

Pine Run Village

Statements of Financial Position
April 30, 2026 and December 31, 2025

	<u>April 30, 2026</u>	<u>December 31, 2025</u>
Assets		
Cash and cash equivalents	\$ 3,300	\$ 3,300
Investments	145,276	142,410
Statutory Liquid Reserve	3,589,007	3,374,211
Accounts receivable, net	2,656,783	2,415,273
Property and equipment, net	85,951,278	85,797,735
Due from affiliates	10,920,546	11,551,965
Goodwill	22,079,007	23,082,598
Other assets	1,028,866	1,010,355
	<u>126,374,063</u>	<u>127,377,847</u>
Total assets	<u>\$ 126,374,063</u>	<u>\$ 127,377,847</u>
Liabilities and Net Assets		
Accounts payable	57,515	1,429,357
Accrued expenses	2,214,978	1,883,533
Resident deposits	1,058,170	1,033,690
Entrance fees payable	5,466,230	5,982,852
Other liabilities	404,089	93,262
Long-term debt, senior living	76,352,005	77,089,684
Deferred revenue from entrance fees	32,783,076	32,233,615
	<u>118,336,064</u>	<u>119,745,992</u>
Total liabilities	<u>118,336,064</u>	<u>119,745,992</u>
Net Assets		
Without donor restriction	7,747,858	7,478,574
With donor restriction	290,141	153,281
Total net assets	<u>8,037,999</u>	<u>7,631,855</u>
Total liabilities and net assets	<u>\$ 126,374,063</u>	<u>\$ 127,377,847</u>

Pine Run Village

Statements of Operations and Changes in Net Assets

Period ended April 30, 2026 and year ended December 31, 2025

	<u>April 30, 2026</u>	<u>December 31, 2025</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 14,249,332	\$ 42,564,997
Amortization of entrance fees	1,705,101	4,871,180
Total resident services	<u>\$ 15,954,433</u>	<u>47,436,177</u>
Contributions, gifts, grants and bequests	1,597	5,315
Other revenues	-	331,480
Net assets released from restrictions	<u>-</u>	<u>765,649</u>
Total operating revenues and other support	<u>\$ 15,956,030</u>	<u>48,538,621</u>
Expenses:		
Nursing services	3,661,345	11,499,908
Rehabilitation	603,660	1,632,737
Recreation and special services	342,058	1,007,291
Pharmacy	106,580	426,097
Social Services	54,782	193,654
Physician Services	10,000	39,174
Dining Services	2,048,428	5,917,386
Building operations and maintenance	2,368,760	6,209,744
Housekeeping	393,470	1,241,551
Laundry	67,264	250,752
Management and general	2,077,673	5,816,334
Employee Benefits	679,974	1,769,626
Interest	1,493,558	4,549,498
Depreciation	964,167	2,659,361
Amortization	1,003,591	3,010,774
Fundraising	<u>42,218</u>	<u>121,537</u>
Total expenses before non-recurring expenses	<u>15,917,529</u>	<u>46,345,426</u>
Operating income before gains and losses	38,501	2,193,195
Loss on sale and disposal of property	<u>-</u>	<u>(44,830)</u>
Operating income	<u>38,501</u>	<u>2,148,364</u>
Other income (loss):		
Investment income, net of investment expense	31,399	174,695
Unrealized gain on investments	<u>199,384</u>	<u>502,005</u>
Total other income	<u>230,783</u>	<u>676,700</u>
Revenues in excess of expenses	<u>269,284</u>	<u>2,825,064</u>
Increase in net assets without donor restrictions	<u>269,284</u>	<u>2,825,064</u>

Pine Run Village

Statements of Operations and Changes in Net Assets

Period ended April 30, 2026 and year ended December 31, 2025

	<u>April 30, 2026</u>	<u>December 31, 2025</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	136,860	218,051
Net assets released from restrictions	<u>-</u>	<u>(765,649)</u>
Increase (decrease) in net assets with donor restrictions	<u>136,860</u>	<u>(547,599)</u>
Increase in net assets	406,144	2,277,465
Net Assets, Beginning	<u>7,631,855</u>	<u>5,354,390</u>
Net Assets, Ending	<u>\$ 8,037,999</u>	<u>\$ 7,631,855</u>

Pine Run Village

Statements of Cash Flows

Period ended April 30, 2026 and year ended December 31, 2025

	April 30, 2026	December 31, 2025
Cash Flows From Operating Activities		
Increase in net assets	\$ 406,144	\$ 2,277,465
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	964,167	2,659,361
Provision for credit losses	35,156	18,824
Proceeds from non-refundable fees and deposits	2,243,520	9,277,205
Amortization of entrance fees	(1,705,101)	(4,871,180)
Unrealized gain on investments and change in fair value of funds held in trust by others	(199,384)	(502,005)
Loss on sale of community and disposals of property and equipment	-	44,830
Amortization of deferred financing costs	7,705	24,002
Amortization of bond discount	13,726	41,177
Amortization of goodwill	1,003,591	3,010,774
Changes in assets and liabilities		
Accounts receivable	(133,818)	259,558
Entrance fee receivable	(142,849)	217,295
Other assets	(18,511)	(289,242)
Accounts payable	(1,371,842)	374,546
Accrued expenses	331,445	92,446
Other liabilities	310,828	(58,873)
Net cash provided by operating activities	<u>1,744,779</u>	<u>12,576,183</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(1,117,710)	(6,211,101)
Purchases of investments	(22,047)	83,793
Proceeds from sale of investments	3,769	1,750,150
Due from affiliates, net	631,418	(4,861,485)
Net cash used in investing activities	<u>(504,569)</u>	<u>(9,238,644)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(481,100)	(1,255,025)
Principal payments on redemptions of long-term debt	(759,110)	(1,855,292)
Net cash used in financing activities	<u>(1,240,210)</u>	<u>(3,110,317)</u>
Net change in cash, cash equivalents and restricted cash	(0)	227,222
Cash, cash equivalents and restricted cash, beginning	<u>439,195</u>	<u>211,973</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 439,195</u>	<u>\$ 439,195</u>
Cash and cash equivalents	\$ 3,300	\$ 3,300
Restricted cash in investments	435,895	435,895
Total cash, cash equivalents and restricted cash	<u>\$ 439,195</u>	<u>\$ 439,195</u>