The Episcopal Church Home, Inc.

Financial Report
December 31, 2023

Contents

RSM US LLP

Independent Auditor's Report

Board of Directors
The Episcopal Church Home, Inc.

Opinion

We have audited the financial statements of The Episcopal Church Home, Inc. (the Organization), which comprise the statements of financial position as of December 31, 2023 and 2022, the related statements of activities and changes in net assets, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as of December 31, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

RSM US LLP

Dayton, Ohio
June 4, 2024

The Episcopal Church Home, Inc.

Statements of Financial Position
December 31, 2023 and 2022

	2023	2022
Assets		
Current assets:		
Cash and cash equivalents	**$ 696,510**	$ 1,611,642
Resident accounts receivable, net (Note 2)	**195,630**	273,606
Prepaid expenses	**95,203**	33,922
Investments and assets limited as to use (Note 3)	**7,203**	7,203
Total current assets	**994,546**	1,926,373
Property and equipment, net (Note 4)	**33,937,289**	31,763,523
Investments (Note 3)	**1,662,767**	1,927,095
Interest in net assets of financially interrelated Foundation (Note 9)	**8,629,642**	7,813,156
Total assets	**$ 45,224,244**	$ 43,430,147
Liabilities and Net Assets		
Current liabilities:		
Current maturities of long-term debt (Note 5)	**$ 234,720**	$ -
Accounts payable	**2,096,055**	3,668,012
Accrued expenses and other liabilities	**302,571**	353,704
Refundable advance deposits	**1,289,000**	1,314,000
Deferred entrance fees	**382,000**	372,000
Total current liabilities	**4,304,346**	5,707,716
Long-term debt (Note 5)	**11,406,731**	15,248,130
Refundable advance deposits, less current portion	**18,759,368**	14,960,751
Deferred entrance fees, less current portion	**3,587,385**	1,789,974
Total liabilities	**38,057,830**	37,706,571
Net assets:		
Without donor restrictions	**(2,035,163)**	(2,609,547)
With donor restrictions	**9,201,577**	8,333,123
Total net assets	**7,166,414**	5,723,576
Total liabilities and net assets	**$ 45,224,244**	$ 43,430,147

See notes to financial statements.

The Episcopal Church Home, Inc.

Statements of Activities and Changes in Net Assets
Years Ended December 31, 2023 and 2022

	2023	2022
Operating revenue:		
Net resident service revenue	**$ 6,016,473**	$ 5,123,158
Amortization of entrance fees	**453,651**	397,002
Other operating revenue	**437,020**	124,726
Endowment income from financially interrelated Foundation	**370,000**	449,236
Net assets released from restrictions	**(51,968)**	197,668
Total operating revenue	**7,225,176**	6,291,790
Operating expenses (Note 6):		
Salaries and wages	**3,457,034**	3,277,644
Employee benefits and payroll taxes	**952,549**	948,099
Marketing	**210,796**	96,296
Supplies	**186,358**	187,475
Food	**230,897**	236,983
Professional and purchased services	**1,164,380**	1,174,395
Utilities	**583,925**	512,537
Insurance	**411,927**	304,194
Depreciation	**1,775,734**	1,284,992
Bad debt expense	**36,285**	36,117
Other operating expenses	**862,506**	823,480
Total operating expenses	**9,872,391**	8,882,212
Operating loss	**(2,647,215)**	(2,590,422)
Nonoperating income (loss):		
Contributions	**12,076**	8,276
Contributions from financially interrelated Foundation (Note 9)	**602,932**	501,763
Investment income (loss)	**260,071**	(363,220)
Interest expense	**(153,480)**	(153,480)
Total nonoperating income (loss)	**721,599**	(6,661)
Deficit of revenues over expenses	**(1,925,616)**	(2,597,083)
Transfers from affiliates (Note 9)	**2,500,000**	600,000
Change in net assets without donor restrictions	**574,384**	(1,997,083)

(Continued)

The Episcopal Church Home, Inc.

Statements of Activities and Changes in Net Assets (Continued)
Years Ended December 31, 2023 and 2022

	2023	2022
Change in net assets with donor restrictions:		
Change in market value of beneficial interests in perpetual trusts	**$ 54,345**	$ (143,564)
Change in net assets of financially interrelated Foundation (Note 9)	**816,486**	(2,002,599)
Net assets released from restrictions	**(2,377)**	(54,104)
Change in net assets with donor restrictions	**868,454**	(2,200,267)
Change in net assets	**1,442,838**	(4,197,350)
Net assets:		
Beginning	**5,723,576**	9,920,926
Ending	**$ 7,166,414**	$ 5,723,576

See notes to financial statements.

