

Pine Run Village

Statements of Financial Position

September 30, 2025 and December 31, 2024

	<u>September 30, 2025</u>	<u>December 31, 2024</u>
Assets		
Cash and cash equivalents	\$ 3,300	\$ 3,300
Investments	1,020,293	-
Statutory Liquid Reserve	4,364,761	3,879,563
Accounts receivable, net	3,650,309	2,910,949
Assets whose use is limited	-	741,772
Property and equipment, net	84,655,391	82,290,826
Due from affiliates	6,383,534	6,690,480
Goodwill	23,835,292	26,093,372
Other assets	<u>1,230,956</u>	<u>721,113</u>
 Total assets	 <u>\$ 125,143,836</u>	 <u>\$ 123,331,376</u>
 Liabilities and Net Assets		
Accounts payable	627,708	\$ 1,054,811
Accrued expenses	1,949,146	1,791,087
Resident deposits	1,106,340	779,585
Entrance fees payable	5,995,660	6,504,160
Other liabilities	142,991	152,134
Long-term debt, senior living	77,073,610	78,879,797
Deferred revenue from entrance fees	<u>31,198,144</u>	<u>28,815,412</u>
 Total liabilities	 <u>118,093,600</u>	 <u>117,976,986</u>
 Net Assets		
Without donor restriction	6,216,981	4,653,510
With donor restriction	<u>833,255</u>	<u>700,880</u>
Total net assets	<u>7,050,236</u>	<u>5,354,390</u>
 Total liabilities and net assets	 <u>\$ 125,143,836</u>	 <u>\$ 123,331,376</u>

Pine Run Village

Statements of Operations and Changes in Net Assets

Period ended September 30, 2025 and year ended December 31, 2024

	<u>September 30, 2025</u>	<u>December 31, 2024</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 31,855,808	\$ 41,791,130
Amortization of entrance fees	3,902,568	3,644,323
Total resident services	\$ 35,758,376	45,435,453
Contributions, gifts, grants and bequests	4,608	5,570
Net assets released from restrictions	12,899	3,855
Total operating revenues and other support	\$ 35,775,883	45,444,877
Expenses:		
Nursing services	8,629,864	11,131,408
Rehabilitation	1,193,474	1,614,970
Recreation and special services	753,941	980,074
Pharmacy	341,765	433,533
Social Services	151,994	148,896
Physician Services	31,674	32,275
Dining Services	4,354,732	5,761,498
Building operations and maintenance	4,639,699	5,893,713
Housekeeping	934,093	892,528
Laundry	193,196	276,707
Management and general	4,419,284	5,007,426
Employee Benefits	1,408,083	2,233,746
Interest	3,430,921	4,722,238
Depreciation	1,948,364	2,305,146
Amortization	2,258,080	3,010,774
Fundraising	77,786	83,309
Total expenses before non-recurring expenses	34,766,951	44,528,240
Operating income before gains and losses	1,008,932	916,637
Operating income	1,008,932	916,637
Other income:		
Investment income, net of investment expense	115,364	194,617
Realized gain on investments	-	1
Unrealized gain on investments	439,176	271,353
Total other income	554,539	465,971
Revenues in excess of expenses	1,563,472	1,382,609
Increase in net assets without donor restrictions	1,563,472	1,382,609

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Statements of Operations and Changes in Net Assets

Period ended September 30, 2025 and year ended December 31, 2024

	<u>September 30, 2025</u>	<u>December 31, 2024</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	145,274	201,018
Net assets released from restrictions	<u>(12,899)</u>	<u>(3,855)</u>
Increase in net assets with donor restrictions	132,375	197,163
Increase in net assets	1,695,846	1,579,772
Net Assets, Beginning	<u>5,354,390</u>	<u>3,774,618</u>
Net Assets, Ending	<u><u>\$ 7,050,236</u></u>	<u><u>\$ 5,354,390</u></u>

Pine Run Village

Statements of Cash Flows

Period ended September 30, 2025 and year ended December 31, 2024

	<u>September 30, 2025</u>	<u>December 31, 2024</u>
Cash Flows From Operating Activities		
Increase in net assets	\$ 1,695,846	\$ 1,579,772
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	1,948,364	2,305,146
Provision for doubtful collections	45,670	(80,580)
Proceeds from non-refundable fees and deposits	6,612,055	8,545,720
Amortization of entrance fees	(3,902,568)	(3,644,323)
Unrealized gain on investments and change in fair value of funds held in trust by others	(439,176)	(271,353)
Realized gain on investments	-	(1)
Amortization of deferred financing costs	18,223	32,856
Amortization of bond discount	30,883	41,177
Amortization of goodwill	2,258,080	3,010,774
Changes in assets and liabilities		
Accounts receivable	(437,285)	455,486
Entrance fee receivable	(347,745)	(466,700)
Other assets	(509,843)	173,389
Accounts payable	(427,103)	224,629
Accrued expenses	158,059	756,665
Other liabilities	(9,143)	(14,081)
Net cash provided by operating activities	<u>6,694,318</u>	<u>12,648,576</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(4,312,928)	(3,528,589)
Purchases of investments	(73,910)	617,686
Proceeds from sale of investments	(250,632)	1,498,273
Due from affiliates, net	<u>306,945</u>	<u>(6,690,480)</u>
Net cash used in investing activities	<u>(4,330,525)</u>	<u>(8,103,110)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(508,500)	(969,780)
Principal payments on redemptions of long-term debt	(1,855,292)	(3,596,120)
Financing costs paid	-	(10,625)
Change in due to affiliated entity	-	(180,438)
Net cash used in financing activities	<u>(2,363,792)</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>