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The Village at Orchard Ridge, Inc.

Financial Statements

December 31, 2022 and 2021

C O N T E N T S

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INDEPENDENT AUDITORS' REPORT

To the Board of Trustees
The Village at Orchard Ridge, Inc.

Report on the Audits of the Financial Statements

Opinion

We have audited the financial statements of The Village at Orchard Ridge, Inc. (Organization), which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of operations, changes in net (deficit), 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, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for 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 Auditors' Responsibilities for the Audits 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 available to be issued.

Auditors' Responsibilities for the Audits 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 auditors' 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 audits.

- 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 audits 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 audits, significant audit findings, and certain internal control-related matters that we identified during the audits.

Baker Tilly US, LLP

New Castle, Pennsylvania
May 9, 2023

THE VILLAGE AT ORCHARD RIDGE, INC.

BALANCE SHEETS
December 31, 2022 and 2021

ASSETS	2022	2021
CURRENT ASSETS		
Cash and cash equivalents	**$ 1,901**	$ 35,616
Accounts receivable, net	**338,207**	382,487
Prepaid expenses and other assets	**80,319**	80,831
Current portion of pledges receivable	**225,390**	20,500
Current portion of assets whose use is limited	**3,740,084**	3,691,322
Total current assets	**4,385,901**	4,210,756
ASSETS WHOSE USE IS LIMITED, net	**3,301,318**	3,405,269
INVESTMENTS	**1,973,249**	2,155,689
BENEFICIAL INTEREST IN SUPPORTING ORGANIZATION	**8,521,759**	10,839,719
PROPERTY AND EQUIPMENT, net	**129,610,776**	135,105,603
PLEDGES RECEIVABLE, net	**-**	25,453
FUNDS HELD IN TRUST BY OTHERS	**23,810**	23,810
Total assets	**$ 147,816,813**	$ 155,766,299

See Notes to Financial Statements

LIABILITIES AND NET (DEFICIT)	**2022**	2021
CURRENT LIABILITIES		
Accounts payable, trade	**$ 22,577**	$ 143,829
Accrued interest	**2,445,084**	2,481,322
Accrued expenses	**961,954**	1,082,462
Current portion of long-term debt	**1,295,000**	1,210,000
Total current liabilities	**4,724,615**	4,917,613
RESIDENT DEPOSITS	**136,005**	228,363
DEFERRED REVENUE FROM ENTRANCE FEES	**28,459,533**	28,560,152
REFUNDABLE ENTRANCE FEES	**51,519,272**	49,407,677
LONG-TERM DEBT, net	**75,431,969**	76,558,264
DUE TO AFFILIATES, net	**2,683,364**	5,808,784
Total liabilities	**162,954,758**	165,480,853
NET ASSETS (DEFICIT)		
Without donor restrictions	**(17,274,875)**	(11,461,539)
With donor restrictions	**2,136,930**	1,746,985
Total net (deficit)	**(15,137,945)**	(9,714,554)
Total liabilities and net (deficit)	**$ 147,816,813**	$ 155,766,299

See Notes to Financial Statements

THE VILLAGE AT ORCHARD RIDGE, INC.

