

Cathedral Village

Statements of Financial Position

October 31, 2021 and December 31, 2020

	<u>October 31,</u> <u>2021</u>	<u>December 31,</u> <u>2020</u>
Assets		
Cash and cash equivalents	\$ 1,000	\$ 539,996
Investments	16,086,291	14,484,984
Statutory liquid reserves	4,547,810	4,087,434
Accounts receivable, net	931,274	1,077,382
Assets whose use is limited	-	1,067,809
Property and equipment, net	50,408,832	51,151,732
Due from affiliates, net	2,507,421	1,093,155
Funds held in trust by others	2,905,054	2,727,657
Other assets	1,858,339	2,099,963
	<u>\$ 79,246,021</u>	<u>\$ 78,330,112</u>
Liabilities and Net Assets		
Accounts payable	\$ 215,035	\$ 1,139,185
Accrued expenses	2,494,262	2,720,996
Resident deposits	1,068,888	744,000
Entrance fees payable	237,287	237,287
Other liabilities	1,197,710	1,924,386
Cares act funding liabilities	2,332,911	2,473,226
Long-term debt	22,411,971	23,496,148
Deferred revenues from entrance fees	24,460,947	23,853,033
	<u>54,419,011</u>	<u>56,588,261</u>
Net Assets		
Without donor restriction	21,800,594	18,906,894
With donor restrictions	3,026,416	2,834,957
	<u>24,827,010</u>	<u>21,741,851</u>
	<u>\$ 79,246,021</u>	<u>\$ 78,330,112</u>

Cathedral Village

Statements of Operations and Changes in Net Assets

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

	<u>October 31, 2021</u>	<u>December 31, 2020</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 18,565,778	\$ 23,283,651
Amortization of entrance fees	3,175,151	4,143,441
Total resident services	21,740,929	27,427,092
Contributions, gifts, grants and bequests	17,236	5,151
Other revenues	45,467	-
Government grants	1,945,800	-
Government stimulus	235,819	1,356,420
Net assets released from restrictions	8,793	113,481
Total operating revenues and other support	<u>23,994,044</u>	<u>28,902,144</u>
Expenses:		
Nursing services	4,538,937	6,893,286
Rehabilitation	635,860	913,271
Recreation and special services	417,730	592,475
Pharmacy	97,633	267,725
Social services	109,455	128,954
Physician services	286,967	343,192
Food Services	3,389,817	4,138,670
Building operations and maintenance	3,784,281	4,273,929
Housekeeping	498,258	671,493
Laundry and linen	140,947	159,222
General and administrative	3,044,419	4,258,101
Employee benefits	975,488	1,026,757
Interest	700,309	541,430
Depreciation	3,849,337	4,114,348
Amortization	235,501	282,601
Fundraising	56,679	75,341
Total expenses	<u>22,761,618</u>	<u>28,680,795</u>
Unusual non-recurring expenses - COVID-19	<u>173,715</u>	<u>951,702</u>
Operating gain (loss)	<u>1,058,711</u>	<u>(730,353)</u>
Other income (loss):		
Investment income, net of investment expense	300,497	494,618
Realized gain on investments	330,997	3,725,832
Unrealized gain (loss) on investments	1,724,896	(1,730,712)
Total other income	<u>2,356,390</u>	<u>2,489,738</u>
Revenues in excess of expenses	<u>3,415,101</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	2,893,700	1,759,385

Cathedral Village

Statements of Operations and Changes in Net Assets

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

	<u>October 31, 2021</u>	<u>December 31, 2020</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	\$ 22,855	\$ 112,822
Unrealized gain on investments	177,397	106,935
Net assets released from restrictions	<u>(8,793)</u>	<u>(113,481)</u>
 Increase in net assets with donor restrictions	 <u>191,459</u>	 <u>106,276</u>
 Change in net assets	 3,085,159	 1,865,661
Net Assets, Beginning	<u>21,741,851</u>	<u>19,876,190</u>
Net Assets, Ending	<u><u>\$ 24,827,010</u></u>	<u><u>\$ 21,741,851</u></u>

Cathedral Village

Statements of Cash Flows

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

	<u>October 31,</u> <u>2021</u>	<u>December 31,</u> <u>2020</u>
Cash Flows From Operating Activities		
Increase in net assets	\$ 3,085,159	\$ 1,865,661
Adjustments to reconcile (decrease) increase in net deficit to net cash provided by operating activities:		
Depreciation	3,849,337	4,114,348
Provision for doubtful collections	89,818	314,638
Proceeds from non-refundable entrance fees and deposits	4,293,138	4,195,686
Amortization of entrance fees	(3,175,151)	(4,143,441)
Loss on early extinguishment of debt	521,401	-
Unrealized (gain) loss on investments	(1,902,293)	1,623,777
Realized gain on investments	(330,997)	(3,725,832)
Amortization of deferred financing costs	9,978	11,526
Amortization of bond premium	(234,472)	(26,762)
Changes in assets and liabilities:		
Accounts receivable	167,115	532,413
Entrance fees receivable	(110,825)	217,400
Other assets	241,624	273,380
Accounts payable	(924,150)	(820,581)
Accrued expenses	(226,734)	525,654
Other liabilities	(726,676)	(762,464)
Cares act funding liabilities	(140,315)	2,473,226
Net cash provided by operating activities	<u>4,485,957</u>	<u>6,668,629</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(3,106,437)	(7,863,227)
Purchases of investments	(2,551,373)	(375,137)
Proceeds from sale of investments	3,613,392	-
Change in due from affiliates	(1,414,266)	3,521,289
Net cash used in investing activities	<u>(3,458,684)</u>	<u>(4,717,075)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(185,185)	(530,811)
Principal payments on long-term debt	(1,367,819)	(881,747)
Proceeds from issuance of long-term debt	9,802,500	-
Refunding, refinancing or payoff of long-term debt	(9,720,729)	-
Financing costs incurred	(95,036)	-
Net cash used in financing activities	<u>(1,566,269)</u>	<u>(1,412,558)</u>
Net change in cash, cash equivalents and restricted cash	(538,996)	538,996
Cash, Cash Equivalents and Restricted Cash, Beginning	<u>539,996</u>	<u>1,000</u>
Cash, Cash Equivalents and Restricted Cash, Ending		
Unrestricted	\$ 1,000	\$ 539,996
	<u>\$ 1,000</u>	<u>\$ 539,996</u>