The Episcopal Church Home, Inc.

Statements of Cash Flows
Years Ended December 31, 2023 and 2022

	2023	2022
Cash flows from operating activities:		
Change in net assets	**$ 1,442,838**	$ (4,197,350)
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation and amortization	**1,779,214**	1,288,472
Intercompany forgiveness of payables	**(2,000,000)**	-
Provision for bad debt expense	**36,285**	36,117
Amortization of entrance fees	**(453,651)**	(397,002)
(Gain) loss on investments	**(213,565)**	403,991
Change in net assets of financially interrelated Foundation	**(816,486)**	2,002,599
Change in operating assets and liabilities:		
Resident accounts receivable	**41,691**	(62,025)
Due from financially interrelated Foundation	**-**	267,950
Prepaid expenses and other assets	**(61,281)**	33,136
Accounts payable	**428,043**	(237,789)
Accrued expenses and other liabilities	**(51,133)**	(29,819)
Net cash provided by (used in) operating activities	**131,955**	(891,720)
Cash flows from investing activities:		
Purchase of property and equipment	**(3,949,500)**	(8,738,804)
Purchase of investments	**(30,086)**	(21,881)
Sales and maturities of investments	**507,979**	8,609
Net cash used in investing activities	**(3,471,607)**	(8,752,076)
Cash flows from financing activities:		
Entrance fees collected	**7,380,780**	6,167,739
Entrance fees refunded	**(1,346,101)**	(2,470,454)
Proceeds from long-term debt	**720,098**	5,213,003
Principal payments on long-term debt	**(4,330,257)**	(500,000)
Net cash provided by financing activities	**2,424,520**	8,410,288
Net change in cash and cash equivalents	**(915,132)**	(1,233,508)
Cash and cash equivalents:		
Beginning	**1,611,642**	2,845,150
Ending	**$ 696,510**	$ 1,611,642
Supplemental disclosure of cash flow information:		
Cash paid during the year for interest	**$ 1,007,902**	$ 292,571
Supplemental schedule of noncash financing activity:		
Debt forgiveness	**$ (2,000,000)**	$ -

See notes to financial statements.

Note 1. Organization and Summary of Significant Accounting Policies

Nature of operations: The Episcopal Church Home, Inc. (the Organization) is a Kentucky nonprofit organization located in Louisville, Kentucky. The Organization operates a senior residential health care facility and home known as the Episcopal Church Home (ECH). ECH operates 26 skilled nursing facility beds, 26 personal care memory support apartments, 22 personal care apartments, and 87 independent living townhomes. St. Luke's Chapel is located adjacent to ECH and its accounts and activities are included with those of ECH. Residents of Dudley Square have lifetime occupancy rights in return for payment of residency fees including advance entrance fees that are partially refundable.

Control of the Organization was effectively obtained by Episcopal Retirement Services as a result of the Affiliation Agreement described in Note 9.

Basis of presentation: The accompanying financial statements are prepared in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) in accordance with the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC).

Net assets without donor restrictions: Net assets without donor restrictions are net assets that are free of donor-imposed restrictions as well as net assets designated by the governing board for specific purposes.

Net assets with donor restrictions: Net assets with donor restrictions include net assets from grants, contributions, investment income or other inflows where the use is limited by donor-imposed restrictions that either expire by the passage of time or can be fulfilled by specified actions of the Organization.

Also included in net assets with donor restrictions are net assets subject to donor-imposed restrictions to be maintained permanently by the Organization, which include gifts and pledges for endowment wherein donors stipulate that the corpus of the gift be held in perpetuity and only the income is utilized. Other permanently restricted items in this net asset category include the Organization's interest in the values of certain perpetual trusts and annuity and life income gifts for which the principal is held in perpetuity and the income may or may not be subject to donor restrictions.

Contributions are reported as increases in net assets without donor restrictions unless the use of the related asset is limited by donor-imposed restrictions. When a donor restriction expires, these net assets are reclassified to net assets without donor restrictions and reported in the statement of activities and changes in net assets as net assets released from restrictions. Contributions received with donor-imposed restrictions, where the restrictions are met in the same fiscal year, are reported as net assets without donor restrictions.

