

Glen Meadows Retirement CommunityStatements of Financial Position
May 31, 2024 and December 31, 2023

| | <u>May 31, 2024</u> | <u>December 31, 2023</u> |
|--|----------------------|--------------------------|
| Assets | | |
| Cash and cash equivalents | \$ 1,526,292 | \$ 100,878 |
| Investments | 2,125,301 | 1,802,903 |
| Statutory Liquid Reserve | 3,132,171 | 3,132,171 |
| Accounts receivable, net | 1,919,461 | 1,347,286 |
| Assets whose use is limited | 882,792 | 829,381 |
| Property and equipment, net | 26,850,121 | 26,386,346 |
| Other assets | <u>213,523</u> | <u>396,181</u> |
| Total assets | <u>\$ 36,649,660</u> | <u>\$ 33,995,146</u> |
| Liabilities and Net Assets | | |
| Accounts payable | \$ 211,487 | \$ 682,185 |
| Accrued expenses | 426,461 | 452,763 |
| Resident deposits | 82,000 | 148,500 |
| Entrance fees payable | 14,178,868 | 13,033,611 |
| Other liabilities | 344,590 | 473,179 |
| Long-term debt, senior living | 11,552,603 | 11,947,912 |
| Deferred revenue from entrance fees | 5,815,162 | 5,174,853 |
| Due to Affiliates | <u>24,078,024</u> | <u>22,605,651</u> |
| Total liabilities | <u>56,689,195</u> | <u>54,518,654</u> |
| Net Assets | | |
| Without donor restriction | (20,784,681) | (21,263,292) |
| With donor restriction | <u>745,146</u> | <u>739,785</u> |
| Total net assets (deficit) | <u>(20,039,535)</u> | <u>(20,523,507)</u> |
| Total liabilities, net assets and equity | <u>\$ 36,649,660</u> | <u>\$ 33,995,146</u> |

Glen Meadows Retirement Community

Statements of Operations and Changes in Net Assets

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

| | May 31, 2024 | December 31, 2023 |
|---|------------------|-------------------|
| Net Assets Without Donor Restrictions | | |
| Revenues, gains and other support: | | |
| Resident services: | | |
| Resident services | \$ 6,334,887 | \$ 13,831,885 |
| Amortization of entrance fees | 287,415 | 996,864 |
| Total resident services | <u>6,622,302</u> | <u>14,828,749</u> |
| Contributions, gifts, grants and bequests | 12,324 | 7,596 |
| Government stimulus | 2,720 | 13,458 |
| Net assets released from restrictions | <u>438</u> | <u>13,928</u> |
| Total operating revenues and other support | <u>6,637,783</u> | <u>14,863,730</u> |
| Expenses: | | |
| Nursing services | 1,161,579 | 2,777,435 |
| Rehabilitation | 277,026 | 644,483 |
| Recreation and special services | 218,793 | 513,878 |
| Pharmacy | 19,707 | 74,687 |
| Social Services | 32,773 | 73,018 |
| Physician Services | 10,415 | 24,999 |
| Dining Services | 873,451 | 2,076,522 |
| Building operations and maintenance | 1,171,575 | 2,501,452 |
| Housekeeping | 179,393 | 413,938 |
| Laundry | 22,357 | 53,998 |
| Management and general | 1,011,994 | 2,655,967 |
| Employee Benefits | 270,186 | 563,847 |
| Interest | 277,265 | 710,920 |
| Depreciation | 840,372 | 2,011,684 |
| Fundraising | <u>18,050</u> | <u>46,936</u> |
| Total expenses before non-recurring expenses | <u>6,384,934</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>252,849</u> | <u>(286,058)</u> |
| Operating income (loss) | <u>252,849</u> | <u>(286,058)</u> |
| Other income (loss): | | |
| Investment income, net of investment expense | 47,156 | 96,783 |
| Realized (loss) gain on investments | (28,996) | 8,812 |
| Unrealized gain on investments | <u>207,601</u> | <u>417,934</u> |
| Total other income | <u>225,762</u> | <u>523,529</u> |
| Revenues in excess of expenses | 478,611 | 237,470 |
| Increase in net assets without donor restrictions | <u>478,611</u> | <u>237,470</u> |

