

Pine Run Village

Statements of Financial Position

February 28, 2025 and December 31, 2024

| | February 28, 2025 | December 31, 2024 |
|---------------------------------------|--------------------|--------------------|
| Assets | | |
| Cash and cash equivalents | \$ 3,300 | \$ 3,300 |
| Investments | 1,000,000 | - |
| Statutory Liquid Reserve | 3,959,265 | 3,879,563 |
| Accounts receivable, net | 2,328,200 | 2,910,949 |
| Assets whose use is limited | 312,772 | 741,772 |
| Property and equipment, net | 82,215,062 | 82,290,826 |
| Due from affiliates | 6,530,273 | 6,690,480 |
| Goodwill | 25,591,576 | 26,093,372 |
| Other assets | 549,079 | 721,113 |
| Total assets | \$ 122,489,527 | \$ 123,331,376 |
| Liabilities and Net Assets | | |
| Accounts payable | \$ 280,002 | \$ 1,054,811 |
| Accrued expenses | 1,853,488 | 1,791,087 |
| Resident deposits | 818,040 | 779,585 |
| Entrance fees payable | 6,238,660 | 6,504,160 |
| Other liabilities | 144,629 | 152,134 |
| Long-term debt, senior living | 78,891,398 | 78,879,797 |
| Deferred revenue from entrance fees | 28,572,104 | 28,815,412 |
| Total liabilities | 116,798,322 | 117,976,986 |
| Net Assets | | |
| Without donor restriction | 4,968,307 | 4,653,510 |
| With donor restriction | 722,898 | 700,880 |
| Total net assets | 5,691,205 | 5,354,390 |
| Total liabilities and net assets | \$ 122,489,527 | \$ 123,331,376 |

Pine Run Village

Statements of Operations and Changes in Net Assets
Period ended February 28, 2025 and year ended December 31, 2024

| | <u>February 28, 2025</u> | <u>December 31, 2024</u> |
|---|--------------------------|--------------------------|
| Net Assets Without Donor Restrictions | | |
| Revenues, gains and other support: | | |
| Resident services: | | |
| Resident services | \$ 7,112,993 | \$ 41,791,130 |
| Amortization of entrance fees | 820,408 | 3,644,323 |
| Total resident services | \$ 7,933,401 | 45,435,453 |
| Contributions, gifts, grants and bequests | 123 | 5,570 |
| Net assets released from restrictions | - | 3,855 |
| Total operating revenues and other support | \$ 7,933,523 | 45,444,877 |
| Expenses: | | |
| Nursing services | 1,972,717 | 11,131,408 |
| Rehabilitation | 263,707 | 1,614,970 |
| Recreation and special services | 160,284 | 980,074 |
| Pharmacy | 65,731 | 433,533 |
| Social Services | 30,903 | 148,896 |
| Physician Services | 12,800 | 32,275 |
| Dining Services | 862,761 | 5,761,498 |
| Building operations and maintenance | 1,173,730 | 5,893,713 |
| Housekeeping | 140,282 | 892,528 |
| Laundry | 49,154 | 276,707 |
| Management and general | 946,762 | 5,007,426 |
| Employee Benefits | 306,512 | 2,233,746 |
| Interest | 779,831 | 4,722,238 |
| Depreciation | 425,782 | 2,305,146 |
| Amortization | 501,796 | 3,010,774 |
| Fundraising | 21,466 | 83,309 |
| Total expenses before non-recurring expenses | 7,714,217 | 44,528,240 |
| Operating income before gains and losses | 219,306 | 916,637 |
| Operating income | 219,306 | 916,637 |
| Other income: | | |
| Investment income, net of investment expense | 18,396 | 194,617 |
| Realized gain on investments | - | 1 |
| Unrealized gain on investments | 77,096 | 271,353 |
| Total other income | 95,491 | 465,971 |
| Revenues in excess of expenses | 314,797 | 1,382,609 |
| Increase in net assets without donor restrictions | 314,797 | 1,382,609 |

Pine Run Village

Statements of Operations and Changes in Net Assets

Period ended February 28, 2025 and year ended December 31, 2024

| | <u>February 28, 2025</u> | <u>December 31, 2024</u> |
|---|----------------------------|----------------------------|
| Net Assets With Donor Restrictions | | |
| Contributions, gifts, grants and bequests | 22,018 | 201,018 |
| Net assets released from restrictions | - | (3,855) |
| | <u>22,018</u> | <u>197,163</u> |
| Increase in net assets | 336,815 | 1,579,772 |
| Net Assets, Beginning | <u>5,354,390</u> | <u>3,774,618</u> |
| Net Assets, Ending | <u><u>\$ 5,691,205</u></u> | <u><u>\$ 5,354,390</u></u> |

Pine Run Village

Statements of Cash Flows

Period ended February 28, 2025 and year ended December 31, 2024

| | <u>February 28, 2025</u> | <u>December 31, 2024</u> |
|---|--------------------------|--------------------------|
| Cash Flows From Operating Activities | | |
| Increase in net assets | \$ 336,815 | \$ 1,579,772 |
| Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities | | |
| Depreciation | 425,782 | 2,305,146 |
| Provision for doubtful collections | 17,826 | (80,580) |
| Proceeds from non-refundable fees and deposits | 615,555 | 8,545,720 |
| Amortization of entrance fees | (820,408) | (3,644,323) |
| Unrealized gain on investments and change in fair value of funds held in trust by others | (77,096) | (271,353) |
| Realized gain on investments | - | (1) |
| Amortization of deferred financing costs | 4,738 | 32,856 |
| Amortization of bond discount | 6,863 | 41,177 |
| Amortization of goodwill | 501,796 | 3,010,774 |
| Changes in assets and liabilities | | |
| Accounts receivable | 98,223 | 455,486 |
| Entrance fee receivable | 466,700 | (466,700) |
| Other assets | 172,034 | 173,389 |
| Accounts payable | (774,809) | 224,629 |
| Accrued expenses | 62,401 | 756,665 |
| Other liabilities | (7,505) | (14,081) |
| Net cash provided by operating activities | <u>1,028,916</u> | <u>12,648,576</u> |
| Cash Flows From Investing Activities | | |
| Acquisition of property and equipment | (350,018) | (3,528,589) |
| Purchases of investments | (4,255) | 617,686 |
| Proceeds from sale of investments | (569,350) | 1,498,273 |
| Due from affiliates, net | 160,207 | (6,690,480) |
| Net cash used in investing activities | <u>(763,416)</u> | <u>(8,103,110)</u> |
| Cash Flows From Financing Activities | | |
| Refunds of entrance fees and deposits | (265,500) | (969,780) |
| Principal payments on redemptions of long-term debt | - | (3,596,120) |
| Financing costs paid | - | (10,625) |
| Change in due to affiliated entity | - | (180,438) |
| Net cash used in financing activities | <u>(265,500)</u> | <u>(4,756,963)</u> |
| Net change in cash, cash equivalents and restricted cash | - | (211,497) |
| Cash, cash equivalents and restricted cash, beginning | <u>211,973</u> | <u>423,470</u> |
| Cash, cash equivalents and restricted cash, ending | <u>\$ 211,973</u> | <u>\$ 211,973</u> |
| Cash and cash equivalents | \$ 3,300 | \$ 3,300 |
| Restricted cash in investments | 208,673 | 208,673 |
| Total cash, cash equivalents and restricted cash | <u>\$ 211,973</u> | <u>\$ 211,973</u> |