Net assets with donor restrictions consist of the following at December 31:

	2023	2022
Subject to expenditure for specific purposes	$ 11,156	$ 13,532
Not subject to expenditure—beneficial interest in trusts	560,779	506,435
Not subject to expenditure—interest in financially interrelated foundation	8,629,642	7,813,156
Total net assets with donor restrictions	$ 9,201,577	$ 8,333,123

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Use of estimates: The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenue and expense during the reporting period. Actual results could differ from those estimates.

Tax status: The Organization is a nonprofit organization as described in Section 501(c)(3) of the Internal Revenue Code and therefore is not subject to income taxes.

U.S. GAAP requires management to evaluate tax positions taken by the Organization and recognize a tax liability if the Organization has taken an uncertain position that more likely than not would not be sustained upon examination by the Internal Revenue Service or other applicable taxing authorities. Management has analyzed the tax positions taken by the Organization and has concluded that as of December 31, 2023 and 2022, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. Accordingly, no provision has been made for federal income tax in the accompanying financial statements.

The Organization is subject to examination by taxing authorities; however, no examinations are in progress. Management believes the Organization is not subject to tax examinations for years prior to 2020.

Compliance: The Organization is affected by the health care economy in the State of Kentucky and is subject to local, state, and federal rules and regulations. Compliance with these laws and regulations, particularly those relating to the Medicare and Medicaid programs, can be subject to government review and interpretation, as well as regulatory actions unknown and unasserted at this time. Violations of these regulations could result in the imposition of significant fines and penalties, as well as significant repayments of previously billed and collected revenue for resident services. Management believes that the Organization is in substantial compliance with current laws and regulations.

Laws and regulations governing the Medicare and Medicaid programs are complex and subject to interpretation. Management believes it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegations of potential wrongdoings. While no such regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation. Noncompliance with such laws and regulations may result in significant regulatory action including fines, penalties and exclusion from the Medicare and Medicaid programs.

Interests in financially interrelated entities: A recipient entity and a specified beneficiary are financially interrelated entities if one of the entities has the ability to influence the operating and financial decisions of the other and one of the entities has an ongoing economic interest in the net assets of the other. On October 1, 2016, as a result of the Affiliation (Note 9), The Episcopal Church Home Foundation, Inc. (the Foundation) was established and certain investments were transferred from the Organization to the Foundation. The Foundation was established for the sole purpose to support the Organization through fund-raising and investment activities. As such, the Organization has an ongoing and residual right to the Foundation's net assets. The Organization recognizes and adjusts its interest in the net assets of the Foundation based on the changes in its interest in the net assets of the Foundation, as reflected in the accompanying financial statements.

Cash and cash equivalents: Cash equivalents include all highly liquid investments with original maturities of three months or less, excluding amounts in assets limited as to use or held as short-term investments. Deposits in banks at times may exceed federally insured limits.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Resident accounts receivable: Resident accounts receivable consists of amounts due from residents and third-party payors, less an allowance for credit losses. The allowance for credit losses on accounts receivable represents the Organization's estimate of expected credit losses over the lifetime of the receivables. This estimation process is based on historical experience, current conditions, asset-specific risk characteristics and reasonable and supportable forecasts about future economic and market conditions. As of December 31, 2023 and 2022, the allowance for credit losses was $21,299 and $19,877, respectively. The Organization will continue to monitor and evaluate the adequacy of the allowance for credit losses on accounts receivable on a regular basis and adjust it as necessary in response to changes in economic conditions and credit quality indicators. See Note 2.

The Organization adopted Accounting Standards Update (ASU) 2016-13, *Financial Instruments—Credit Losses (Topic 326)*, on January 1, 2023. This accounting standard requires companies to measure expected credits losses on financial instruments based on the total estimated amount to be collected over the lifetime of the instruments which would include accounts receivables. Prior to the adoption of this accounting standard, the Organization recorded incurred loss reserves against accounts receivable balances based on current and historic information. The adoption of this ASU did not have a material effect on the Organization's financial statements.

The opening balance of resident accounts receivable as of January 1, 2022, was $247,698.