STATEMENTS OF OPERATIONS
Years Ended December 31, 2022 and 2021

	2022	2021
CHANGES IN NET (DEFICIT) WITHOUT DONOR RESTRICTIONS		
Revenue:		
Net resident service revenue, including amortization of entrance fees 2022 $5,833,413; 2021 $4,306,092	**$ 23,742,809**	$ 21,389,904
Provider Relief Funds	**-**	30,245
Other grant funding	**5,670**	-
(Loss) on disposal of assets	**(508,258)**	-
Net assets released from restrictions, operations	**8,599**	19,072
Total operating revenue	**23,248,820**	21,439,221
Operating expenses:		
Salaries and wages	**5,200,593**	4,734,152
Employee benefits and payroll taxes	**1,099,364**	1,050,580
Professional fees	**2,358,791**	2,193,959
Ancillary and medical	**978,208**	947,199
Supplies	**561,776**	467,513
Food services	**939,826**	903,898
Utilities	**996,886**	949,753
Depreciation	**6,742,157**	6,868,664
Interest	**5,136,890**	5,247,196
Insurance	**179,249**	165,812
Real estate taxes	**563,190**	597,878
Repairs and maintenance	**637,727**	520,044
Advertising and marketing	**119,716**	195,242
Licenses, dues, and subscriptions	**348,364**	377,744
Other operating expenses	**407,277**	301,752
Bad debt expense	**52,572**	28,732
Management fee	**1,716,805**	1,693,918
Total operating expenses	**28,039,391**	27,244,036
(Deficiency) of operating revenue over expenses	**(4,790,571)**	(5,804,815)
Nonoperating revenue (expense):		
Contributions	**18,217**	5,162
Interest and dividends	**364,225**	341,368
Realized gains	**617,958**	652,411
Unrealized gains (losses)	**(2,123,602)**	1,113,919
Other income	**76,264**	109,375
Total nonoperating revenue (expense)	**(1,046,938)**	2,222,235
(Deficiency) of operating and nonoperating revenue over expenses	**(5,837,509)**	(3,582,580)
Other changes:		
Unrealized gains	**24,173**	59,334
Net assets released from restrictions, capital purchases	**-**	9,365
Total other changes	**24,173**	68,699
Change in net (deficit) without donor restrictions	**$ (5,813,336)**	$ (3,513,881)

See Notes to Financial Statements

THE VILLAGE AT ORCHARD RIDGE, INC.

STATEMENTS OF CHANGES IN NET (DEFICIT)
Years Ended December 31, 2022 and 2021

	2022	2021
CHANGES IN NET (DEFICIT) WITHOUT DONOR RESTRICTIONS		
(Deficiency) of operating and nonoperating revenue over expenses	**$ (5,837,509)**	$ (3,582,580)
Unrealized gains	**24,173**	59,334
Net assets released from restrictions, capital purchases	**-**	9,365
Change in net (deficit) without donor restrictions	**(5,813,336)**	(3,513,881)
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS		
Contributions	**398,544**	266,909
Net assets released from restrictions	**(8,599)**	(28,437)
Change in net assets with donor restrictions	**389,945**	238,472
Change in net (deficit)	**(5,423,391)**	(3,275,409)
Net (deficit):		
Beginning	**(9,714,554)**	(6,439,145)
Ending	**$ (15,137,945)**	$ (9,714,554)

See Notes to Financial Statements

THE VILLAGE AT ORCHARD RIDGE, INC.

STATEMENTS OF CASH FLOWS
Years Ended December 31, 2022 and 2021

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net (deficit)	**$ (5,423,391)**	$ (3,275,409)
Adjustments to reconcile change in net (deficit) to net cash provided by operating activities:		
Depreciation	**6,742,157**	6,868,664
Provision for bad debts	**52,572**	28,732
Loss on disposal of assets	**508,258**	-
Amortization of deferred financing costs	**168,705**	167,874
Amortization of entrance fees	**(5,833,413)**	(4,306,092)
Proceeds from non-refundable entrance fees	**6,134,214**	4,171,858
Realized (gains)	**(617,958)**	(652,411)
Unrealized (gains) losses	**2,099,429**	(1,173,253)
Change in value of funds held in trust by others	**-**	(23,810)
Changes in assets and liabilities:		
Accounts receivable	**(8,292)**	(148,888)
Prepaid expenses and other assets	**512**	39,681
Accounts payable and accrued expenses	**(277,998)**	(305,451)
Refundable advances	**-**	(221,445)
Net cash provided by operating activities	**3,544,795**	1,170,050
CASH FLOWS FROM INVESTING ACTIVITIES		
Net purchases of investments and assets whose use is limited	**(252,734)**	(311,364)
Purchases of property and equipment	**(1,755,588)**	(809,239)
Net cash (used in) investing activities	**(2,008,322)**	(1,120,603)
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments on long-term debt	**(1,210,000)**	(1,355,000)
Payments for financing costs	**-**	(38,232)
Proceeds from refundable entrance fees, turnover units	**3,578,187**	3,943,240
Refunds of entrance fees	**(1,868,012)**	(5,201,151)
Net change in resident deposits	**(92,358)**	(173,107)
Change in pledges receivable, net	**(179,437)**	31,426
Change in due to affiliates, net	**(1,820,420)**	334,918
Net cash (used in) financing activities	**(1,592,040)**	(2,457,906)
Net (decrease) in cash and cash equivalents and restricted cash	**(55,567)**	(2,408,459)
Cash and cash equivalents and restricted cash:		
Beginning	**7,997,151**	10,405,610
Ending	**$ 7,941,584**	$ 7,997,151
Cash and cash equivalents and restricted cash include:		
Cash and cash equivalents	**$ 1,901**	$ 35,616
Assets held under trust indenture	**7,041,402**	7,096,591
Cash, restricted by donors or grantors for specific purposes	**898,281**	864,944
	$ 7,941,584	$ 7,997,151

