         | 1,984,113            | 2,099,963                    |
|                                      | <u>\$ 78,242,773</u> | <u>\$ 78,330,112</u>         |
| <b>Liabilities and Net Assets</b>    |                      |                              |
| Accounts payable                     | \$ 285,458           | \$ 1,139,185                 |
| Accrued expenses                     | 2,197,806            | 2,720,996                    |
| Resident deposits                    | 438,350              | 744,000                      |
| Entrance fees payable                | 237,287              | 237,287                      |
| Other liabilities                    | 1,331,999            | 1,924,386                    |
| Cares act funding liabilities        | 2,416,527            | 2,473,226                    |
| Long-term debt                       | 22,746,270           | 23,496,148                   |
| Deferred revenues from entrance fees | 24,242,331           | 23,853,033                   |
|                                      | <u>53,896,028</u>    | <u>56,588,261</u>            |
| <b>Net Assets</b>                    |                      |                              |
| Without donor restriction            | 21,334,042           | 18,906,894                   |
| With donor restrictions              | 3,012,703            | 2,834,957                    |
|                                      | <u>24,346,745</u>    | <u>21,741,851</u>            |
|                                      | <u>\$ 78,242,773</u> | <u>\$ 78,330,112</u>         |

## Cathedral Village

Statements of Operations and Changes in Net Assets  
Period ended July 31, 2021 and year ended December 31, 2020

|   | <u>July 31, 2021</u> | <u>December 31,<br/>2020</u> |
|---|----------------------|------------------------------|
| <b>Net Assets Without Donor Restrictions</b>      |                      |                              |
| Revenues, gains and other support:                |                      |                              |
| Resident services:                                |                      |                              |
| Resident services                                 | \$ 13,021,246        | \$ 23,283,651                |
| Amortization of entrance fees                     | <u>2,247,957</u>     | <u>4,143,441</u>             |
| Total resident services                           | 15,269,203           | 27,427,092                   |
| Contributions, gifts, grants and bequests         | 6,932                | 5,151                        |
| Government grants                                 | 1,945,800            | -                            |
| Government stimulus                               | -                    | 1,356,420                    |
| Net assets released from restrictions             | <u>1,379</u>         | <u>113,481</u>               |
| Total operating revenues and other support        | <u>17,223,314</u>    | <u>28,902,144</u>            |
| Expenses:   |                      |                              |
| Nursing services                                  | 3,209,955            | 6,893,286                    |
| Rehabilitation                                    | 440,080              | 913,271                      |
| Recreation and special services                   | 291,817              | 592,475                      |
| Pharmacy  | 64,697               | 267,725                      |
| Social services                                   | 74,950               | 128,954                      |
| Physician services                                | 200,981              | 343,192                      |
| Food Services                                     | 2,376,398            | 4,138,670                    |
| Building operations and maintenance               | 2,666,893            | 4,273,929                    |
| Housekeeping                                      | 334,290              | 671,493                      |
| Laundry and linen                                 | 98,031               | 159,222                      |
| General and administrative                        | 2,145,797            | 4,258,101                    |
| Employee benefits                                 | 697,990              | 1,026,757                    |
| Interest  | 511,804              | 541,430                      |
| Depreciation                                      | 2,674,427            | 4,114,348                    |
| Amortization                                      | 164,851              | 282,601                      |
| Fundraising                                       | <u>35,493</u>        | <u>75,341</u>                |
| Total expenses                                    | <u>15,988,454</u>    | <u>28,680,795</u>            |
| Unusual non-recurring expenses - COVID-19         | <u>163,981</u>       | <u>951,702</u>               |
| Operating gain (loss)                             | <u>1,070,879</u>     | <u>(730,353)</u>             |
| Other income (loss):                              |                      |                              |
| Investment income, net of investment expense      | 207,949              | 494,618                      |
| Realized gain on investments                      | 317,783              | 3,725,832                    |
| Unrealized gain (loss) on investments             | <u>1,351,938</u>     | <u>(1,730,712)</u>           |
| Total other income                                | <u>1,877,670</u>     | <u>2,489,738</u>             |
| Revenues in excess of expenses                    | <u>2,948,549</u>     | <u>1,759,385</u>             |
| Loss on early extinguishment of debt              | <u>(521,401)</u>     | <u>-</u>                     |
| Increase in net assets without donor restrictions | 2,427,148            | 1,759,385                    |