Revenue recognition: The Organization's principal activities are providing housing, health care and other related services for older adults. Revenue is derived from participation in the Medicaid and Medicare programs, as well as from private pay residents and insurance companies. Revenue is recorded at standard billing rates and differences between billing rates and amounts paid under these programs are recorded as contractual adjustments. Amounts earned under the Medicaid and Medicare programs that make up a significant portion of net resident service revenue earned during 2023 and 2022 are as follows:

	2023	2022
Medicaid	10%	14%
Medicare	8%	8%

Senior living revenue: Resident fees at assisted living communities consist of regular monthly charges for basic housing and support services and fees for additional requested services, such as assisted living services, personalized health services and ancillary services. Fees are specified in agreements with residents. Contracts with residents that are within the scope of ASC Topic 606 are generally short-term in nature. The Organization has determined that services performed under those contracts are considered one performance obligation in accordance with ASC Topic 606 as such services are regarded as a series of distinct events with the same timing and pattern of transfer to the resident or customer. Revenue is recognized for those contracts when the performance obligation is satisfied by transferring control of the service provided to the resident or customer, which is generally when the services are provided over time.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Continuing care contracts: Residents entering into a Dudley Square independent living unit are required to execute a resident agreement. The agreements require the residents to pay an entrance fee prior to occupancy. The agreements stipulate that a portion of the entrance fee is partially refundable after the death of the resident, permanent transfer of the resident out of the Dudley Square units to other units of ECH or another organization, or termination of the agreement by the resident. For agreements entered into subsequent to July 1, 2006 and prior to April 1, 2018, the residency fee is refundable, less 1% for each month of occupancy, up to 25%, for a minimum refund of 75%. For agreements entered into prior to July 1, 2006, the minimum refund is 82%. For agreements entered into after April 1, 2018, the residency is refundable, less 10% upon occupancy and 1% for each month of occupancy, up to 25%. For the newly constructed Dudley III independent living units, residents began entering into agreements in which the refund to the resident is 80%.

The refundable portion of the entrance fees is reported as “Refundable advance deposits” in the accompanying statement of financial position with a portion classified as a current liability based on the Organization’s prior experience with refund requests.

The nonrefundable portion of the entrance fees is reported as “Deferred entrance fees” in the accompanying statement of financial position with a portion classified as a current liability based on estimates of amounts expected to be amortized to revenue in the next fiscal year. Nonrefundable entrance fees are considered to contain a material right associated with living in the units and access to future services, which is the performance obligation. The nonrefundable portion of the deferred entrance fee is amortized to revenue using the straight-line method over the estimated remaining useful life expectancy of the residents. Any unamortized entrance fees at the time of the resident’s death or termination of occupancy are recorded as revenue.

The agreements require the residents to pay a monthly service charge for services provided and use of the Organization’s facilities. Revenue from monthly service charges is reported at the amount that reflects the consideration to which the Organization expects to be entitled to for services as provided in the agreements. These amounts are due from residents and are recognized over time as performance obligations are satisfied. Generally, the performance obligation related to these monthly service fees is considered to be the ongoing ability of the resident to continue to occupy the unit each month and, accordingly, revenue is recognized monthly as this service is provided. Management has determined that the monthly service charge is sufficient to cover the costs of any future service obligations of the residents. As such, the Organization has not recorded a liability for the present value of the net costs of any future service obligations.

Skilled nursing facility: In the skilled nursing facility, the Organization is paid fixed daily rates from governmental and contracted third party payers, and the Organization charges a predetermined fixed daily rate for private pay residents. These fixed daily rates and certain other fees are billed monthly. The Organization currently uses the “most likely amount” technique to estimate revenue in accordance with ASC Topic 606, although rates are generally known and considered fixed prior to services being performed, whether included in the resident agreement or contracted with governmental or third party payers. Rate adjustments from Medicare or Medicaid are recorded when known (without regard to when the assessment is paid or withheld), and subsequent adjustments to these amounts are recorded in revenues when known. Billings under certain of these programs are subject to audit and possible retroactive adjustments, and related revenue is recorded at the amount the Organization ultimately expects to receive, which is inclusive of the estimated retroactive adjustments or refunds, if any, under reimbursement programs. Retroactive adjustments are recorded on an estimated basis in the period the related services are rendered and adjusted in future periods, or as final settlements are determined. Revenue is recognized when performance obligations are satisfied by transferring control of the service provided to the resident, which is based on a day of healthcare services to the resident.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Grant revenue: Grant support is reported as other operating revenue in the period in which the Organization meets the required terms and conditions of the grant.

Charity care: The Organization provides care to residents who meet certain criteria under its charity care policy without charge. Key elements used to determine eligibility include a resident's demonstrated inability to pay. Because the Organization does not pursue collection of amounts determined to qualify for financial assistance, they are not reported as revenue. The Organization has estimated the costs foregone for services and supplies furnished under the Organization's charity care policy aggregated to approximately $83,000 and $80,000 for the years ended December 31, 2023 and 2022, respectively.

Operating loss: The statement of activities includes an intermediate indicator of operations labeled as "operating loss." Changes in net assets which are excluded from the operating measure typically include the contributions, investment income, and interest expense.