See Notes to Financial Statements

		2022		2021
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION				
Interest paid	**$**	**5,004,423**	$	4,994,108
SUPPLEMENTAL SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES				
Beneficial interest in supporting organization	**$**	**(1,305,000)**	$	(4,600,000)

See Notes to Financial Statements

Note 1. Nature of Organization and Summary of Significant Accounting Policies

Nature of Organization: The Village at Orchard Ridge, Inc. (Organization), a Virginia not-for-profit corporation, operates a continuing care retirement community in Winchester, Virginia. The community opened during February 2013 and now consists of 308 independent living units, 20 skilled nursing units, and 17 assisted living units, and 18 assisted living memory care units.

National Lutheran, Inc. (NLI) is a not-for-profit Maryland corporation affiliated with the Evangelical Lutheran Church in America (ELCA). The Members of NLI are the Delaware-Maryland Synod, Metropolitan Washington, DC Synod, and the Virginia Synod of the ELCA.

NLI is the parent corporation and sole member of the Organization, which is a member of a system doing business as National Lutheran Communities and Services (NLCS). As a member of NLCS, the Organization shares in the control, support, and services of NLCS.

Basis of accounting: The financial statements of the Organization have been prepared on the accrual basis of accounting, whereby revenue is recognized when earned and expenses are recorded when incurred.

Use of estimates: The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported assets, liabilities, and disclosures at the date of the financial statements and revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and cash equivalents and deposit risk: The Organization considers all highly liquid investments with a maturity of three months or less when purchased to be cash and cash equivalents, excluding those classified as investments and assets whose use is limited. In the normal course of business, the Organization may have deposits with a local financial institution in excess of Federal Deposit Insurance Corporation (FDIC) insured limits. The Organization has not experienced any losses in such accounts.

Accounts receivable: Accounts receivable from residents are reported at estimated net realizable value taking into account estimated implicit and explicit price concessions. The estimated implicit price concessions are based upon management's judgmental assessment of historical and expected net collections considering business and general economic conditions in its service area, trends in health care coverage, and other collection indicators. For receivables associated with services provided to residents who have third-party coverage (which includes deductible and payment balances for which third-party coverage exists for part of the bill), the Organization analyzes contractually due amounts and provides an allowance for explicit price concessions, if necessary. Throughout the year, management assesses the adequacy of the estimated price concessions based upon its review of accounts receivable payor composition and aging, taking into consideration recent experience by payor category, payor agreement rate changes, and other factors. The results of these assessments are used to make modifications to patient and resident service revenue and to establish an appropriate estimate for price concessions. The Organization has included a reserve within the estimated implicit price concessions of $65,348 and $25,239 as of December 31, 2022 and 2021, respectively, which have been recorded as reductions to resident accounts receivable.

Assets whose use is limited, investments, and beneficial interest in supporting organization: Assets held as operating reserves, resident deposits, and assets held under indenture agreements are classified as assets whose use is limited and are reported separately on the accompanying balance sheets. Assets whose use is limited, investments, and beneficial interest in supporting organization are reported on the accompanying balance sheets at fair value, based on quoted market prices as provided by a national exchange, excluding an alternative investment which is valued at net asset value (NAV) per share.

The Organization's investments are comprised of a variety of financial instruments and are managed by third-party investment advisors. The fair values reported on the balance sheets are subject to various risks including changes in the equity markets, the interest rate environment, and general economic conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the amounts reported on the balance sheets could change materially in the near term.

