

Quincy Retirement Community

Statements of Financial Position

October 31, 2023 and December 31, 2022

	<u>October 31, 2023</u>	<u>December 31, 2022</u>
Assets		
Cash and cash equivalents	\$ 46,452	\$ 53,500
Investments	6,351,771	6,108,205
Statutory Liquid Reserve	1,068,481	1,068,481
Accounts receivable, net	1,498,784	1,352,907
Assets whose use is limited	3,048,011	258,511
Property and equipment, net	33,206,576	33,072,970
Due from affiliates, net	13,325,315	13,131,301
Funds held in trust by others	5,816,843	5,878,302
Other assets	1,074,341	637,624
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Total assets	<u>\$ 65,436,573</u>	<u>\$ 61,561,802</u>
Liabilities and Net Assets		
Accounts payable	\$ 524,352	\$ 503,814
Accrued expenses	1,341,764	832,373
Resident deposits	152,768	230,928
Entrance fees payable	852,806	588,845
Other liabilities	177,666	535,711
Long-term debt, senior living	23,718,145	21,190,760
Deferred revenue from entrance fees	16,472,731	15,430,072
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Total liabilities	<u>43,240,230</u>	<u>39,312,503</u>
Net Assets		
Without donor restriction	15,518,773	15,971,771
With donor restriction	6,677,570	6,277,527
Total net assets (deficit)	<hr/> <u>22,196,342</u>	<hr/> <u>22,249,298</u>
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Total liabilities, net assets and equity	<u>\$ 65,436,573</u>	<u>\$ 61,561,802</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

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

	<u>October 31, 2023</u>	<u>December 31, 2022</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 17,554,251	\$ 18,954,863
Amortization of entrance fees	1,525,043	1,822,532
Total resident services	<u>19,079,294</u>	<u>20,777,395</u>
Contributions, gifts, grants and bequests	65,483	370,010
Government stimulus	41,858	199,951
FEMA funding	-	250,950
Net assets released from restrictions	<u>43,718</u>	<u>49,378</u>
Total operating revenues and other support	<u>19,230,352</u>	<u>21,647,684</u>
Expenses:		
Nursing services	6,853,520	6,798,433
Rehabilitation	1,337,596	1,665,681
Recreation and special services	353,370	427,026
Pharmacy	279,905	348,119
Social Services	81,043	87,695
Physician Services	29,290	51,480
Dining Services	1,640,337	1,837,638
Building operations and maintenance	2,568,068	2,845,875
Housekeeping	253,333	219,786
Laundry	152,657	179,107
Management and general	2,888,714	3,435,329
Employee Benefits	964,254	1,005,976
Interest	719,410	811,173
Depreciation	1,976,647	2,360,229
Fundraising	<u>40,310</u>	<u>75,070</u>
Total expenses before non-recurring expenses	<u>20,138,454</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>(909,552)</u>	<u>(609,993)</u>
Operating income (loss)	<u>(909,552)</u>	<u>(609,993)</u>
Other income (loss):		
Investment income, net of investment expense	372,005	433,202
Realized gain on investments	-	51,330
Unrealized gain (loss) on investments	107,304	(1,537,799)
Loss on early extinguishment of debt	<u>(22,756)</u>	<u>-</u>
Total other income (loss)	<u>456,553</u>	<u>(1,053,267)</u>
Revenues less than expenses	<u>(452,999)</u>	<u>(1,663,260)</u>
Grant revenue - capital	-	30,984
Decrease in net assets without donor restrictions	<u>(452,999)</u>	<u>(1,632,276)</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

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

	<u>October 31, 2023</u>	<u>December 31, 2022</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	504,600	220,359
Investment income, net of investment expense	620	1,027
Unrealized gain (loss) on investments	(61,460)	(1,413,572)
Net assets released from restrictions	<u>(43,718)</u>	<u>(49,378)</u>
Increase (decrease) in net assets with donor restrictions	<u>400,043</u>	<u>(1,241,564)</u>
Increase (decrease) in net assets	(52,956)	(2,873,839)
Net Assets, Beginning	<u>22,249,298</u>	<u>25,123,138</u>
Net Assets, Ending	<u>\$ 22,196,342</u>	<u>\$ 22,249,298</u>

Quincy Retirement Community

Statements of Cash Flows

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

	October 31, 2023	December 31, 2022
Cash Flows From Operating Activities		
Decrease in net assets	\$ (52,956)	\$ (2,873,839)
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	1,976,647	2,360,229
Provision for doubtful collections	133,640	109,017
Proceeds from non-refundable fees and deposits	2,207,988	3,155,728
Amortization of entrance fees	(1,525,043)	(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	(45,844)	2,951,371
Realized gain on investments	-	(51,330)
Amortization of deferred financing costs	5,308	5,926
Amortization of bond discount	1,274	-
Changes in assets and liabilities		
Accounts receivable	(314,006)	(103,150)
Entrance fee receivable	34,489	52,600
Other assets	(436,717)	(57,682)
Accounts payable	20,537	(280,051)
Accrued expenses	509,390	(140,095)
Other liabilities	(358,046)	51,227
CARES act funding liabilities	-	(402,351)
Net cash provided by operating activities	<u>2,179,419</u>	<u>2,955,067</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(2,110,252)	(1,298,620)
Purchases of investments	(2,927,585)	(186,103)
Proceeds from sale of investments	1,823	(101,371)
Due from affiliates, net	(194,014)	(618,725)
Net cash used in investing activities	<u>(5,230,028)</u>	<u>(2,204,820)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(507,497)	(123,510)
Proceeds from refundable entrance fees and deposits, resales	204,941	-
Proceeds from refundable entrance fees and deposits, new units	848,072	465,250
Principal payments on redemptions of long-term debt	(727,764)	(912,600)
Proceeds from issuance of long-term debt	7,123,346	-
Early payoff of long-term debt	(3,618,649)	-
Financing costs paid	(278,886)	-
Net cash provided by (used in) financing activities	<u>3,043,562</u>	<u>(570,860)</u>
Net change in cash, cash equivalents and restricted cash	(7,048)	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>\$ 221,782</u>	<u>\$ 228,830</u>
Cash and cash equivalents	\$ 46,452	\$ 53,500
Restricted cash in investments	175,330	175,330
Total cash, cash equivalents and restricted cash	<u>\$ 221,782</u>	<u>\$ 228,830</u>