Deficit of revenues over expenses: The combined statements of activities and changes in net assets include deficit of revenues over expenses that represent the results of activities. Changes in net assets without donor restrictions, which are excluded from deficit of revenues over expenses, include such items as transfers from affiliates.

Investments: Investments are carried at fair value with unrealized gains or losses included in the statement of activities without donor restrictions unless the investment income is restricted by donor or law and is then recorded in change in net assets with donor restrictions. Contributed investments are recorded at fair value on the date of the gift. Realized gains or losses on investments sold are determined on a specific identification basis.

Assets limited as to use: Assets limited as to use consist of cash and cash equivalents and investments and are limited as to use and include certain amounts internally designated as limited by the Board of Directors.

Property and equipment: Property and equipment are recorded at cost if purchased, or fair value as of the date of donation, and depreciated over their estimated useful lives using the straight-line method of depreciation. Estimated useful lives are as follows:

Land improvements	10-20 years
Buildings and improvements	10-40 years
Furniture, fixtures and equipment	5-10 years
Vehicles	5 years

Property and equipment are subject to an impairment assessment whenever events or circumstances indicate that the carrying amount of an asset, or group of assets, may not be recoverable from future cash flows. If the carrying amount is considered impaired, an impairment charge is recorded for the amount by which the carrying value exceeds its fair value. Management has concluded that no events or circumstances indicating potential impairment occurred for the years ended December 31, 2023 and 2022.

Advertising: Advertising costs are charged to operations when incurred. Advertising expense was approximately $211,000 and $96,000 for the years ended December 31, 2023 and 2022, respectively.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Retirement plan: The Organization sponsors a defined contribution retirement plan covering all full time employees aged 21 and older with at least one year of employment with the Organization. The Organization matches each participant's contribution up to a maximum percentage of annual compensation. Retirement plan expense was approximately $53,000 and $44,000 for the years ended December 31, 2023 and 2022, respectively. These amounts are included in employee benefits and payroll taxes on the statements of activities and changes in net assets.

Interest expense: Interest expense is recognized as incurred on outstanding long-term debt (see Note 5). No interest payments have been made over the life of the related party note. Therefore, interest is accrued on this note as of December 31, 2023 and 2022 and totals $0 and $481,036, respectively. The accrued interest is recorded within accounts payable. The costs incurred related to the issuance of debt are presented net of the related long-term debt and are amortized to interest expense over the life of the related debt using the effective interest method. Amortization of debt issuance costs included in interest expense amounted to $3,480 for 2023 and 2022. The Organization capitalizes interest cost incurred on funds used to construct property and equipment. The capitalized interest is recorded as part of the constructed asset to which it relates and is amortized over the asset's estimated useful life. Interest cost capitalized was $376,866 and $292,571 during 2023 and 2022, respectively. Details of interest cost incurred for 2023 and 2022 are as follows:

	2023	2022
Interest cost charged to operations	$ 150,000	$ 150,000
Amortization of debt issuance costs	3,480	3,480
Interest cost capitalized to property and equipment	376,866	292,571
Total interest cost incurred	$ 530,346	$ 446,051

Note 2. Resident Accounts Receivable

The Organization provides services without collateral to its facility residents, many of whom are local residents and who are insured under third-party payor agreements. The mix of receivables from residents and third-party payors at December 31 is as follows:

	2023	2022
Medicare	$ 23,523	$ 39,440
Medicaid	83,009	104,343
Insurance	46,161	20,328
Private and other	64,236	129,372
	216,929	293,483
Less allowance for credit losses	(21,299)	(19,877)
Resident accounts receivable, net	$ 195,630	$ 273,606

Bad debt expense for the years ended December 31, 2023 and 2022, was $36,285 and $36,117, respectively.

Note 3. Investments and Assets Limited as to Use

The composition of investments and assets limited as to use as of December 31 is set forth in the following table:

	2023	2022
Cash	$ 7,679	$ 7,801
Money market funds	68,261	41,890
Equity securities	765,624	1,048,178
Mutual funds	267,627	329,994
Beneficial interest in perpetual trusts	560,779	506,435
	1,669,970	1,934,298
Less current portion	(7,203)	(7,203)
Total investments, less current portion	$ 1,662,767	$ 1,927,095

Internally designated cash that is limited as to use totaled $7,203 as of December 31, 2023 and 2022, respectively.

