

Quincy Retirement Community

Statements of Financial Position

February 28, 2023 and December 31, 2022

	<u>February 28, 2023</u>	<u>December 31, 2022</u>
Assets		
Cash and cash equivalents	\$ 8,318	\$ 53,500
Investments	6,314,676	6,108,205
Statutory Liquid Reserve	1,068,481	1,068,481
Accounts receivable, net	1,367,167	1,352,907
Assets whose use is limited	258,511	258,511
Property and equipment, net	33,198,446	33,072,970
Due from affiliates, net	12,892,600	13,131,301
Funds held in trust by others	5,962,986	5,878,302
Other assets	557,257	637,624
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Total assets	<u>\$ 61,628,443</u>	<u>\$ 61,561,802</u>
Liabilities and Net Assets		
Accounts payable	\$ 211,402	\$ 503,814
Accrued expenses	1,178,685	832,373
Entrance fee and deposit payable	736,728	819,773
Other liabilities	336,041	535,711
Long-term debt, senior living	21,036,878	21,190,760
Deferred revenue from entrance fees	15,663,365	15,430,072
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Total liabilities	<u>39,163,100</u>	<u>39,312,503</u>
Net Assets		
Without donor restriction	16,103,131	15,971,771
With donor restriction	6,362,211	6,277,527
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Total net assets (deficit)	<u>22,465,343</u>	<u>22,249,298</u>
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Total liabilities, net assets and equity	<u>\$ 61,628,443</u>	<u>\$ 61,561,802</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended February 28, 2023 and year ended December 31, 2022

	<u>February 28, 2023</u>	<u>December 31, 2022</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 3,463,229	\$ 18,954,863
Amortization of entrance fees	252,105	1,822,532
Total resident services	<u>3,715,334</u>	<u>20,777,395</u>
Contributions, gifts, grants and bequests	10,177	370,010
Government stimulus	-	199,951
FEMA funding	-	250,950
Net assets released from restrictions	<u>-</u>	<u>49,378</u>
Total operating revenues and other support	<u>3,725,510</u>	<u>21,647,684</u>
Expenses:		
Nursing services	1,288,157	6,798,433
Rehabilitation	273,465	1,665,681
Recreation and special services	65,560	427,026
Pharmacy	69,603	348,119
Social Services	14,825	87,695
Physician Services	14,353	51,480
Dining Services	305,788	1,837,638
Building operations and maintenance	493,030	2,845,875
Housekeeping	49,058	219,786
Laundry	29,115	179,107
Management and general	547,011	3,435,329
Employee Benefits	197,402	1,005,976
Interest	130,548	811,173
Depreciation	396,537	2,360,229
Fundraising	<u>8,344</u>	<u>75,070</u>
Total expenses before non-recurring expenses	<u>3,882,794</u>	<u>22,148,617</u>
Non-recurring expenses, COVID-19	<u>350</u>	<u>109,060</u>
Operating income (loss) before gains and losses	<u>(157,633)</u>	<u>(609,993)</u>
Operating income (loss)	<u>(157,633)</u>	<u>(609,993)</u>
Other income (loss):		
Investment income, net of investment expense	96,648	433,202
Realized gain on investments	-	51,330
Unrealized gain (loss) on investments	<u>192,346</u>	<u>(1,537,799)</u>
Total other income (loss)	<u>288,993</u>	<u>(1,053,267)</u>
Revenues in excess of (less than) expenses	131,360	(1,663,260)
Grant revenue - capital	<u>-</u>	<u>30,984</u>
Increase (decrease) in net assets without donor restrictions	<u>131,360</u>	<u>(1,632,276)</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended February 28, 2023 and year ended December 31, 2022

	<u>February 28, 2023</u>	<u>December 31, 2022</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	-	220,359
Investment income, net of investment expense	-	1,027
Unrealized gain (loss) on investments	84,684	(1,413,572)
Net assets released from restrictions	-	(49,378)
	<u>84,684</u>	<u>(1,241,564)</u>
Increase (decrease) in net assets with donor restrictions	84,684	(1,241,564)
Increase (decrease) in net assets	216,044	(2,873,839)
Net Assets, Beginning	<u>22,249,298</u>	<u>25,123,138</u>
Net Assets, Ending	<u>\$ 22,465,343</u>	<u>\$ 22,249,298</u>

Quincy Retirement Community

Statements of Cash Flows

Period ended February 28, 2023 and year ended December 31, 2022

	<u>February 28, 2023</u>	<u>December 31, 2022</u>
Cash Flows From Operating Activities		
Increase (decrease) in net assets	\$ 216,044	\$ (2,873,839)
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	396,537	2,360,229
Provision for doubtful collections	29,501	109,017
Proceeds from non-refundable fees and deposits	395,737	3,155,728
Amortization of entrance fees	(252,105)	(1,822,532)
Unrealized (gain) loss on investments and change in fair value of funds held in trust by others	(277,030)	2,951,371
Realized gain on investments	-	(51,330)
Amortization of deferred financing costs	988	5,926
Changes in assets and liabilities		
Accounts receivable	(76,326)	(103,150)
Entrance fee receivable	32,565	52,600
Other assets	80,367	(57,682)
Accounts payable	(292,412)	(280,051)
Accrued expenses	346,312	(140,095)
Other liabilities	(199,670)	51,227
CARES act funding liabilities	-	(402,351)
Net cash provided by operating activities	<u>400,508</u>	<u>2,955,067</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(522,012)	(1,298,620)
Purchases of investments	(14,389)	(208,474)
Proceeds from sale of investments	263	(79,001)
Due from affiliates, net	<u>238,701</u>	<u>(618,725)</u>
Net cash used in investing activities	<u>(297,436)</u>	<u>(2,204,820)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(140,484)	(123,510)
Proceeds from refundable entrance fees and deposits, resales	72,000	-
Proceeds from refundable entrance fees and deposits, new units	75,100	465,250
Principal payments on redemptions of long-term debt	<u>(154,870)</u>	<u>(912,600)</u>
Net cash used in financing activities	<u>(148,254)</u>	<u>(570,860)</u>
Net change in cash, cash equivalents and restricted cash	(45,182)	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>\$ 183,648</u>	<u>\$ 228,830</u>
Cash and cash equivalents	\$ 8,318	\$ 53,500
Restricted cash in investments	175,330	175,330
Total cash, cash equivalents and restricted cash	<u>\$ 183,648</u>	<u>\$ 228,830</u>