Beneficial interest in supporting organization: The Organization maintains a support agreement with NLI and National Lutheran Home for the Aged, Inc. (NLHA) relative to the Organization’s long-term debt. NLI is the parent to both the Organization and NLHA. NLHA is an affiliate of the Organization. The support agreement outlines that NLI and NLHA will provide access to capital to maintain the Organization’s long-term debt requirements. Although the support agreement is with both NLI and NLHA, NLHA holds the investments that are providing the beneficial interest to the Organization. See Note 4 for the percent allocated to the Organization.

Property and equipment: Property and equipment are reported at cost or, if donated, at fair value. Depreciation is computed using the straight-line method at rates calculated to amortize the cost of the assets over their estimated useful lives (3 - 40 years). The Organization's capitalization policy is to review invoices in excess of $5,000 to determine if they should be capitalized. The general range of estimated useful lives is five to twenty years for furniture and equipment and fifteen to forty years for buildings and building and land improvements. Expenditures that extend the useful lives of the asset or significantly increase their capacity are capitalized. The Organization follows the policy of capitalizing interest as a component of the cost of the asset acquired or constructed.

Property and equipment are evaluated for impairment whenever events or changes in circumstances indicate the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. If the expected cash flows are less than the carrying value, an impairment loss is recognized equal to an amount by which the carrying value exceeds the fair value of the assets.

Pledges receivable: Pledges receivable are stated at outstanding balances and are discounted for their present value. Unpaid balances remaining after the stated payment terms are considered past due. Recoveries of previously charged off accounts are recorded when received. An allowance for uncollectable pledges is based on management's assessment of the collectability of pledges receivable and was $4,000 and $12,000 as of December 31, 2022 and 2021, respectively.

Entrance fees: The Organization’s policy requires payment of an entrance fee for admittance to an independent living residence under a type C fee-for-service contract. The Organization currently offers a traditional entrance fee, 50% guaranteed refund, and a 90% guaranteed entrance fee option. The refundable portion of the traditional entrance fee is calculated based on an 18 month amortization period after applying a 10% administrative fee. After 18 months of occupancy, no refund is payable to the resident. The refundable portion of the 50% entrance fee is calculated based on an 8 month amortization period after applying a 10% administrative fee. After 8 months of occupancy, the refund payable to the resident is limited to 50% of the entrance fee. The 90% entrance fee is fully refundable, less an initial 10% administrative charge. Contracts containing varying refund provisions no longer offered by the Organization to new residents remain in force.

The non-refundable portion of the entrance fees are accounted for as deferred revenue from entrance fees and are amortized into earned revenue using the straight-line method over the estimated remaining life of the residents over the contractual term of the contract. At the time of death or contract termination, the remaining nonrefundable balance is recognized as revenue. The remaining life expectancy of the residents is adjusted annually based on actuarial information. The refundable portion of the entrance fees is not amortized into income and is reported as refundable entrance fees liability. Contractual refund obligations amounted to $51,519,272 and $49,407,677 as of December 31, 2022 and 2021, respectively.

The Organization also has a rental agreement requiring no entrance fee on select independent living units, but a one-time community fee of $3,000 applies.

Deferred financing costs: Financing costs were incurred in connection with the issuance of long-term debt. These costs are reported on the accompanying balance sheets as a reduction of long-term debt and are being amortized over the life of the debt using the straight-line method, which approximates the effective interest method. The amortization of deferred financing costs, included in interest expense on the accompanying statements of operations, totaled $168,705 and $167,874 for the years ended December 31, 2022 and 2021, respectively. Accumulated amortization was $1,443,533 and $1,274,828 as of December 31, 2022 and 2021, respectively.

Net assets (deficit): Net assets (deficit), revenue, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets (deficit) and changes therein are classified and reported as follows:

Net assets (deficit) without donor restrictions: Net assets available for use in general operations and not subject to donor restrictions. All revenue not restricted by donors and donor restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net assets (deficit) without donor restrictions.

Net assets with donor restrictions: Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. All revenue restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in net assets with donor restrictions. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net deficit without donor restrictions.

Net resident service revenue: Net resident service revenue is reported at the amount that reflects the consideration the Organization expects to receive in exchange for the services provided. These amounts are due from residents or third-party payors and include variable consideration for retroactive adjustments, if any, under reimbursement programs. Performance obligations are determined based on the nature of the services provided. Net resident service revenue is recognized as performance obligations are satisfied.