Investment income is comprised of the following for the years ended December 31:

	2023	2022
Realized and unrealized gain (loss)	$ 226,917	$ (383,064)
Interest and dividends, net of fees	33,154	19,844
Investment income	$ 260,071	$ (363,220)

Note 4. Property and Equipment

Property and equipment consist of the following at December 31:

	2023	2022
Land	$ 804,971	$ 804,971
Land improvements	1,828,286	856,604
Buildings and improvements	45,938,937	38,342,847
Furniture, fixtures and equipment	2,790,723	2,670,135
Vehicles	110,592	110,592
Construction in progress	16,514	4,755,373
Total	51,490,023	47,540,522
Less accumulated depreciation	(17,552,734)	(15,776,999)
Property and equipment, net	$ 33,937,289	$ 31,763,523

Depreciation expense on property and equipment totaled $1,775,734 and $1,284,992 in 2023 and 2022, respectively.

The Organization completed a renovation plan (the Master Plan) during 2023. New admittances into the skilled nursing facility were stopped for a period of time in order to begin renovations on the units and execute the Master Plan. As a result, the Organization experienced a decline in net resident revenue in 2022. The Organization funded the costs of the Master Plan with debt financing (see Note 5), capital campaign contributions, and new entrance fees generated from the project.

Note 5. Long-Term Debt

The following is a summary of long-term debt at December 31:

	2023	2022
Note payable, related party, permitting borrowings up to \$5,000,000. The note requires quarterly interest only payments through April 2020 at a fixed rate of 3%. Beginning July 1, 2020, and through the maturity date in April 2043, the note bears interest at a rate of 4% and requires quarterly payments of interest. The note is subordinated to the construction loan and principal payments are at the discretion of the lender.	\$ 5,000,000	\$ 5,000,000
Construction loan permitting borrowings up to \$13,000,000 through the draw period that ended December 24, 2023 (the conversion date), at which point the loan was converted to a term note. The loan bore interest at 4.02% during the draw period and required monthly interest only payments through the conversion date. The term note requires monthly principal and interest payments through its maturity on November 24, 2030.	6,700,000	10,310,159
	11,700,000	15,310,159
Unamortized debt issuance costs	(58,549)	(62,029)
Less current maturities	(234,720)	-
Long-term debt	\$ 11,406,731	\$ 15,248,130

As of December 31, the aggregate maturities of long-term debt during the next five years and thereafter are as follows:

2024	\$ 234,720
2025	230,275
2026	239,838
2027	249,798
2028	259,515
Thereafter	10,485,854
Total scheduled principal payments	\$ 11,700,000

Note 6. Functional Expenses

The costs of providing various programs and other activities have been summarized on a functional basis between program services, management and general, and fundraising expenses. Natural expenses attributable to more than one function are allocated using certain cost allocation techniques. Depreciation expense is allocated based on square footage and employee benefits related expenses are allocated based on headcount. Expenses by functional area for the years ended December 31 are as follows:

	2023			
	Program Services	Management and General	Fundraising	Total Expenses
Salaries, wages, employee benefits and payroll taxes	$ 3,925,549	$ 367,309	$ 116,725	$ 4,409,583
Professional and purchased services	489,232	675,148	-	1,164,380
Marketing	-	210,796	-	210,796
Supplies and food	408,618	8,637	-	417,255
Utilities	583,925	-	-	583,925
Insurance	-	411,927	-	411,927
Depreciation	1,536,753	238,981	-	1,775,734
Other	514,182	369,337	15,272	898,791
	$ 7,458,259	$ 2,282,135	$ 131,997	$ 9,872,391

	2022			
	Program Services	Management and General	Fundraising	Total Expenses
Salaries, wages, employee benefits and payroll taxes	$ 3,881,487	$ 275,278	$ 68,978	$ 4,225,743
Professional and purchased services	429,001	745,394	-	1,174,395
Marketing	-	96,296	-	96,296
Supplies and food	420,332	4,076	50	424,458
Utilities	512,537	-	-	512,537
Insurance	-	304,194	-	304,194
Depreciation	1,112,056	172,936	-	1,284,992
Other	624,476	231,858	3,263	859,597
	$ 6,979,889	$ 1,830,032	$ 72,291	$ 8,882,212

Note 7. Commitments and Contingencies

Litigation: The Organization is subject to asserted and unasserted claims encountered in the normal course of business. The Organization's management and legal counsel assess such contingent liabilities and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Organization or unasserted claims that may result in such proceedings, the Organization's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims as well as the perceived merits of the amount of relief sought or expected to be sought therein. In the opinion of management, disposition of these matters will not have a material effect on the Organization's financial condition or results of operations.

