

Quincy Retirement Community

Statements of Financial Position

September 30, 2026 and December 31, 2025

	<u>September 30, 2026</u>	<u>December 31, 2025</u>
Assets		
Cash and cash equivalents	\$ 47,009	\$ 1,978,125
Investments	11,138,764	10,241,719
Statutory liquid reserve	1,329,760	1,329,760
Accounts receivable, net	1,680,865	2,394,909
Assets whose use is limited	273,011	564,744
Property and equipment, net	37,312,745	36,595,586
Due from affiliates, net	12,554,189	9,594,205
Funds held in trust by others	6,918,487	6,850,729
Other assets	1,008,268	701,730
	<u> </u>	<u> </u>
Total assets	<u>\$ 72,263,097</u>	<u>\$ 70,251,508</u>
Liabilities and Net Assets		
Accounts payable	502,531	920,882
Accrued expenses	1,138,371	881,314
Resident deposits	450,390	303,878
Entrance fees payable	1,500,166	1,446,272
Other liabilities	647,377	419,168
Long-term debt, senior living	21,712,385	22,269,367
Deferred revenue from entrance fees	19,634,888	18,582,790
	<u> </u>	<u> </u>
Total liabilities	<u>45,586,109</u>	<u>44,823,670</u>
Net Assets		
Without donor restriction	19,329,995	18,176,609
With donor restriction	7,346,993	7,251,228
Total net assets	<u>26,676,988</u>	<u>25,427,837</u>
	<u> </u>	<u> </u>
Total liabilities and net assets	<u>\$ 72,263,097</u>	<u>\$ 70,251,508</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended September 30, 2026 and year ended December 31, 2025

	<u>September 30, 2026</u>	<u>December 31, 2025</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 18,658,012	\$ 23,098,903
Amortization of entrance fees	1,786,684	2,441,389
Total resident services	<u>20,444,696</u>	<u>25,540,292</u>
Contributions, gifts, grants and bequests	89,148	188,697
Net assets released from restrictions	<u>49,876</u>	<u>90,556</u>
Total operating revenues and other support	<u>20,583,719</u>	<u>25,819,546</u>
Expenses:		
Nursing services	6,709,661	8,809,147
Rehabilitation	1,264,621	1,761,126
Recreation and special services	428,972	487,628
Pharmacy	200,601	232,225
Social Services	87,768	104,839
Physician Services	21,500	30,000
Dining Services	1,998,432	2,387,495
Building operations and maintenance	2,919,807	3,652,286
Housekeeping	245,830	296,880
Laundry	164,835	202,267
Management and general	2,957,081	3,563,104
Employee Benefits	569,696	1,256,352
Interest	733,398	943,351
Depreciation	2,227,211	2,672,704
Fundraising	<u>50,614</u>	<u>65,121</u>
Total expenses before non-recurring expenses	<u>20,580,029</u>	<u>26,464,525</u>
Operating income (loss) before gains and losses	3,691	(644,980)
Gain on sale and disposal of property	<u>2,255</u>	<u>-</u>
Operating income (loss)	<u>5,946</u>	<u>(644,980)</u>
Other income:		
Investment income, net of investment expense	428,659	621,142
Realized gain on investments	-	36,036
Unrealized gain on investments	<u>718,782</u>	<u>1,396,183</u>
Total other income	<u>1,147,440</u>	<u>2,053,362</u>
Revenues in excess of expenses	<u>1,153,386</u>	<u>1,408,382</u>
Increase in net assets without donor restrictions	<u>1,153,386</u>	<u>1,408,382</u>

Quincy Retirement Community

Statements of Operations and Changes in Net Assets

Period ended September 30, 2026 and year ended December 31, 2025

	<u>September 30, 2026</u>	<u>December 31, 2025</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	76,552	58,088
Investment income, net of investment expense	1,332	1,297
Unrealized gain on investments	67,757	177,007
Net assets released from restrictions	<u>(49,876)</u>	<u>(90,556)</u>
Increase in net assets with donor restrictions	<u>95,765</u>	<u>145,835</u>
Increase in net assets	1,249,151	1,554,218
Net Assets, Beginning	<u>25,427,837</u>	<u>23,873,619</u>
Net Assets, Ending	<u><u>\$ 26,676,988</u></u>	<u><u>\$ 25,427,837</u></u>

Quincy Retirement Community

Statements of Cash Flows

Period ended September 30, 2026 and year ended December 31, 2025

	September 30, 2026	December 31, 2025
Cash Flows From Operating Activities		
Increase in net assets	\$ 1,249,151	\$ 1,554,218
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	2,227,211	2,672,704
Provision for credit losses	119,742	249,548
Proceeds from non-refundable fees and deposits	3,243,247	4,416,830
Amortization of entrance fees	(1,786,684)	(2,441,389)
Unrealized gain on investments and change in fair value of funds held in trust by others	(786,539)	(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	6,899	8,671
Amortization of bond discount	5,726	7,644
Changes in assets and liabilities		
Accounts receivable	141,079	(461,413)
Entrance fee receivable	453,223	(413,098)
Other assets	(306,538)	(85,408)
Accounts payable	(418,351)	46,802
Accrued expenses	257,058	(134,294)
Other liabilities	228,210	(61,388)
Net cash provided by operating activities	4,631,179	3,750,200
Cash Flows From Investing Activities		
Acquisition of property and equipment	(2,942,115)	(4,481,750)
Purchases of investments	(177,920)	(2,317,142)
Proceeds from sale of investments	291,389	3,768,830
Due from affiliates, net	(2,959,984)	2,811,938
Net cash used in investing activities	(5,788,629)	(218,125)
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(348,859)	(437,599)
Proceeds from refundable entrance fees and deposits, resales	144,800	-
Principal payments on redemptions of long-term debt	(531,357)	(686,894)
Proceeds from issuance of long-term debt	7,046,324	-
Early payoff of long-term debt	(7,046,324)	-
Financing costs paid	(38,250)	-
Net cash used in financing activities	(773,666)	(1,124,493)
Net change in cash, cash equivalents and restricted cash	(1,931,116)	2,407,582
Cash, cash equivalents and restricted cash, beginning	2,490,447	82,865
Cash, cash equivalents and restricted cash, ending	\$ 559,331	\$ 2,490,447
Cash and cash equivalents	\$ 47,009	\$ 1,978,125
Restricted cash in investments	512,322	512,322
Total cash, cash equivalents and restricted cash	\$ 559,331	\$ 2,490,447