Net resident service revenue is primarily comprised of the following revenue streams:

Skilled nursing: Skilled nursing revenue is primarily derived from providing nursing services to residents at a stated daily fee, net of any explicit and implicit price concessions. The Organization has determined that skilled nursing services are considered one performance obligation which is satisfied over time as services are provided. Therefore, skilled nursing revenue is recognized on a daily basis as services are rendered.

Assisted living: Assisted living revenue is primarily derived from providing housing and personal care services to residents at a stated monthly fee. The Organization has determined that the services included in the monthly fee have the same timing and pattern of transfer and are a series of distinct services that are considered one performance obligation which is satisfied over time as services are provided. Therefore, assisted living revenue is recognized on a month-to-month basis.

Independent living: Independent living revenue is primarily derived from providing housing and services to residents. The Organization has determined that the services included in the monthly fee have the same timing and pattern of transfer and are a series of distinct services that are considered one performance obligation which is satisfied over time as services are provided. Therefore, independent living monthly fees are recognized on a month-to-month basis.

The guaranteed refund component of entrance fees is not amortized to income and is classified as refundable entrance fees on the accompanying balance sheets.

Other resident services: Other resident services revenue includes services such as housekeeping, laundry, transportation, medical supplies, and other revenue from residents. The Organization has determined that other resident services revenue is considered one performance obligation which is satisfied over time as services are provided. Therefore, other resident services revenue is recognized on a daily basis as services are rendered.

Revenue from nonrefundable entrance fees received are recognized through amortization of the nonrefundable entrance fee using the straight-line method over annually adjusted estimated remaining life expectancies of the residents which during the contractual term of the contract approximates the period of time the goods and services under the agreements are expected to be transferred to residents. The unamortized portion is classified as deferred revenue from entrance fees on the balance sheets. Amortization of nonrefundable entrance fees included in net resident service revenue amounted to $5,833,413 and $4,306,092 for the years ended December 31, 2022 and 2021, respectively.

The Organization receives revenue for services under third-party payor programs, including Medicare and other third-party payors. Settlements with third-party payors for retroactive adjustments due to audits, reviews, or investigations are included in the determination of the estimated transaction price for providing services. The Organization estimates the transaction price based on the terms of the contract and correspondence with the third-party payor and historical payment trends, and retroactive adjustments are recognized in future periods as final settlements are determined.

The Organization disaggregates revenue by type of service and payor source as this depicts the nature, amount, timing, and uncertainty of its revenue and cash flows as affected by economic factors. Net resident service revenue consists of the following for the years ended December 31:

	2022				
	Skilled Nursing	**Assisted Living**	**Independent Living**	**Other Resident Services**	**Total**
Self-pay	**$ 1,825,059**	**$ 1,897,174**	**$ 12,378,434**	**$ 76,683**	**$ 16,177,350**
Medicare	**1,475,021**	**-**	**-**	**-**	**1,475,021**
Medicaid	**35,812**	**-**	**-**	**-**	**35,812**
Commercial insurance	**221,213**	**-**	**-**	**-**	**221,213**
Amortization of nonrefundable entrance fees	**-**	**-**	**5,833,413**	**-**	**5,833,413**
Total	**$ 3,557,105**	**$ 1,897,174**	**$ 18,211,847**	**$ 76,683**	**$ 23,742,809**

	2021				
	Skilled Nursing	**Assisted Living**	**Independent Living**	**Other Resident Services**	**Total**
Self-pay	$ 1,134,833	$ 1,821,071	$ 12,451,387	$ 72,349	$ 15,479,640
Medicare	1,365,797	-	-	-	1,365,797
Medicaid	-	-	-	-	-
Commercial insurance	238,375	-	-	-	238,375
Amortization of nonrefundable entrance fees	-	-	4,306,092	-	4,306,092
Total	$ 2,739,005	$ 1,821,071	$ 16,757,479	$ 72,349	$ 21,389,904

The Organization has agreements with third-party payors that provide for payments at amounts different from established rates. A summary of the payment arrangements with major third-party payors follows:

Medicare: Nursing and ancillary services provided to Medicare Part A beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident-specific classification system that is based on clinical, diagnostic, and other factors and the reimbursement methodology is subject to various limitations and adjustments. The Medicare Part A rates are based on clinical, diagnostic, and other factors. The determination of these rates is partially based on the Organization's clinical assessment of its residents. The Organization is required to clinically assess its residents at predetermined time periods throughout the year. The documented assessments are subject to review and adjustment by the Medicare programs.