Commitments: During 2020, the Organization entered into a general construction contract for the Master Plan as described in Note 4. The Master Plan was completed in 2023. As of December 31, 2023 and 2022, the Organization was contractually committed for construction costs of approximately $0 and $977,000, respectively.

Note 7. Commitments and Contingencies (Continued)

Health plan: The Organization's employees are covered under an affiliated entity's (Episcopal Retirement Homes) partially self-funded health benefit plan for their health care costs. The Organization reimburses Episcopal Retirement Homes for claims paid on their behalf. This plan also covers employees of affiliated entities. Under this plan, the Organization is responsible for the first $175,000 of claims per employee incurred annually. The annual aggregate limit for all participant claims, which includes all entities covered under this plan, is approximately $3,100,000 and $3,000,000 in 2023 and 2022, respectively. Third party insurance coverage is responsible for amounts in excess per employee and in excess of the aggregate limit. The health insurance expense is based upon actual claims paid, reinsurance premiums, administration fees, and provisions for unpaid and unasserted claims at year-end.

Health insurance expense for the years ended December 31, 2023 and 2022, was approximately $351,000 and $382,000, respectively. A liability for estimated claims outstanding at December 31, 2023 and 2022, of approximately $133,000 and $165,000, respectively, has been recorded for management's estimate of claims incurred but not yet reported and is included in accounts payable on the accompanying statements of financial position.

Note 8. Fair Value Measurements

For amounts reported at fair value, the Organization adheres to the U.S. GAAP framework for measuring fair value which establishes a fair value hierarchy consisting of three levels of inputs that may be used to measure fair value as follows:

Level 1: Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Organization has the ability to access.

Level 2: Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

Level 3: Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety. Following is a description of the valuation methodologies used for assets measured at fair value.

Money market funds: Valued at the net asset value of underlying assets.

Equity securities and mutual funds: Valued at the closing price reported on the active market on which the individual securities are traded.

Beneficial interest in perpetual trusts: Beneficial interest in perpetual trusts is recorded at fair value on a recurring basis. Fair value measurement is based upon the fair value of assets held in the perpetual trusts as reported by the trustees at December 31, 2023 and 2022. The Organization considers the measurement of its beneficial interest in the perpetual trusts to be a Level 3 measurement within the fair value hierarchy because even though that measurement is based on the unadjusted fair values of the trust assets reported by the trustee, the Organization will never receive those assets or have the ability to direct the trustee to redeem them.

Note 8. Fair Value Measurements (Continued)

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measured at the reporting date.

The following tables present the balances of investments measured at fair value on a recurring basis as of December 31:

	2023			
	Level 1	Level 2	Level 3	Total
Assets:				
Investments:				
Money market funds	$ -	$ 68,261	$ -	$ 68,261
Equity securities	765,624	-	-	765,624
Mutual funds	267,627	-	-	267,627
Beneficial interest in perpetual trusts	-	-	560,779	560,779
Cash				7,679
Total investments				1,669,970
Other assets:				
Interest in net assets of financially interrelated Foundation	-	-	8,629,642	8,629,642
Total assets at fair value	$ 1,033,251	$ 68,261	$ 9,190,421	$ 10,299,612

	2022			
	Level 1	Level 2	Level 3	Total
Assets:				
Investments:				
Money market funds	$ -	$ 41,890	$ -	$ 41,890
Equity securities	1,048,178	-	-	1,048,178
Mutual funds	329,994	-	-	329,994
Beneficial interest in perpetual trusts	-	-	506,435	506,435
Cash				7,801
Total investments				1,934,298
Other assets:				
Interest in net assets of financially interrelated Foundation	-	-	7,813,156	7,813,156
Total assets at fair value	$ 1,378,172	$ 41,890	$ 8,319,591	$ 9,747,454

The Organization evaluates the significance of transfers between levels based upon the nature of the investment and size of the transfer relative to total net assets.

Note 9. Affiliation Agreement and Interest in Financially Interrelated Foundation

Effective October 1, 2016, the Organization entered into the Affiliation Agreement (the Affiliation) with Episcopal Retirement Services (ERS). Concurrently with the Affiliation with ERS, the Organization revised its legal name to be The Episcopal Church Home, Inc. and established a new legal entity, The Episcopal Church Home Foundation, Inc. (the Foundation). The Foundation is governed by an independent Board of Directors and is organized to solely support the Organization. In connection with the Affiliation, certain investments and beneficial interests in assets have been transferred from the Organization to the Foundation.

