

Quincy Retirement Community

Statements of Financial Position

February 28, 2026 and December 31, 2025

| | <u>February 28, 2026</u> | <u>December 31, 2025</u> |
|-------------------------------------|--------------------------|--------------------------|
| Assets | | |
| Cash and cash equivalents | \$ 47,166 | \$ 1,978,125 |
| Investments | 10,685,831 | 10,241,719 |
| Statutory Liquid Reserve | 1,329,760 | 1,329,760 |
| Accounts receivable, net | 1,942,633 | 2,394,909 |
| Assets whose use is limited | 564,744 | 564,744 |
| Property and equipment, net | 36,792,921 | 36,595,586 |
| Due from affiliates, net | 11,633,126 | 9,594,205 |
| Funds held in trust by others | 7,037,263 | 6,850,729 |
| Other assets | 624,921 | 701,730 |
| | <hr/> | <hr/> |
| Total assets | <u>\$ 70,658,364</u> | <u>\$ 70,251,508</u> |
| Liabilities and Net Assets | | |
| Accounts payable | \$ 715,473 | 920,882 |
| Accrued expenses | 1,044,274 | 881,314 |
| Resident deposits | 490,307 | 303,878 |
| Entrance fees payable | 1,538,087 | 1,446,272 |
| Other liabilities | 459,634 | 419,168 |
| Long-term debt, senior living | 22,161,872 | 22,269,367 |
| Deferred revenue from entrance fees | 18,342,574 | 18,582,790 |
| | <hr/> | <hr/> |
| Total liabilities | <u>44,752,220</u> | <u>44,823,670</u> |
| Net Assets | | |
| Without donor restriction | 18,462,769 | 18,176,609 |
| With donor restriction | 7,443,376 | 7,251,228 |
| Total net assets | <hr/> <u>25,906,145</u> | <hr/> <u>25,427,837</u> |
| | <hr/> | <hr/> |
| Total liabilities and net assets | <u>\$ 70,658,364</u> | <u>\$ 70,251,508</u> |

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended February 28, 2026 and year ended December 31, 2025

| | <u>February 28, 2026</u> | <u>December 31, 2025</u> |
|---|--------------------------|--------------------------|
| Net Assets Without Donor Restrictions | | |
| Revenues, gains and other support: | | |
| Resident services: | | |
| Resident services | \$ 3,839,659 | \$ 23,098,903 |
| Amortization of entrance fees | 324,045 | 2,441,389 |
| Total resident services | <u>4,163,704</u> | <u>25,540,292</u> |
| Contributions, gifts, grants and bequests | 18,342 | 188,697 |
| Net assets released from restrictions | <u>13,764</u> | <u>90,556</u> |
| Total operating revenues and other support | <u>4,195,809</u> | <u>25,819,546</u> |
| Expenses: | | |
| Nursing services | 1,337,469 | 8,809,147 |
| Rehabilitation | 259,323 | 1,761,126 |
| Recreation and special services | 88,264 | 487,628 |
| Pharmacy | 42,425 | 232,225 |
| Social Services | 16,365 | 104,839 |
| Physician Services | 5,000 | 30,000 |
| Dining Services | 414,696 | 2,387,495 |
| Building operations and maintenance | 657,887 | 3,652,286 |
| Housekeeping | 49,419 | 296,880 |
| Laundry | 28,912 | 202,267 |
| Management and general | 713,234 | 3,563,104 |
| Employee Benefits | 210,826 | 1,256,352 |
| Interest | 154,990 | 943,351 |
| Depreciation | 469,721 | 2,672,704 |
| Fundraising | <u>10,291</u> | <u>65,121</u> |
| Total expenses before non-recurring expenses | <u>4,458,823</u> | <u>26,464,525</u> |
| Operating loss before gains and losses | (263,014) | (644,980) |
| Gain on sale and disposal of property | <u>2,255</u> | <u>-</u> |
| Operating loss | <u>(260,759)</u> | <u>(644,980)</u> |
| Other income: | | |
| Investment income, net of investment expense | 121,521 | 621,142 |
| Realized gain on investments | - | 36,036 |
| Unrealized gain on investments | <u>425,397</u> | <u>1,396,183</u> |
| Total other income | <u>546,918</u> | <u>2,053,362</u> |
| Revenues in excess of expenses | 286,159 | 1,408,382 |
| Increase in net assets without donor restrictions | <u>286,159</u> | <u>1,408,382</u> |

