

CATHEDRAL VILLAGE

Statements of Financial Position

October 31, 2020 and December 31, 2019

Assets	October 31, 2020	December 31, 2019
Cash and cash equivalents	\$ 1,000	1,000
Investments	12,864,356	12,708,174
Statutory liquid reserve	3,616,085	3,534,583
Accounts receivable, net	1,100,876	2,141,833
Prepaid expenses	652,737	605,003
Assets whose use is limited	1,102,812	1,054,846
Promises to give, net	8,001	8,881
Property and equipment (net of accumulated depreciation of \$17,730,076 and \$14,407,211, respectively)	50,159,985	47,331,594
Financing leases (net of accumulated depreciation of \$105,176 and \$46,994, respectively)	212,646	156,667
Assets under operating leases	6,259	9,564
Due from affiliates	1,561,696	4,614,444
Assets held in trust by others	2,500,372	2,593,088
Goodwill (net of accumulated amortization of \$518,102 and \$282,601, respectively)	1,318,806	1,554,307
Other assets	2,929	-
Total assets	\$ <u>75,108,562</u>	<u>76,313,984</u>

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Statements of Financial Position

October 31, 2020 and December 31, 2019

Liabilities and Net Assets	October 31, 2020	December 31, 2019
Accounts payable	\$ 1,219,753	2,487,192
Accrued expenses	2,399,036	2,701,099
Accrued interest	235,658	103,975
Resident deposits	617,812	568,750
Entrance fee payable	237,287	350,160
Deferred revenue – other	148,278	-
Deferred revenue – entrance fees	24,120,101	24,648,705
Deferred energy costs	963,817	1,015,777
Obligations under financing leases	217,642	159,442
Obligations under operating leases	6,259	9,564
Long-term debt	<u>23,556,999</u>	<u>24,393,130</u>
Total liabilities	53,722,642	56,437,794
Net assets:		
Without donor restriction	18,699,174	17,147,509
With donor restriction	<u>2,686,746</u>	<u>2,728,681</u>
Total net assets	<u>21,385,920</u>	<u>19,876,190</u>
Total liabilities and net assets	<u>\$ 75,108,562</u>	<u>76,313,984</u>

CATHEDRAL VILLAGE

Statements of Operations and Changes in Net Assets

Periods ended October 31, 2020 and year ended December 31, 2019

	October 31, 2020	December 31, 2019
Revenues and other support		
Resident services		
Resident services	\$ 19,652,727.85	25,078,233
Amortization of entrance fees	3,363,796	4,123,948
Implicit price concession	(266,197)	(180,035)
Total resident services revenue	22,750,326	29,022,146
Contributions, gifts and bequests	586	3,371
Government stimulus funding	1,208,142	-
Net assets released from restriction-Paycheck Protection grant	1,945,800	-
Net assets released from restrictions	55,048	2,689
Total revenues and other support	25,959,902	29,028,206
Cost of services provided		
Nursing services	5,812,904	7,128,767
Rehabilitation	792,163	1,081,607
Recreation and special services	487,690	774,944
Pharmacy	245,145	396,524
Social services	107,450	125,153
Physician services	285,715	345,177
Food services	3,416,239	4,511,808
Building operations and maintenance	3,507,534	4,083,329
Housekeeping	571,793	693,218
Laundry and linen	130,037	157,313
General and administrative	3,385,731	4,171,368
Employee benefits	909,516	1,145,499
Interest	478,338	675,821
Depreciation	3,381,047	3,854,202
Amortization	235,501	282,601
Fundraising	60,494	89,660
Total cost of services provided	23,807,296	29,516,991
Excess (deficit) of revenues and other support over expenses	2,152,606	(488,785)
Other (expense) income		
Investment income, net of investment expense	293,978	530,967
Realized gain on investments	2,529,622	1,063,955
Unusual non-recurring expenses - COVID-19	(948,238)	-
Unrealized (loss) gain on investments	(2,476,303)	1,451,588
Gain on disposal of property and equipment	-	4,320
Total other (expenses) income	(600,941)	3,050,830
Excess of revenue, gains and other support over expenses and losses	1,551,665	2,562,045

CATHEDRAL VILLAGE

Statements of Operations and Changes in Net Assets

Periods ended October 31, 2020 and year ended December 31, 2019

	October 31, 2020	December 31, 2019
Net assets without donor restrictions:		
Excess of revenue, gains and other support over expenses and losses	\$ 1,551,665	2,562,045
Change in net assets without donor restrictions	1,551,665	2,562,045
Net assets with donor restrictions:		
Contributions, gifts and bequests	\$ 2,054,263	111,413
Change in fair value	(95,350)	269,448
Net assets released from restriction-Paycheck Protection grant	(1,945,800)	-
Net assets released from restrictions	(55,048)	(2,689)
Change in net assets with donor restrictions	(41,935)	378,172
Change in net assets	1,509,730	2,940,217
Net assets, beginning of year	19,876,190	16,935,973
Net assets, end of year	\$ 21,385,920	19,876,190

CATHEDRAL VILLAGE

Statements of Cash Flows

Periods ended October 31, 2020 and year ended December 31, 2019

	October 31, 2020	December 31, 2019
Cash flows from operating activities:		
Change in net assets	\$ 1,509,730	2,940,217
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	3,381,047	3,854,202
Provision for implicit price concession and bad debt	430,974	240,736
Proceeds from refundable entrance fees and deposits, net of refunds	3,218,055	6,672,877
Amortization of entrance fees	(3,363,796)	(4,123,948)
Unrealized loss (gain) on investments and assets held in trust by others	2,571,653	(1,721,038)
Realized gain on investments	(2,529,622)	(1,063,954)
Realized gain on sale of property, plant and equipment	-	(4,320)
Amortization of deferred financing costs	9,605	11,578
Amortization of bond discount/premium	(22,302)	(26,762)
Amortization of goodwill	235,501	282,601
Deferred energy cost adjustment	(51,960)	(62,352)
Change in assets and liabilities:		
Accounts receivable	392,583	(70,516)
Entrance fee receivable	217,400	(217,400)
Promises to give	880	(312)
Other assets	(47,734)	10,991
Accounts payable	(1,267,439)	1,333,463
Accrued expenses and deferred revenue other	(22,102)	930,285
Net cash provided by operating activities	4,659,545	8,986,349
Cash flows used in investing activities:		
Acquisition of property and equipment	(6,265,417)	(9,380,897)
Net purchase of investments	(234,966)	(263,775)
Net cash used in investing activities	(6,500,383)	(9,644,672)
Cash flows from financing activities:		
Refunds of entrance fees and deposits	(333,802)	(148,466)
Change in entrance fee payable	(112,873)	(88,590)
Principal payments on long-term debt	(823,435)	(611,916)
Financing costs incurred	—	(9,236)
Borrowings through finance leases	114,161	203,661
Repayments on finance lease obligations	(55,961)	(45,566)
Change in due to/from affiliates	3,052,748	1,358,435
Net cash provided by financing activities	1,840,838	658,322
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