

# CATHEDRAL VILLAGE

## Statements of Financial Position

March 31, 2019 and December 31, 2018

<b>Assets</b>	<b>March 31, 2019</b>	<b>December 31, 2018</b>
Cash and cash equivalents	\$ 1,000	1,000
Investments	11,595,206	10,586,187
Statutory liquid reserve	3,184,683	2,897,200
Accounts receivable, net	2,271,646	2,094,652
Prepaid expenses	789,295	615,995
Assets whose use is limited	1,216,325	1,043,649
Promises to give, net	8,329	8,569
Property and equipment (net of accumulated depreciation of \$11,509,117 and \$10,600,003, respectively)	41,685,049	41,957,247
Financing leases (net of accumulated depreciation of \$60,058 and \$54,179, respectively)	99,945	-
Assets under operating leases	-	1,195
Due from affiliates	5,057,338	5,972,879
Assets held in trust by others	2,484,821	2,314,889
Goodwill	1,836,908	1,836,908
Total assets	\$ <u>70,230,546</u>	<u>69,330,370</u>

## CATHEDRAL VILLAGE

### Statements of Financial Position

March 31, 2019 and December 31, 2018

<b>Liabilities and Net Assets</b>	<b>March 31, 2019</b>	<b>December 31, 2018</b>
Accounts payable	\$ 404,671	1,153,730
Accrued expenses	1,653,342	1,768,364
Accrued interest	212,092	106,424
Resident deposits	785,550	521,550
Entrance fee payable	438,750	438,750
Deferred revenue – entrance fees	22,570,020	22,295,441
Deferred energy costs	1,062,541	1,078,129
Obligations under financing leases	100,295	1,347
Obligations under operating leases	-	1,195
Long-term debt	24,921,125	25,029,467
Total liabilities	52,148,387	52,394,397
Net assets:		
Without donor restriction	15,560,861	14,585,465
With donor restriction	2,521,299	2,350,508
Total net assets	18,082,159	16,935,973
Total liabilities and net assets	\$ 70,230,546	69,330,370

## CATHEDRAL VILLAGE

### Statements of Operations and Changes in Net Assets

Quarter ended March 31, 2019 and year ended December 31, 2018

	<b>March 31, 2019</b>	<b>December 31, 2018</b>
Revenues and other support		
Resident services		
Resident services	\$ 5,946,575.56	22,778,753
Amortization of entrance fees	905,920	3,872,915
Implicit price concession	(18,838)	(48,054)
Total resident services revenue	6,833,658	26,603,614
Contributions, gifts and bequests	26,687	13,747
Net assets released from restrictions	500	127,010
Total revenues and other support	6,860,845	26,744,371
Cost of services provided		
Nursing services	1,785,288	7,383,715
Rehabilitation	232,490	862,706
Recreation and special services	204,161	839,634
Pharmacy	99,676	245,364
Social services	30,856	126,850
Physician services	86,919	332,503
Food services	1,092,724	4,162,988
Building operations and maintenance	1,057,874	3,718,783
Housekeeping	160,727	664,666
Laundry and linen	34,624	115,614
General and administrative	1,038,885	4,535,550
Employee benefits	264,568	839,179
Interest	174,118	659,817
Depreciation	914,993	3,443,349
Fundraising	18,308	88,790
Total cost of services provided	7,196,211	28,019,508
Deficit of revenues and other support over expenses	(335,366)	(1,275,137)
Other income (expense)		
Investment income, net of investment expense	72,327	426,951
Realized gain on investments	8,800	409,409
Unrealized gain (loss) on investments	1,225,314	(1,655,392)
Gain on disposal of property and equipment	4,320	11,217
Total other income (expense)	1,310,761	(807,815)
Excess (deficit) of revenue, gains and other support over expenses and losses	975,396	(2,082,952)

**CATHEDRAL VILLAGE**

Statements of Operations and Changes in Net Assets

Quarter ended March 31, 2019 and year ended December 31, 2018

	<b>March 31, 2019</b>	<b>December 31, 2018</b>
Net assets without donor restrictions:		
Excess (deficit) of revenue, gains and other support over expenses and losses	\$ 975,396	(2,082,952)
Transfer to affiliated entity	—	136
Change in net assets without donor restrictions	975,396	(2,082,816)
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 1,558	8,736
Change in fair value	169,733	(300,087)
Net assets released from restrictions	(500)	(127,010)
Change in net assets with donor restrictions	170,791	(418,361)
Change in net assets	1,146,186	(2,501,177)
Net assets, beginning of year	16,935,973	19,437,150
Net assets, end of year	\$ 18,082,159	16,935,973

## CATHEDRAL VILLAGE

### Statements of Cash Flows

Quarter ended March 31, 2019 and year ended December 31, 2018

	<b>March 31, 2019</b>	<b>December 31, 2018</b>
Cash flows from operating activities:		
Change in net assets	\$ 1,146,186	(2,501,177)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	914,993	3,443,349
Bad debt write-offs	70,846	282,600
Proceeds from refundable entrance fees and deposits, net of refunds	1,444,499	4,548,769
Amortization of entrance fees	(905,920)	(3,872,915)
Unrealized (gain) loss on investments and assets held in trust by others	(1,395,047)	1,955,479
Realized gain on investments	(8,800)	(409,409)
Realized gain on sale of property, plant and equipment	(4,320)	(11,217)
Amortization of deferred financing costs	2,933	8,002
Amortization of bond discount/premium	(6,690)	(17,030)
Deferred energy cost adjustment	(15,588)	(62,352)
Change in assets and liabilities:		
Accounts receivable	(244,595)	(297,459)
Entrance fee receivable	(3,246)	74,925
Promises to give	240	22,000
Other assets	(173,299)	(7,273)
Accounts payable	(749,059)	492,586
Accrued expenses and deferred revenue other	(9,354)	(854,088)
Net cash provided by operating activities	63,780	2,794,791
Cash flows used in investing activities:		
Acquisition of property and equipment	(737,225)	(8,541,861)
Net (purchase of) proceeds from the sale of investments	(235,264)	50,204
Net cash used in investing activities	(972,489)	(8,491,657)
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	(90,248)	(308,671)
Proceeds on the issuance of bonds	—	10,200,000
Financing costs incurred	(14,336)	—
Borrowings through finance leases	105,824	—
Repayments on finance lease obligations	(6,876)	(18,710)
Repayments on operating leases	(1,195)	—
Change in due to/from affiliates	915,541	(3,911,026)
Net cash provided by financing activities	908,710	5,696,866
Net increase in cash and cash equivalents	1	(0)
Cash and cash equivalents, beginning of year	1,000	1,000
Cash and cash equivalents, end of year	\$ 1,000	1,000