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended February 28, 2026 and year ended December 31, 2025

| | <u>February 28, 2026</u> | <u>December 31, 2025</u> |
|--|--------------------------|--------------------------|
| Net Assets With Donor Restrictions | | |
| Contributions, gifts, grants and bequests | 19,159 | 58,088 |
| Investment income, net of investment expense | 219 | 1,297 |
| Unrealized gain on investments | 186,533 | 177,007 |
| Net assets released from restrictions | <u>(13,764)</u> | <u>(90,556)</u> |
| Increase in net assets with donor restrictions | <u>192,148</u> | <u>145,835</u> |
| Increase in net assets | 478,307 | 1,554,218 |
| Net Assets, Beginning | <u>25,427,837</u> | <u>23,873,619</u> |
| Net Assets, Ending | <u>\$ 25,906,145</u> | <u>\$ 25,427,837</u> |

Quincy Retirement Community

Statements of Cash Flows

Period ended February 28, 2026 and year ended December 31, 2025

| | February 28, 2026 | December 31, 2025 |
|---|--------------------|---------------------|
| Cash Flows From Operating Activities | | |
| Increase in net assets | \$ 478,307 | \$ 1,554,218 |
| Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities | | |
| Depreciation | 469,721 | 2,672,704 |
| Provision for credit losses | 35,021 | 249,548 |
| Proceeds from non-refundable fees and deposits | 405,404 | 4,416,830 |
| Amortization of entrance fees | (324,045) | (2,441,389) |
| Unrealized gain on investments and change in fair value of funds held in trust by others | (611,930) | (1,573,190) |
| Realized gain on investments | - | (36,036) |
| Gain on sale of community and disposals of property and equipment | (2,255) | - |
| Amortization of deferred financing costs | 1,400 | 8,671 |
| Amortization of bond discount | 1,272 | 7,644 |
| Changes in assets and liabilities | | |
| Accounts receivable | (29,555) | (461,413) |
| Entrance fee receivable | 446,809 | (413,098) |
| Other assets | 76,809 | (85,408) |
| Accounts payable | (205,409) | 46,802 |
| Accrued expenses | 162,960 | (134,294) |
| Other liabilities | 40,466 | (61,388) |
| Net cash provided by operating activities | <u>944,975</u> | <u>3,750,200</u> |
| Cash Flows From Investing Activities | | |
| Acquisition of property and equipment | (664,801) | (4,481,750) |
| Purchases of investments | (19,162) | (2,317,142) |
| Proceeds from sale of investments | 448 | 3,768,830 |
| Due from affiliates, net | (2,038,921) | 2,811,938 |
| Net cash used in investing activities | <u>(2,722,436)</u> | <u>(218,125)</u> |
| Cash Flows From Financing Activities | | |
| Refunds of entrance fees and deposits | (43,331) | (437,599) |
| Principal payments on redemptions of long-term debt | (110,168) | (686,894) |
| Net cash used in financing activities | <u>(153,499)</u> | <u>(1,124,493)</u> |
| Net change in cash, cash equivalents and restricted cash | (1,930,960) | 2,407,582 |
| Cash, cash equivalents and restricted cash, beginning | <u>2,490,447</u> | <u>82,865</u> |
| Cash, cash equivalents and restricted cash, ending | <u>\$ 559,488</u> | <u>\$ 2,490,447</u> |
| Cash and cash equivalents | \$ 47,166 | \$ 1,978,125 |
| Restricted cash in investments | 512,322 | 512,322 |
| Total cash, cash equivalents and restricted cash | <u>\$ 559,488</u> | <u>\$ 2,490,447</u> |