

Pine Run Village

Statements of Financial Position
January 31, 2026 and December 31, 2025

	<u>January 31, 2026</u>	<u>December 31, 2025</u>
Assets		
Cash and cash equivalents	\$ 3,300	\$ 3,300
Investments	144,108	142,410
Statutory Liquid Reserve	3,460,514	3,374,211
Accounts receivable, net	2,221,656	2,415,273
Property and equipment, net	85,896,147	85,797,735
Due from affiliates	11,375,120	11,551,965
Goodwill	22,831,701	23,082,598
Other assets	927,548	1,010,355
	<hr/>	<hr/>
Total assets	<u>\$ 126,860,094</u>	<u>\$ 127,377,847</u>
Liabilities and Net Assets		
Accounts payable	\$ 761,193	1,429,357
Accrued expenses	2,006,037	1,883,533
Resident deposits	1,247,641	1,033,690
Entrance fees payable	5,982,852	5,982,852
Other liabilities	100,378	93,262
Long-term debt, senior living	77,095,042	77,089,684
Deferred revenue from entrance fees	31,687,931	32,233,615
	<hr/>	<hr/>
Total liabilities	<u>118,881,074</u>	<u>119,745,992</u>
Net Assets		
Without donor restriction	7,825,738	7,478,574
With donor restriction	153,281	153,281
	<hr/>	<hr/>
Total net assets	<u>7,979,020</u>	<u>7,631,855</u>
	<hr/>	<hr/>
Total liabilities and net assets	<u>\$ 126,860,094</u>	<u>\$ 127,377,847</u>

Pine Run Village

Statements of Operations and Changes in Net Assets

Period ended January 31, 2026 and year ended December 31, 2025

	<u>January 31, 2026</u>	<u>December 31, 2025</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 3,659,499	\$ 42,564,997
Amortization of entrance fees	754,684	4,871,180
Total resident services	<u>\$ 4,414,183</u>	<u>47,436,177</u>
Contributions, gifts, grants and bequests	78	5,315
Other revenues	-	331,480
Net assets released from restrictions	<u>-</u>	<u>765,649</u>
Total operating revenues and other support	<u>\$ 4,414,261</u>	<u>48,538,621</u>
Expenses:		
Nursing services	961,581	11,499,908
Rehabilitation	151,975	1,632,737
Recreation and special services	85,426	1,007,291
Pharmacy	26,761	426,097
Social Services	14,404	193,654
Physician Services	2,500	39,174
Dining Services	538,197	5,917,386
Building operations and maintenance	725,461	6,209,744
Housekeeping	102,205	1,241,551
Laundry	14,759	250,752
Management and general	495,004	5,816,334
Employee Benefits	154,728	1,769,626
Interest	384,192	4,549,498
Depreciation	240,021	2,659,361
Amortization	250,898	3,010,774
Fundraising	<u>10,555</u>	<u>121,537</u>
Total expenses before non-recurring expenses	<u>4,158,667</u>	<u>46,345,426</u>
Operating income before gains and losses	255,595	2,193,195
Loss on sale and disposal of property	<u>-</u>	<u>(44,830)</u>
Operating income	<u>255,595</u>	<u>2,148,364</u>
Other income:		
Investment income, net of investment expense	4,908	174,695
Unrealized gain on investments	<u>86,454</u>	<u>502,005</u>
Total other income	<u>91,362</u>	<u>676,700</u>
Revenues in excess of expenses	<u>346,957</u>	<u>2,825,064</u>
Increase in net assets without donor restrictions	<u>346,957</u>	<u>2,825,064</u>

Pine Run Village

Statements of Operations and Changes in Net Assets

Period ended January 31, 2026 and year ended December 31, 2025

	<u>January 31, 2026</u>	<u>December 31, 2025</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	208	218,051
Net assets released from restrictions	<u>-</u>	<u>(765,649)</u>
(Decrease) increase in net assets with donor restrictions	<u>208</u>	<u>(547,599)</u>
Increase in net assets	347,165	2,277,465
Net Assets, Beginning	<u>7,631,855</u>	<u>5,354,390</u>
Net Assets, Ending	<u>\$ 7,979,020</u>	<u>\$ 7,631,855</u>

Pine Run Village

Statements of Cash Flows

Period ended January 31, 2026 and year ended December 31, 2025

	January 31, 2026	December 31, 2025
Cash Flows From Operating Activities		
Increase in net assets	\$ 347,165	\$ 2,277,465
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	240,021	2,659,361
Provision for doubtful collections	6,827	18,824
Proceeds from non-refundable fees and deposits	422,951	9,277,205
Amortization of entrance fees	(754,684)	(4,871,180)
Unrealized gain on investments and change in fair value of funds held in trust by others	(86,454)	(502,005)
Loss on sale of community and disposals of property and equipment	-	44,830
Amortization of deferred financing costs	1,926	24,002
Amortization of bond discount	3,431	41,177
Amortization of goodwill	250,898	3,010,774
Changes in assets and liabilities		
Accounts receivable	(57,616)	259,558
Entrance fee receivable	244,405	217,295
Other assets	82,807	(289,242)
Accounts payable	(668,164)	374,546
Accrued expenses	122,505	92,446
Other liabilities	7,116	(58,873)
Net cash provided by operating activities	<u>163,134</u>	<u>12,576,183</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(338,432)	(6,211,101)
Purchases of investments	(2,507)	83,793
Proceeds from sale of investments	960	1,750,150
Due from affiliates, net	176,845	(4,861,485)
Net cash used in investing activities	<u>(163,134)</u>	<u>(9,238,644)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	-	(1,255,025)
Principal payments on redemptions of long-term debt	-	(1,855,292)
Net cash used in financing activities	<u>-</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>