Glen Meadows Retirement Community

Statements of Operations and Changes in Net Assets

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

| | <u>May 31, 2024</u> | <u>December 31, 2023</u> |
|--|-------------------------------|-------------------------------|
| Net Assets With Donor Restrictions | | |
| Contributions, gifts, grants and bequests | 2,293 | 5,074 |
| Investment income, net of investment expense | 3,507 | 14,003 |
| Net assets released from restrictions | <u>(438)</u> | <u>(13,928)</u> |
| Increase in net assets with donor restrictions | <u>5,362</u> | <u>5,149</u> |
| Increase in net assets | 483,973 | 242,619 |
| Net Assets (Deficit), Beginning | <u>(20,523,507)</u> | <u>(20,766,126)</u> |
| Net Assets (Deficit), Ending | <u><u>\$ (20,039,535)</u></u> | <u><u>\$ (20,523,507)</u></u> |

Glen Meadows Retirement Community

Statements of Cash Flows

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

| | <u>May 31, 2024</u> | <u>December 31, 2023</u> |
|---|---------------------|--------------------------|
| Cash Flows From Operating Activities | | |
| Increase in net assets | \$ 483,973 | \$ 242,619 |
| Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities | | |
| Depreciation | 840,372 | 2,011,684 |
| Provision for doubtful collections | 12,062 | 12,691 |
| Proceeds from non-refundable fees and deposits | 888,913 | 1,808,350 |
| Amortization of entrance fees | (287,415) | (996,864) |
| Unrealized gain on investments and change in fair value of funds held in trust by others | (207,601) | (417,934) |
| Realized loss (gain) on investments | 28,996 | (8,812) |
| Amortization of deferred financing costs | 10,841 | 26,018 |
| Changes in assets and liabilities | | |
| Accounts receivable | (160,393) | (422,522) |
| Entrance fee receivable | (423,844) | (110,199) |
| Other assets | 182,658 | 53,391 |
| Accounts payable | (470,699) | 202,423 |
| Accrued expenses | (26,302) | (94,183) |
| Other liabilities | (128,589) | 41,753 |
| Net cash provided by operating activities | <u>742,970</u> | <u>2,348,415</u> |
| Cash Flows From Investing Activities | | |
| Acquisition of property and equipment | (1,304,146) | (2,217,367) |
| Purchases of investments | (513,736) | (405,698) |
| Proceeds from sale of investments | <u>316,533</u> | <u>403,871</u> |
| Net cash used in investing activities | <u>(1,501,349)</u> | <u>(2,219,194)</u> |
| Cash Flows From Financing Activities | | |
| Refunds of entrance fees and deposits | (497,093) | (2,329,628) |
| Proceeds from refundable entrance fees and deposits, resales | 1,614,663 | 1,800,400 |
| Principal payments on redemptions of long-term debt | (406,150) | (935,814) |
| Change in due to affiliated entity | <u>1,472,373</u> | <u>2,612,876</u> |
| Net cash provided by financing activities | <u>2,183,793</u> | <u>1,147,834</u> |
| Net change in cash, cash equivalents and restricted cash | 1,425,414 | 1,277,055 |
| Cash, cash equivalents and restricted cash, beginning | <u>1,582,695</u> | <u>305,641</u> |
| Cash, cash equivalents and restricted cash, ending | <u>\$ 3,008,109</u> | <u>\$ 1,582,695</u> |
| Cash and cash equivalents | \$ 1,526,292 | \$ 100,878 |
| Restricted cash in investments | 1,481,818 | 1,481,818 |
| Total cash, cash equivalents and restricted cash | <u>\$ 3,008,110</u> | <u>\$ 1,582,696</u> |