Medical Assistance: Under the Medical Assistance Program's case-mix reimbursement system, the determination of reimbursement rates for skilled nursing costs is based upon a recipient's dependency in Activities of Daily Living (ADLs), and need for and receipt of ancillary nursing services. Each recipient is assigned a reimbursement level depending on his or her degree of dependency in ADLs.

The Organization also has entered into payment agreements with certain commercial insurance carriers and others. The basis for payment to the Organization under these agreements includes prospectively determined rates per day or discounts from established charges.

Payment terms and conditions for the Organization’s resident contracts vary by contract type and payor source, although terms generally include payment to be made within 30 days. Net resident service fee revenue for recurring and routine monthly services are generally billed monthly in advance. Net resident service fee revenue for ancillary services are generally billed monthly in arrears. Additionally, nonrefundable entrance fees are generally billed and collected in advance of move-in. Revenue collected from residents in advance are recognized as deferred revenue from entrance fees until the performance obligations are satisfied and are included in deferred revenue from entrance fees on the accompanying balance sheets.

Advertising: The Organization expenses advertising costs as incurred. Advertising expense totaled $119,716 and $195,242 for the years ended December 31, 2022 and 2021, respectively.

(Deficiency) of operating and nonoperating revenue over expenses: The statements of operations include the determination of (deficiency) of operating and nonoperating revenue over expenses as the performance indicator. Changes in net (deficit) without donor restrictions, which are excluded from the performance indicator, consistent with industry practice, include unrealized gains on alternative investments measured at NAV and net assets released from restrictions used for capital purchases.

Income tax status: The Organization is a not-for-profit corporation as described in Section 501(c)(3) of the Internal Revenue Code (Code) and has been recognized as tax exempt under Section 501(a) of the Code. Accordingly, no provision for income taxes has been provided.

Accounting principles generally accepted in the United States of America require an organization to evaluate tax positions taken by the organization and recognize a tax liability or asset if the organization has taken an uncertain position that more likely than not would be sustained upon examination by the Internal Revenue Services (IRS). The Organization has concluded that as of December 31, 2022 and 2021, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or asset or disclosure in the financial statements. Generally, tax returns for years ended December 31, 2019, and thereafter remain subject to examination by federal and state tax authorities.

Reclassifications: Certain reclassifications have been made to the 2021 financial statements to conform to the presentation used in 2022.

Subsequent events: The Organization has evaluated subsequent events for recognition and disclosure through May 9, 2023, which is the date the financial statements were issued.

Recent Accounting Pronouncement

ASU No. 2016-13—Financial Instruments—Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments and Other ASUs Issued Amending Topic 326

During June 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2016-13, "Measurement of Credit Losses on Financial Instruments." ASU No. 2016-13 requires financial assets measured at amortized cost to be presented at the net amount expected to be collected, through an allowance for credit losses that is deducted from the amortized cost basis. The measurement of expected credit losses is based on relevant information about past events, including historical experience, current conditions, and reasonable and supportable forecasts that affect the collectability of the reported amount. Various clarifications and amendments were issued from 2018 – 2020. ASU No. 2016-13 (as amended) is effective for annual periods and interim periods within those annual periods beginning after December 15, 2022. Early adoption is permitted for annual and interim periods beginning after December 15, 2018. The Organization is currently assessing the effect that ASU No. 2016-13 (as amended) will have on its balance sheets, results of operations, and cash flows.

