

**Glen Meadows Retirement Community**

## Statements of Financial Position

August 31, 2024 and December 31, 2023

|  | <u>August 31, 2024</u> | <u>December 31, 2023</u> |
|--|------------------------|--------------------------|
| <b>Assets</b>                            |                        |                          |
| Cash and cash equivalents                | \$ 1,415,762           | \$ 100,878               |
| Investments                              | 2,346,427              | 1,802,903                |
| Statutory Liquid Reserve                 | 3,132,171              | 3,132,171                |
| Accounts receivable, net                 | 1,435,320              | 1,347,286                |
| Assets whose use is limited              | 938,784                | 829,381                  |
| Property and equipment, net              | 27,026,862             | 26,386,346               |
| Other assets                             | 473,348                | 396,181                  |
|  | <u>36,768,675</u>      | <u>33,995,146</u>        |
| Total assets                             | <u>\$ 36,768,675</u>   | <u>\$ 33,995,146</u>     |
| <b>Liabilities and Net Assets</b>        |                        |                          |
| Accounts payable                         | \$ 186,106             | \$ 682,185               |
| Accrued expenses                         | 555,198                | 452,763                  |
| Resident deposits                        | 154,500                | 148,500                  |
| Entrance fees payable                    | 14,497,966             | 13,033,611               |
| Other liabilities                        | 228,595                | 473,179                  |
| Long-term debt, senior living            | 11,312,105             | 11,947,912               |
| Deferred revenue from entrance fees      | 6,282,585              | 5,174,853                |
| Due to Affiliates                        | 22,849,913             | 22,605,651               |
|  | <u>56,066,967</u>      | <u>54,518,654</u>        |
| Total liabilities                        | <u>56,066,967</u>      | <u>54,518,654</u>        |
| <b>Net Assets</b>                        |                        |                          |
| Without donor restriction                | (20,050,951)           | (21,263,292)             |
| With donor restriction                   | 752,659                | 739,785                  |
| Total net assets (deficit)               | <u>(19,298,292)</u>    | <u>(20,523,507)</u>      |
| Total liabilities, net assets and equity | <u>\$ 36,768,675</u>   | <u>\$ 33,995,146</u>     |

**Glen Meadows Retirement Community**

## Statements of Operations and Changes in Net Assets

Period ended August 31, 2024 and year ended December 31, 2023

|   | <u>August 31, 2024</u> | <u>December 31, 2023</u> |
|---|------------------------|--------------------------|
| <b>Net Assets Without Donor Restrictions</b>      |                        |                          |
| Revenues, gains and other support:                |                        |                          |
| Resident services:                                |                        |                          |
| Resident services                                 | \$ 10,495,919          | \$ 13,831,885            |
| Amortization of entrance fees                     | 562,492                | 996,864                  |
| Total resident services                           | <u>11,058,411</u>      | <u>14,828,749</u>        |
| Contributions, gifts, grants and bequests         | 20,835                 | 7,596                    |
| Government stimulus                               | 2,720                  | 13,458                   |
| Net assets released from restrictions             | <u>6,618</u>           | <u>13,928</u>            |
| Total operating revenues and other support        | <u>11,088,585</u>      | <u>14,863,730</u>        |
| Expenses:   |                        |                          |
| Nursing services                                  | 1,909,462              | 2,777,435                |
| Rehabilitation                                    | 453,593                | 644,483                  |
| Recreation and special services                   | 351,830                | 513,878                  |
| Pharmacy  | 40,543                 | 74,687                   |
| Social Services                                   | 51,664                 | 73,018                   |
| Physician Services                                | 16,665                 | 24,999                   |
| Dining Services                                   | 1,426,638              | 2,076,522                |
| Building operations and maintenance               | 1,843,892              | 2,501,452                |
| Housekeeping                                      | 290,727                | 413,938                  |
| Laundry   | 35,828                 | 53,998                   |
| Management and general                            | 1,674,484              | 2,655,967                |
| Employee Benefits                                 | 440,362                | 563,847                  |
| Interest  | 442,755                | 710,920                  |
| Depreciation                                      | 1,356,798              | 2,011,684                |
| Fundraising                                       | <u>28,880</u>          | <u>46,936</u>            |
| Total expenses before non-recurring expenses      | <u>10,364,121</u>      | <u>15,143,764</u>        |
| Non-recurring expenses, COVID-19                  | <u>-</u>               | <u>6,025</u>             |
| Operating income (loss) before gains and losses   | <u>724,464</u>         | <u>(286,058)</u>         |
| Operating income (loss)                           | <u>724,464</u>         | <u>(286,058)</u>         |
| Other income (loss):                              |                        |                          |
| Investment income, net of investment expense      | 83,700                 | 96,783                   |
| Realized (loss) gain on investments               | (14,346)               | 8,812                    |
| Unrealized gain on investments                    | <u>418,523</u>         | <u>417,934</u>           |
| Total other income                                | <u>487,877</u>         | <u>523,529</u>           |
| Revenues in excess of expenses                    | 1,212,341              | 237,470                  |
| Increase in net assets without donor restrictions | <u>1,212,341</u>       | <u>237,470</u>           |

