

## CATHEDRAL VILLAGE

### Statements of Financial Position

October 31, 2018 and December 31, 2017

<b>Assets</b>	<b>October 31, 2018</b>	<b>December 31, 2017</b>
Cash and cash equivalents	\$ 1,000	1,000
Investments	11,097,765	11,720,307
Statutory liquid reserve	3,019,345	3,079,043
Accounts receivable, net	2,231,365	2,154,718
Prepaid expenses	649,823	608,722
Assets whose use is limited	876,537	1,023,874
Pledges receivable	6,569	30,569
Property and equipment (net of accumulated depreciation of \$9,970,935 and \$7,172,134, respectively)	41,194,510	36,832,038
Assets under capital leases (net of accumulated depreciation of \$51,599 and \$38,699, respectively)	2,580	15,480
Due from affiliates	-	2,143
Assets held in trust by others	2,441,049	2,614,975
Goodwill	1,836,908	1,836,908
Total assets	\$ <u>63,357,452</u>	<u>59,919,777</u>

## CATHEDRAL VILLAGE

### Statements of Financial Position

October 31, 2018 and December 31, 2017

<b>Liabilities and Net Assets</b>	<b>October 31, 2018</b>	<b>December 31, 2017</b>
Accounts payable	\$ 387,740	659,258
Accrued expenses	1,391,211	2,622,039
Accrued interest	35,974	108,724
Resident deposits	489,750	537,425
Entrance fee payable	438,750	240,000
Deferred revenue – entrance fees	22,530,462	22,067,189
Deferred energy costs	1,088,521	1,140,481
Due to affiliated entities	5,621,859	-
Obligations under capital leases	4,033	20,057
Long-term debt	12,888,297	13,087,454
Total liabilities	<u>44,876,597</u>	<u>40,482,627</u>
Net assets:		
Without donor restriction	16,004,068	16,759,220
With donor restriction	2,476,786	2,677,930
Total net assets	<u>18,480,854</u>	<u>19,437,150</u>
Total liabilities and net assets	<u>\$ 63,357,452</u>	<u>59,919,777</u>

## CATHEDRAL VILLAGE

### Statements of Operations and Changes in Net Assets

Periods ended October 31, 2018 and year ended December 31, 2017

	<b>October 31, 2018</b>	<b>December 31, 2017</b>
Operating revenues, gains, and other support:		
Resident services, including amortization of entrance fees of \$3,322,611 and \$3,965,925, respectively	\$ 22,345,495	28,257,169
Interest and dividend income	341,405	459,207
Realized gain on investments	403,599	216,481
Gain on disposal of property and equipment	11,217	-
Contributions, gifts and bequests	13,779	46,300
Net assets released from restrictions	30,000	191,130
	<b>23,145,495</b>	<b>29,170,287</b>
Total operating revenues, gains, and other support		
Expenses:		
Nursing services	6,162,979	6,521,805
Rehabilitation	745,330	983,271
Recreation and special services	685,001	815,769
Pharmacy	184,208	513,565
Social services	107,614	174,074
Physician services	274,431	297,697
Food services	3,435,961	4,247,620
Building operations and maintenance	3,082,785	3,757,832
Housekeeping	553,210	751,401
Laundry and linen	93,047	87,485
General and administrative	3,464,427	4,580,525
Employee benefits	697,568	1,210,496
Interest	543,443	563,703
Depreciation	2,811,701	3,044,869
Fundraising and investment fees	92,239	122,612
	<b>22,933,943</b>	<b>27,672,724</b>
Total expenses		
Operating income	211,552	1,497,563
Other changes:		
Transfer from related party	136	-
Unrealized (loss) gain on investments	(966,840)	1,660,289
	<b>(966,704)</b>	<b>1,660,289</b>
Total other changes		
(Decrease) increase in net assets without donor restriction	(755,152)	3,157,852

## CATHEDRAL VILLAGE

### Statements of Operations and Changes in Net Assets

Periods ended October 31, 2018 and year ended December 31, 2017

	<u>October 31,</u> <u>2018</u>	<u>December 31,</u> <u>2017</u>
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 2,782	60,102
Change in fair value	(173,926)	195,840
Net assets released from restrictions	<u>(30,000)</u>	<u>(191,130)</u>
Change in net assets with donor restrictions	(201,144)	64,812
Change in net assets	(956,296)	3,222,664
Net assets, beginning of year	<u>19,437,150</u>	<u>16,214,486</u>
Net assets, end of year	<u>\$ 18,480,854</u>	<u>19,437,150</u>

## CATHEDRAL VILLAGE

### Statements of Cash Flows

Periods ended October 31, 2018 and year ended December 31, 2017

	<b>October 31, 2018</b>	<b>December 31, 2017</b>
Cash flows from operating activities:		
Change in net assets	\$ (956,296)	3,222,664
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	2,811,701	3,044,869
Bad debt write-offs	202,748	359,238
Proceeds from refundable entrance fees and deposits, net of refunds	4,201,686	5,397,367
Amortization of entrance fees	(3,322,611)	(3,965,925)
Unrealized loss (gain) on investments and assets held in trust by others	1,140,766	(1,856,129)
Realized gain on investments	(403,599)	(216,481)
Realized gain on property, plant and equipment	(11,217)	-
Amortization of deferred financing costs	6,669	8,002
Amortization of bond discount/premium	(12,570)	(3,406)
Deferred energy cost adjustment	(51,960)	(62,352)
Change in assets and liabilities:		
Accounts receivable	9,429	(296,412)
Entrance fee receivable	(288,825)	220,950
Pledges receivable	24,000	(27,449)
Other assets	(41,101)	30,685
Accounts payable	(271,518)	(606,823)
Accrued expenses and deferred revenue other	(1,303,578)	1,373,372
Net cash provided by operating activities	1,733,726	6,622,170
Cash flows used in investing activities:		
Acquisition of property and equipment	(7,150,056)	(6,852,024)
Net proceeds from sale of investments	266,335	(293,156)
Net cash used in investing activities	(6,883,721)	(7,145,180)
Cash flows from financing activities:		
Refunds of entrance fees and deposits	(463,477)	(180,711)
Change in entrance fee payable	198,750	-
Principal payments on long-term debt	(193,256)	(460,459)
Repayments on capital lease obligations	(16,024)	(21,961)
Change in due to/from affiliates	5,624,002	1,186,640
Net cash provided by financing activities	5,149,995	523,509
Net increase in cash and cash equivalents	0	499
Cash and cash equivalents, beginning of year	1,000	501
Cash and cash equivalents, end of year	\$ 1,000	1,000