The purpose of the Affiliation with ERS is to further the charitable missions of both ERS and the Organization through various shared affiliation benefits and goals. The Organization amended and restated its articles and bylaws and established a nonprofit corporate membership structure with ERS obtaining 80% interest and the Foundation obtaining 20% interest in the Organization.

The Affiliation terminated on October 31, 2021. The termination has no impact on the Organization's governance and ERS continues to maintain its 80% interest in the Organization. ERS and the Foundation had the ability to unwind the Affiliation by providing written notice between July 1, 2018 and October 31, 2018. This unwind provision was not exercised. As a result, ERS effectively gained control of the Organization as of December 30, 2018.

The Organization recognizes its interest, and any changes in its interest, in the net assets of the Foundation as a financially interrelated entity. At December 31, 2023 and 2022, the Organization's interest in the net assets of the Foundation is $8,629,642 and $7,813,156, respectively.

ERS provides the Organization with management services under the terms of the Affiliation. These management services are provided by Episcopal Retirement Homes, Inc. (ERH), a subsidiary of ERS. Management fees are adjusted annually. Management fees recognized under the terms of the Affiliation totaled $860,000 and $900,000 for the years ended December 31, 2023 and 2022, respectively and are recorded within professional and purchased services on the statements of activities and changes in net assets. At December 31, 2023 and 2022, $1,927,876 and $2,477,081, respectively, was owed to ERH and is included in "Accounts payable" on the accompanying statements of financial position. For the year ended December 31, 2023 and 2022, ERH transferred $2,000,000 and $480,000 and the Foundation transferred $500,000 and $120,000, respectively, to the Organization for the Master Plan. This amount is reported as "Transfers from affiliates" on the accompanying statements of activities and changes in net assets. For 2023, the $2,000,000 transferred from ERH represented a forgiveness of payables to affiliated entities.

The Foundation has agreed to make certain specified contributions to the Organization in addition to operational support contributions as approved by the Foundation Board annually. There were operational support contributions of $370,000 and $449,236 for the years ended December 31, 2023 and 2022, respectively. The Foundation has historically provided an additional discretionary contribution of to the Organization to support operations that were disrupted upon the commencement of the Master Plan. There was no additional discretionary contribution for the years ended December 31, 2023 and 2022. For the years ended December 31, 2023 and 2022, the Foundation released $500,000 and $501,763, respectively, of contributions received on behalf of the Organization. This amount is reported within Contributions from financially interrelated Foundation on the accompanying statements of activities and changes in net assets.

Note 9. Affiliation Agreement and Interest in Financially Interrelated Foundation (Continued)

The following summarizes the financial position of the financially interrelated Foundation at December 31:

	2023	2022
Assets:		
Cash	$ 41,311	$ 207,563
Pledge receivables	170,444	198,733
Investments	4,338,181	4,394,710
Beneficial interests	3,261,744	2,901,873
Investment in the Organization	1,170,000	670,000
	8,981,680	8,372,879
Liabilities:		
Net payable to the Organization	352,038	559,723
Net assets, end of year	8,629,642	7,813,156
Net assets of financially interrelated Foundation, beginning of year	7,813,156	9,815,755
Change in net assets of financially interrelated Foundation	$ 816,486	$ (2,002,599)

Note 10. Liquidity and Availability

The Organization regularly monitors liquidity required to meet its annual operating needs and other contractual commitments while also striving to maximize the return on investment of its funds not required for annual operations. As part of the Organization's liquidity management, monetary amounts in excess of monthly requirements for general expenditures is invested in various investments. As of December 31, 2023 and 2022, financial assets available for general expenditures within one year are comprised of the following:

	2023	2022
Financial assets at year-end:		
Cash and cash equivalents	$ 696,510	$ 1,611,642
Accounts receivable	195,630	273,606
Investments	1,669,970	1,934,298
Interest in net assets of financially interrelated Foundation	8,629,642	7,813,156
Total financial assets	11,191,752	11,632,702
Less amounts not available for general expenditures within one year:		
Assets held for residents	(3,169)	(2,164)
Other assets limited as to use by internal designation	(7,203)	(7,203)
Assets with donor restrictions	(9,201,577)	(8,333,123)
Financial assets available for general expenditures within one year	$ 1,979,803	$ 3,290,212

Note 11. Subsequent Event

The Organization has evaluated subsequent events for potential recognition and/or disclosure through June 4, 2024, the date the financial statements were available to be issued.