Note 2. Liquidity and Availability of Resources

Financial assets are considered liquid and available when convertible into cash within a year. Financial assets available for general expenditure, without donor or other restrictions limiting their use, within one year of the balance sheets dates, comprise the following as of December 31:

	2022	2021
Financial assets:		
Cash and cash equivalents	**$ 1,901**	$ 35,616
Accounts receivable	**338,207**	382,487
Investments	**1,973,249**	2,155,689
Beneficial interest in supporting organization	**8,521,759**	10,839,719
Total financial assets	**$ 10,835,116**	$ 13,413,511

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. The Organization invests cash in excess of daily requirements in short-term investments. Certain of the donor purpose restricted funds may be utilized as the restrictions are satisfied.

Note 3. Concentrations of Credit Risk

The Organization grants credit without collateral to its residents, most of whom are local residents and are insured under third-party agreements. The mix of receivables from third-party payors is as follows as of December 31:

	2022	2021
Medicare	**38 %**	44 %
Commercial	**31**	34
Self-pay	**28**	22
Medicaid	**3**	-
	100 %	100 %

Note 4. Fair Value Measurements

Authoritative guidance regarding *Fair Value Measurements* establishes a framework for measuring fair value. This guidance defines fair value, establishes a framework and hierarchy for measuring fair value, and outlines the related disclosure requirements. The guidance indicates that a fair value measurement assumes that the transaction to sell an asset or transfer a liability occurs in the principal market for the asset or liability or, in the absence of a principal market, the most advantageous market for the asset or liability based upon an exit price model. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level I measurements) and the lowest priority to unobservable inputs (Level III measurements). The levels of the fair value hierarchy are as follows:

Level I — Quoted prices in active markets for identical assets or liabilities.

Level II — Observable inputs other than Level I prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level III — Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

The tables below present the balances of financial assets measured at fair value on a recurring basis as of December 31:

	2022			
	Carrying Value	Fair Value	Level I	Level II
Reported at fair value:				
Assets:				
Investments, beneficial interest in supporting organization, and assets whose use is limited:				
Cash and cash equivalents	$ 7,068,677	$ 7,068,677	$ 7,068,677	$ -
Equity securities	206,080	206,080	206,080	-
Mutual funds	1,635,179	1,635,179	1,635,179	-
Exchange traded funds	38,638	38,638	-	38,638
Bonds	66,077	66,077	-	66,077
Benefical interest in supporting organization	7,842,386	7,842,386	4,794,775	3,047,611
Total	16,857,037	16,857,037	$ 13,704,711	$ 3,152,326
Beneficial interest in supporting organization alternative investment measured at NAV	679,373	679,373		
Total assets	$ 17,536,410	$ 17,536,410		
Disclosed at fair value:				
Pledges receivable, net	$ 225,390	$ 225,390	$ -	$ 225,390

	2021			
	Carrying Value	Fair Value	Level I	Level II
Reported at fair value:				
Assets:				
Investments, beneficial interest in supporting organization, and assets whose use is limited:				
Cash and cash equivalents	$ 7,130,650	$ 7,130,650	$ 7,130,650	$ -
Equity securities	272,478	272,478	272,478	-
Mutual funds	1,725,762	1,725,762	1,725,762	-
Exchange traded funds	41,861	41,861	-	41,861
Bonds	81,529	81,529	-	81,529
Beneficial interest in supporting organization	10,299,754	10,299,754	7,942,602	2,357,152
Total	19,552,034	19,552,034	$ 17,071,492	$ 2,480,542
Beneficial interest in supporting organization alternative investment measured at NAV	539,965	539,965		
Total assets	$ 20,091,999	$ 20,091,999		
Disclosed at fair value:				
Pledges receivable, net	$ 45,953	$ 45,953	$ -	$ 45,953

Beneficial interest in supporting organization and assets whose use is limited are presented together in the tables above as there are various investment and cash accounts that are allocated between the beneficial interest in supporting organization and assets whose use is limited lines on the balance sheets.

Certain investments are combined with related organizations and are referred to as "Beneficial Interest in Supporting Organization" investments. Approximately 13.09% and 12.89% of the combined investments are attributable to the Organization as of December 31, 2022 and 2021, respectively. The percentage of combined investments is calculated based on a monthly cost basis adjusted for any deposits or withdrawals specific to the Organization. Investment income is also based on this allocation.