**Glen Meadows Retirement Community**

## Statements of Operations and Changes in Net Assets

Period ended August 31, 2024 and year ended December 31, 2023

|  | <u>August 31, 2024</u> | <u>December 31, 2023</u> |
|--|------------------------|--------------------------|
| <b>Net Assets With Donor Restrictions</b>      |                        |                          |
| Contributions, gifts, grants and bequests      | 6,587                  | 5,074                    |
| Investment income, net of investment expense   | 12,905                 | 14,003                   |
| Net assets released from restrictions          | <u>(6,618)</u>         | <u>(13,928)</u>          |
| Increase in net assets with donor restrictions | <u>12,874</u>          | <u>5,149</u>             |
| Increase in net assets                         | 1,225,215              | 242,619                  |
| <b>Net Assets (Deficit), Beginning</b>         | <u>(20,523,507)</u>    | <u>(20,766,126)</u>      |
| <b>Net Assets (Deficit), Ending</b>            | <u>\$ (19,298,292)</u> | <u>\$ (20,523,507)</u>   |

**Glen Meadows Retirement Community**

## Statements of Cash Flows

Period ended August 31, 2024 and year ended December 31, 2023

|   | <u>August 31, 2024</u> | <u>December 31, 2023</u> |
|---|------------------------|--------------------------|
| <b>Cash Flows From Operating Activities</b>   |                        |                          |
| Increase in net assets  | \$ 1,225,215           | \$ 242,619               |
| Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities |                        |                          |
| Depreciation  | 1,356,798              | 2,011,684                |
| Provision for doubtful collections  | 31,502                 | 12,691                   |
| Proceeds from non-refundable fees and deposits  | 1,703,913              | 1,808,350                |
| Amortization of entrance fees   | (562,492)              | (996,864)                |
| Unrealized gain on investments and change in fair value of funds held in trust by others                                    | (418,523)              | (417,934)                |
| Realized loss (gain) on investments   | 14,346                 | (8,812)                  |
| Amortization of deferred financing costs  | 17,345                 | 26,018                   |
| Changes in assets and liabilities   |                        |                          |
| Accounts receivable   | (88,867)               | (422,522)                |
| Entrance fee receivable   | (30,669)               | (110,199)                |
| Other assets  | (77,167)               | 53,391                   |
| Accounts payable  | (496,079)              | 202,423                  |
| Accrued expenses  | 102,434                | (94,183)                 |
| Other liabilities   | (244,584)              | 41,753                   |
| Net cash provided by operating activities   | <u>2,533,172</u>       | <u>2,348,415</u>         |
| <b>Cash Flows From Investing Activities</b>   |                        |                          |
| Acquisition of property and equipment   | (1,997,314)            | (2,217,367)              |
| Purchases of investments  | (789,403)              | (405,698)                |
| Proceeds from sale of investments   | 540,652                | 403,871                  |
| Net cash used in investing activities   | <u>(2,246,065)</u>     | <u>(2,219,194)</u>       |
| <b>Cash Flows From Financing Activities</b>   |                        |                          |
| Refunds of entrance fees and deposits   | (932,995)              | (2,329,628)              |
| Proceeds from refundable entrance fees and deposits, resales  | 2,369,663              | 1,800,400                |
| Principal payments on redemptions of long-term debt   | (653,152)              | (935,814)                |
| Change in due to affiliated entity  | 244,262                | 2,612,876                |
| Net cash provided by financing activities   | <u>1,027,777</u>       | <u>1,147,834</u>         |
| Net change in cash, cash equivalents and restricted cash  | 1,314,884              | 1,277,055                |
| <b>Cash, cash equivalents and restricted cash, beginning</b>  | <u>1,582,695</u>       | <u>305,641</u>           |
| <b>Cash, cash equivalents and restricted cash, ending</b>   | <u>\$ 2,897,580</u>    | <u>\$ 1,582,695</u>      |
| Cash and cash equivalents   | \$ 1,415,762           | \$ 100,878               |
| Restricted cash in investments  | 1,481,818              | 1,481,818                |
| Total cash, cash equivalents and restricted cash  | <u>\$ 2,897,580</u>    | <u>\$ 1,582,696</u>      |