

Quincy Retirement Community

Statements of Financial Position

December 31, 2023 and December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Assets		
Cash and cash equivalents	\$ 60,888	\$ 53,500
Investments	7,375,542	6,108,205
Statutory Liquid Reserve	1,222,270	1,068,481
Accounts receivable, net	1,634,574	1,352,907
Assets whose use is limited	3,048,011	258,511
Property and equipment, net	32,960,719	33,072,970
Due from affiliates, net	13,090,262	13,131,301
Funds held in trust by others	6,357,673	5,878,302
Other assets	604,102	637,624
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Total assets	<u>\$ 66,354,041</u>	<u>\$ 61,561,802</u>
Liabilities and Net Assets		
Accounts payable	\$ 652,206	\$ 503,814
Accrued expenses	1,024,287	832,373
Resident deposits	105,781	230,928
Entrance fees payable	754,379	588,845
Other liabilities	340,214	535,711
Long-term debt, senior living	23,617,114	21,190,760
Deferred revenue from entrance fees	16,310,148	15,430,072
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Total liabilities	<u>42,804,128</u>	<u>39,312,503</u>
Net Assets		
Without donor restriction	16,713,604	15,971,771
With donor restriction	6,836,310	6,277,527
Total net assets (deficit)	<u>23,549,913</u>	<u>22,249,298</u>
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Total liabilities, net assets and equity	<u>\$ 66,354,041</u>	<u>\$ 61,561,802</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended December 31, 2023 and year ended December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 21,218,150	\$ 18,954,863
Amortization of entrance fees	1,816,284	1,822,532
Total resident services	<u>23,034,434</u>	<u>20,777,395</u>
Contributions, gifts, grants and bequests	532,084	370,010
Government stimulus	41,858	199,951
FEMA funding	-	250,950
Net assets released from restrictions	<u>66,536</u>	<u>49,378</u>
Total operating revenues and other support	<u>23,674,912</u>	<u>21,647,684</u>
Expenses:		
Nursing services	8,228,090	6,798,433
Rehabilitation	1,605,007	1,665,681
Recreation and special services	421,699	427,026
Pharmacy	344,836	348,119
Social Services	97,818	87,695
Physician Services	34,290	51,480
Dining Services	2,001,524	1,837,638
Building operations and maintenance	3,154,020	2,845,875
Housekeeping	307,116	219,786
Laundry	182,002	179,107
Management and general	3,553,465	3,435,329
Employee Benefits	1,113,126	1,005,976
Interest	883,483	811,173
Depreciation	2,372,418	2,360,229
Fundraising	<u>50,459</u>	<u>75,070</u>
Total expenses before non-recurring expenses	<u>24,349,354</u>	<u>22,148,617</u>
Non-recurring expenses, COVID-19	<u>1,450</u>	<u>109,060</u>
Operating income (loss) before gains and losses	<u>(675,892)</u>	<u>(609,993)</u>
Operating income (loss)	<u>(675,892)</u>	<u>(609,993)</u>
Other income (loss):		
Investment income, net of investment expense	522,023	433,202
Realized gain on investments	-	51,330
Unrealized gain (loss) on investments	918,457	(1,537,799)
Loss on early extinguishment of debt	<u>(22,756)</u>	<u>-</u>
Total other income (loss)	<u>1,417,724</u>	<u>(1,053,267)</u>
Revenues in excess of (less than) expenses	741,832	(1,663,260)
Grant revenue - capital	-	30,984
Increase (decrease) in net assets without donor restrictions	<u>741,832</u>	<u>(1,632,276)</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended December 31, 2023 and year ended December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	145,119	220,359
Investment income, net of investment expense	829	1,027
Unrealized gain (loss) on investments	479,371	(1,413,572)
Net assets released from restrictions	<u>(66,536)</u>	<u>(49,378)</u>
Increase (decrease) in net assets with donor restrictions	<u>558,783</u>	<u>(1,241,564)</u>
Increase (decrease) in net assets	1,300,615	(2,873,839)
Net Assets, Beginning	<u>22,249,298</u>	<u>25,123,138</u>
Net Assets, Ending	<u>\$ 23,549,913</u>	<u>\$ 22,249,298</u>

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Quincy Retirement Community

Statements of Cash Flows

Period ended December 31, 2023 and year ended December 31, 2022

	December 31, 2023	December 31, 2022
Cash Flows From Operating Activities		
Increase (decrease) in net assets	\$ 1,300,615	\$ (2,873,839)
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	2,372,418	2,360,229
Provision for doubtful collections	215,711	109,017
Proceeds from non-refundable fees and deposits	2,143,929	3,155,728
Amortization of entrance fees	(1,816,284)	(1,822,532)
Loss on early extinguishment of debt	22,756	
Unrealized (gain) loss on investments and change in fair value of funds held in trust by others	(1,397,828)	2,951,371
Realized gain on investments	-	(51,330)
Amortization of deferred financing costs	6,694	5,926
Amortization of bond discount	2,548	-
Changes in assets and liabilities		
Accounts receivable	(564,214)	(103,150)
Entrance fee receivable	66,836	52,600
Other assets	33,522	(57,682)
Accounts payable	148,392	(280,051)
Accrued expenses	191,914	(140,095)
Other liabilities	(195,497)	51,227
CARES act funding liabilities	-	(402,351)
Net cash provided by operating activities	<u>2,531,511</u>	<u>2,955,067</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(2,260,167)	(1,298,620)
Purchases of investments	(194,683)	(186,103)
Proceeds from sale of investments	(2,787,681)	(101,371)
Due from affiliates, net	41,039	(618,725)
Net cash used in investing activities	<u>(5,201,491)</u>	<u>(2,204,820)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(724,235)	(123,510)
Proceeds from refundable entrance fees and deposits, resales	204,941	-
Proceeds from refundable entrance fees and deposits, new units	1,112,112	465,250
Principal payments on redemptions of long-term debt	(829,916)	(912,600)
Proceeds from issuance of long-term debt	7,123,346	-
Early payoff of long-term debt	(3,618,649)	-
Financing costs paid	(280,426)	-
Net cash provided by (used in) financing activities	<u>2,987,173</u>	<u>(570,860)</u>
Net change in cash, cash equivalents and restricted cash	317,193	179,388
Cash, cash equivalents and restricted cash, beginning	<u>228,830</u>	<u>49,442</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 546,023</u>	<u>\$ 228,830</u>
Cash and cash equivalents	\$ 60,888	\$ 53,500
Restricted cash in investments	485,135	175,330
Total cash, cash equivalents and restricted cash	<u>\$ 546,023</u>	<u>\$ 228,830</u>