## Cathedral Village

### Statements of Operations and Changes in Net Assets

Period ended July 31, 2021 and year ended December 31, 2020

|   | <u>July 31, 2021</u>        | <u>December 31,<br/>2020</u> |
|---|-----------------------------|------------------------------|
| <b>Net Assets With Donor Restrictions</b>             |                             |                              |
| Contributions, gifts, grants and bequests             | \$ 18,755                   | \$ 112,822                   |
| Unrealized gain on investments                        | 160,370                     | 106,935                      |
| Net assets released from restrictions                 | <u>(1,379)</u>              | <u>(113,481)</u>             |
| <br>Increase in net assets with<br>donor restrictions | <br><u>177,746</u>          | <br><u>106,276</u>           |
| <br>Change in net assets                              | <br>2,604,894               | <br>1,865,661                |
| <b>Net Assets, Beginning</b>                          | <u>21,741,851</u>           | <u>19,876,190</u>            |
| <b>Net Assets, Ending</b>                             | <u><u>\$ 24,346,745</u></u> | <u><u>\$ 21,741,851</u></u>  |

## Cathedral Village

### Statements of Cash Flows

Period ended July 31, 2021 and year ended December 31, 2020

|   | <u>July 31, 2021</u> | <u>December 31,<br/>2020</u> |
|---|----------------------|------------------------------|
| <b>Cash Flows From Operating Activities</b>   |                      |                              |
| Increase in net assets  | \$ 2,604,894         | \$ 1,865,661                 |
| Adjustments to reconcile (decrease) increase in net deficit to net cash provided by operating activities: |                      |                              |
| Depreciation  | 2,674,427            | 4,114,348                    |
| Provision for doubtful collections  | 41,434               | 314,638                      |
| Proceeds from non-refundable entrance fees and deposits   | 2,475,850            | 4,195,686                    |
| Amortization of entrance fees   | (2,247,957)          | (4,143,441)                  |
| Loss on early extinguishment of debt  | 521,401              | -                            |
| Unrealized (gain) loss on investments   | (1,512,308)          | 1,623,777                    |
| Realized gain on investments  | (317,783)            | (3,725,832)                  |
| Amortization of deferred financing costs  | 6,808                | 11,526                       |
| Amortization of bond premium  | (233,621)            | (26,762)                     |
| Changes in assets and liabilities:  |                      |                              |
| Accounts receivable   | 478,700              | 532,413                      |
| Entrance fees receivable  | -                    | 217,400                      |
| Other assets  | 115,850              | 273,380                      |
| Accounts payable  | (853,727)            | (820,581)                    |
| Accrued expenses  | (523,190)            | 525,654                      |
| Other liabilities   | (592,387)            | (762,464)                    |
| Cares act funding liabilities   | (56,699)             | 2,473,226                    |
| Net cash provided by operating activities   | <u>2,581,692</u>     | <u>6,668,629</u>             |
| <b>Cash Flows From Investing Activities</b>   |                      |                              |
| Acquisition of property and equipment   | (2,294,087)          | (7,863,227)                  |
| Purchases of investments  | (2,343,497)          | (375,137)                    |
| Proceeds from sale of investments   | 3,448,909            | -                            |
| Change in due from affiliates   | (743,302)            | 3,521,289                    |
| Net cash used in investing activities   | <u>(1,931,977)</u>   | <u>(4,717,075)</u>           |
| <b>Cash Flows From Financing Activities</b>   |                      |                              |
| Refunds of entrance fees and deposits   | (144,245)            | (530,811)                    |
| Principal payments on long-term debt  | (1,126,237)          | (881,747)                    |
| Proceeds from issuance of long-term debt  | 9,802,500            | -                            |
| Refunding, refinancing or payoff of long-term debt  | (9,720,729)          | -                            |
| Net cash used in financing activities   | <u>(1,188,711)</u>   | <u>(1,412,558)</u>           |
| Net change in cash, cash equivalents and restricted cash  | (538,996)            | 538,996                      |
| <b>Cash, Cash Equivalents and Restricted Cash, Beginning</b>  | <u>539,996</u>       | <u>1,000</u>                 |
| <b>Cash, Cash Equivalents and Restricted Cash, Ending</b>   |                      |                              |
| Unrestricted  | \$ 1,000             | \$ 539,996                   |
|   | <u>\$ 1,000</u>      | <u>\$ 539,996</u>            |