

# CATHEDRAL VILLAGE

## Statements of Financial Position

June 30, 2019 and December 31, 2018

<b>Assets</b>	<b>June 30, 2019</b>	<b>December 31, 2018</b>
Cash and cash equivalents	\$ 1,000	1,000
Investments	11,956,032	10,586,187
Statutory liquid reserve	3,294,939	2,897,200
Accounts receivable, net	2,260,087	2,094,652
Prepaid expenses	704,903	615,995
Assets whose use is limited	926,934	1,043,649
Promises to give, net	9,689	8,569
Property and equipment (net of accumulated depreciation of \$12,441,086 and \$10,600,003, respectively)	42,321,393	41,957,247
Financing leases (net of accumulated depreciation of \$73,782 and \$54,179, respectively)	184,325	-
Assets under operating leases	-	1,195
Due from affiliates	5,506,722	5,972,879
Assets held in trust by others	2,523,595	2,314,889
Goodwill	1,836,908	1,836,908
Total assets	\$ <u>71,526,527</u>	<u>69,330,370</u>

**CATHEDRAL VILLAGE**

Statements of Financial Position

June 30, 2019 and December 31, 2018

<b>Liabilities and Net Assets</b>	<b>June 30, 2019</b>	<b>December 31, 2018</b>
Accounts payable	\$ 694,487	1,153,730
Accrued expenses	1,712,741	1,768,364
Accrued interest	103,974	106,424
Resident deposits	860,100	521,550
Entrance fee payable	361,075	438,750
Deferred revenue – entrance fees	23,164,390	22,295,441
Deferred energy costs	1,046,953	1,078,129
Obligations under financing leases	185,609	1,347
Obligations under operating leases	–	1,195
Long-term debt	24,585,941	25,029,467
Total liabilities	52,715,271	52,394,397
Net assets:		
Without donor restriction	16,178,115	14,585,465
With donor restriction	2,633,140	2,350,508
Total net assets	18,811,255	16,935,973
Total liabilities and net assets	\$ 71,526,527	69,330,370

## CATHEDRAL VILLAGE

### Statements of Operations and Changes in Net Assets

Quarters ended June 30, 2019 and year ended December 31, 2018

	<b>June 30, 2019</b>	<b>December 31, 2018</b>
Revenues and other support		
Resident services		
Resident services	\$ 12,294,819.14	22,778,753
Amortization of entrance fees	1,780,347	3,872,915
Implicit price concession	(92,290)	(223,054)
Total resident services revenue	13,982,876	26,428,614
Contributions, gifts and bequests	250	13,747
Net assets released from restrictions	500	127,010
	13,983,626	26,569,371
Total revenues and other support	13,983,626	26,569,371
Cost of services provided		
Nursing services	3,568,497	7,383,715
Rehabilitation	512,951	862,706
Recreation and special services	378,462	839,634
Pharmacy	220,477	245,364
Social services	63,419	126,850
Physician services	173,876	332,503
Food services	2,161,253	4,162,988
Building operations and maintenance	1,979,566	3,718,783
Housekeeping	328,365	664,666
Laundry and linen	70,337	115,614
General and administrative	2,056,608	4,360,550
Employee benefits	526,518	839,179
Interest	343,271	659,817
Depreciation	1,860,685	3,443,349
Fundraising	33,650	88,790
	14,277,934	27,844,508
Total cost of services provided	14,277,934	27,844,508
Deficit of revenues and other support over expenses	(294,308)	(1,275,137)
Other income (expense)		
Investment income, net of investment expense	210,032	426,951
Realized gain on investments	28,561	409,409
Unrealized gain (loss) on investments	1,644,046	(1,655,392)
Gain on disposal of property and equipment	4,320	11,217
	1,886,959	(807,815)
Total other income (expense)	1,886,959	(807,815)
Excess (deficit) of revenue, gains and other support over expenses and losses	1,592,650	(2,082,952)

**CATHEDRAL VILLAGE**

Statements of Operations and Changes in Net Assets

Quarters ended June 30, 2019 and year ended December 31, 2018

	<b>June 30, 2019</b>	<b>December 31, 2018</b>
Net assets without donor restrictions:		
Excess (deficit) of revenue, gains and other support over expenses and losses	\$ 1,592,650	(2,082,952)
Transfer to affiliated entity	—	136
Change in net assets without donor restrictions	<u>1,592,650</u>	<u>(2,082,816)</u>
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 74,126	8,736
Change in fair value	209,006	(300,087)
Net assets released from restrictions	(500)	(127,010)
Change in net assets with donor restrictions	<u>282,632</u>	<u>(418,361)</u>
Change in net assets	1,875,282	(2,501,177)
Net assets, beginning of year	<u>16,935,973</u>	<u>19,437,150</u>
Net assets, end of year	<u>\$ 18,811,255</u>	<u>16,935,973</u>

## CATHEDRAL VILLAGE

### Statements of Cash Flows

Quarters ended June 30, 2019 and year ended December 31, 2018

	<b>June 30, 2019</b>	<b>December 31, 2018</b>
Cash flows from operating activities:		
Change in net assets	\$ 1,875,282	(2,501,177)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,860,685	3,443,349
Bad debt write-offs	135,000	282,600
Proceeds from refundable entrance fees and deposits, net of refunds	3,066,234	4,548,769
Amortization of entrance fees	(1,780,347)	(3,872,915)
Unrealized (gain) loss on investments and assets held in trust by others	(1,853,052)	1,955,479
Realized gain on investments	(28,561)	(409,409)
Realized gain on sale of property, plant and equipment	(4,320)	(11,217)
Amortization of deferred financing costs	5,814	8,002
Amortization of bond discount/premium	(13,381)	(17,030)
Deferred energy cost adjustment	(31,176)	(62,352)
Repayments on operating leases	(1,195)	—
Change in assets and liabilities:		
Accounts receivable	(74,936)	(297,459)
Entrance fee receivable	(225,500)	74,925
Promises to give	(1,120)	22,000
Other assets	(88,908)	(7,273)
Accounts payable	(459,243)	492,586
Accrued expenses and deferred revenue other	(58,072)	(854,088)
Net cash provided by operating activities	2,323,206	2,794,791
Cash flows used in investing activities:		
Acquisition of property and equipment	(2,403,642)	(8,541,861)
Net proceeds from the sale of investments	22,038	50,204
Net cash used in investing activities	(2,381,604)	(8,491,657)
Cash flows from financing activities:		
Refunds of entrance fees and deposits	(78,388)	(463,477)
Change in entrance fee payable	(77,675)	198,750
Principal payments on long-term debt	(426,960)	(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	(19,666)	(18,710)
Change in due to/from affiliates	466,157	(3,911,026)
Net cash provided by financing activities	58,397	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