

Quincy Retirement Community

Statements of Financial Position

June 30, 2023 and December 31, 2022

	<u>June 30, 2023</u>	<u>December 31, 2022</u>
Assets		
Cash and cash equivalents	\$ 70,100	\$ 53,500
Investments	6,762,159	6,108,205
Statutory Liquid Reserve	1,068,481	1,068,481
Accounts receivable, net	1,333,168	1,352,907
Assets whose use is limited	258,511	258,511
Property and equipment, net	33,064,271	33,072,970
Due from affiliates, net	13,537,904	13,131,301
Funds held in trust by others	6,142,618	5,878,302
Other assets	505,017	637,624
	<u>62,742,229</u>	<u>61,561,802</u>
Total assets	<u>\$ 62,742,229</u>	<u>\$ 61,561,802</u>
Liabilities and Net Assets		
Accounts payable	\$ 773,893	\$ 503,814
Accrued expenses	990,021	832,373
Resident deposits	113,198	230,928
Entrance fees payable	629,145	588,845
Other liabilities	191,137	535,711
Long-term debt, senior living	20,726,063	21,190,760
Deferred revenue from entrance fees	16,211,894	15,430,072
	<u>39,635,351</u>	<u>39,312,503</u>
Total liabilities	<u>39,635,351</u>	<u>39,312,503</u>
Net Assets		
Without donor restriction	16,595,610	15,971,771
With donor restriction	6,511,267	6,277,527
Total net assets (deficit)	<u>23,106,878</u>	<u>22,249,298</u>
Total liabilities, net assets and equity	<u>\$ 62,742,229</u>	<u>\$ 61,561,802</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended June 30, 2023 and year ended December 31, 2022

	<u>June 30, 2023</u>	<u>December 31, 2022</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 10,519,607	\$ 18,954,863
Amortization of entrance fees	910,734	1,822,532
Total resident services	<u>11,430,341</u>	<u>20,777,395</u>
Contributions, gifts, grants and bequests	141,040	370,010
Government stimulus	41,858	199,951
FEMA funding	-	250,950
Net assets released from restrictions	<u>38,281</u>	<u>49,378</u>
Total operating revenues and other support	<u>11,651,520</u>	<u>21,647,684</u>
Expenses:		
Nursing services	3,971,991	6,798,433
Rehabilitation	816,426	1,665,681
Recreation and special services	209,264	427,026
Pharmacy	169,055	348,119
Social Services	48,068	87,695
Physician Services	19,290	51,480
Dining Services	944,224	1,837,638
Building operations and maintenance	1,517,871	2,845,875
Housekeeping	151,897	219,786
Laundry	89,727	179,107
Management and general	1,715,811	3,435,329
Employee Benefits	572,857	1,005,976
Interest	406,790	811,173
Depreciation	1,193,732	2,360,229
Fundraising	<u>23,622</u>	<u>75,070</u>
Total expenses before non-recurring expenses	<u>11,850,626</u>	<u>22,148,617</u>
Non-recurring expenses, COVID-19	<u>650</u>	<u>109,060</u>
Operating income (loss) before gains and losses	<u>(199,756)</u>	<u>(609,993)</u>
Operating income (loss)	<u>(199,756)</u>	<u>(609,993)</u>
Other income (loss):		
Investment income, net of investment expense	253,349	433,202
Realized gain on investments	-	51,330
Unrealized gain (loss) on investments	<u>570,246</u>	<u>(1,537,799)</u>
Total other income (loss)	<u>823,595</u>	<u>(1,053,267)</u>
Revenues in excess of (less than) expenses	623,839	(1,663,260)
Grant revenue - capital	-	30,984
Increase (decrease) in net assets without donor restrictions	<u>623,839</u>	<u>(1,632,276)</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended June 30, 2023 and year ended December 31, 2022

	<u>June 30, 2023</u>	<u>December 31, 2022</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	7,294	220,359
Investment income, net of investment expense	412	1,027
Unrealized gain (loss) on investments	264,316	(1,413,572)
Net assets released from restrictions	<u>(38,281)</u>	<u>(49,378)</u>
Increase (decrease) in net assets with donor restrictions	<u>233,740</u>	<u>(1,241,564)</u>
Increase (decrease) in net assets	857,579	(2,873,839)
Net Assets, Beginning	<u>22,249,298</u>	<u>25,123,138</u>
Net Assets, Ending	<u>\$ 23,106,878</u>	<u>\$ 22,249,298</u>

Quincy Retirement Community

Statements of Cash Flows

Period ended June 30, 2023 and year ended December 31, 2022

	<u>June 30, 2023</u>	<u>December 31, 2022</u>
Cash Flows From Operating Activities		
Increase (decrease) in net assets	\$ 857,579	\$ (2,873,839)
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	1,193,732	2,360,229
Provision for doubtful collections	89,657	109,017
Proceeds from non-refundable fees and deposits	1,309,673	3,155,728
Amortization of entrance fees	(910,734)	(1,822,532)
Unrealized (gain) loss on investments and change in fair value of funds held in trust by others	(834,562)	2,951,371
Realized gain on investments	-	(51,330)
Amortization of deferred financing costs	2,963	5,926
Changes in assets and liabilities		
Accounts receivable	(11,543)	(103,150)
Entrance fee receivable	(58,376)	52,600
Other assets	132,608	(57,682)
Accounts payable	270,079	(280,051)
Accrued expenses	157,648	(140,095)
Other liabilities	(344,575)	51,227
CARES act funding liabilities	-	(402,351)
Net cash provided by operating activities	<u>1,854,149</u>	<u>2,955,067</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(1,185,033)	(1,298,620)
Purchases of investments	(85,075)	(186,103)
Proceeds from sale of investments	1,368	(101,371)
Due from affiliates, net	(406,603)	(618,725)
Net cash used in investing activities	<u>(1,675,343)</u>	<u>(2,204,820)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(400,486)	(123,510)
Proceeds from refundable entrance fees and deposits, resales	72,000	-
Proceeds from refundable entrance fees and deposits, new units	633,940	465,250
Principal payments on redemptions of long-term debt	(467,660)	(912,600)
Net cash used in financing activities	<u>(162,206)</u>	<u>(570,860)</u>
Net change in cash, cash equivalents and restricted cash	16,601	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>\$ 245,430</u>	<u>\$ 228,830</u>
Cash and cash equivalents	\$ 70,100	\$ 53,500
Restricted cash in investments	175,330	175,330
Total cash, cash equivalents and restricted cash	<u>\$ 245,430</u>	<u>\$ 228,830</u>