The following tables present the Organization's share of the combined investments in the beneficial interest in supporting organization measured at fair value on a recurring basis as of December 31:

	2022			
	Carrying Value	Fair Value	Level I	Level II
Beneficial interest in supporting organization:				
Cash and cash equivalents	$ 620,143	$ 620,143	$ 620,143	$ -
Equity securities:				
Consumer discretionary	732,804	732,804	732,804	-
Consumer staples	532,758	532,758	532,758	-
Energy	427,216	427,216	427,216	-
Financial	654,940	654,940	654,940	-
Health care	419,524	419,524	419,524	-
Industrials	588,502	588,502	588,502	-
Information technology	426,090	426,090	426,090	-
Materials	26,682	26,682	26,682	-
Real estate	182,066	182,066	182,066	-
Utilities	158,183	158,183	158,183	-
Other	9,910	9,910	9,910	-
Mutual funds:				
Fixed income	-	-	-	-
Equity	15,957	15,957	15,957	-
Fixed income securities:				
Corporate bonds	1,307,460	1,307,460	-	1,307,460
U.S. government and agency bonds	1,740,151	1,740,151	-	1,740,151
Subtotal	7,842,386	7,842,386	$ 4,794,775	$ 3,047,611
Alternative investment measured at NAV	679,373	679,373		
Total	$ 8,521,759	$ 8,521,759		

	2021			
	Carrying Value	Fair Value	Level I	Level II
Beneficial interest in supporting organization:				
Cash and cash equivalents	$ 393,866	$ 393,866	$ 393,866	$ -
Equity securities:				
Consumer discretionary	1,504,002	1,504,002	1,504,002	-
Consumer staples	468,746	468,746	468,746	-
Energy	452,113	452,113	452,113	-
Financial	962,103	962,103	962,103	-
Health care	700,936	700,936	700,936	-
Industrials	440,431	440,431	440,431	-
Information technology	1,039,126	1,039,126	1,039,126	-
Materials	223,611	223,611	223,611	-
Real estate	468,707	468,707	468,707	-
Utilities	222,386	222,386	222,386	-
Other	7,628	7,628	7,628	-
Mutual funds:				
Fixed income	563,884	563,884	563,884	-
Equity	495,063	495,063	495,063	-
Fixed income securities:				
Corporate bonds	1,281,846	1,281,846	-	1,281,846
U.S. government and agency bonds	1,075,306	1,075,306	-	1,075,306
Subtotal	10,299,754	10,299,754	$ 7,942,602	$ 2,357,152
Alternative investment measured at NAV	539,965	539,965		
Total	$ 10,839,719	$ 10,839,719		

The Organization has no financial assets or liabilities that are recorded at fair value on a nonrecurring basis.

There were no transfers between Level I, Level II, or Level III during the years ended December 31, 2022 or 2021.

The following methods have been used by the Organization in estimating the fair value on a recurring basis of its financial instruments. There have been no changes in the methodologies used as of December 31, 2022 or 2021:

Cash and cash equivalents: Fair values, which are the amounts reported on the balance sheets, are based on multiplying number of units held by $1 per unit.

Equity securities and mutual funds: Valued at the closing price reported in the active market on which the individual securities are traded for equity securities and fixed income mutual funds and quoted market prices in active markets.

Fixed income securities and other: Fair values of these items, which are the amounts reported on the balance sheets, are estimated using quoted prices for similar securities.

Beneficial interest in supporting organization: Based on the fair values of the investments held in the fund at the Organization's percentage of holdings, which include the following:

> Investments within the beneficial interest in supporting organization are valued at fair value based on quoted market prices in active markets for cash and cash equivalents, equity securities, mutual funds, and exchange-traded and closed-end funds, and are based on quoted prices for the same or similar securities for fixed income securities.

Alternative investment: Alternative investment is comprised of a hedge fund. The Organization measures the fair value of the alternative investment based on net asset value (NAV) as calculated on the reporting entity's measurement date. The Organization measures the fair value of an investment that does not have a readily determinable fair value, based on the NAV of the investment as a practical expedient, without further adjustment, unless it is probable that the investment will be sold at a value significantly different than the NAV. If the practical expedient NAV is not as of the reporting entity's measurement date, then the NAV is adjusted to reflect any significant events that would materially affect the value of the security and the NAV of the Organization as of the valuation date. In using the NAV as a practical expedient, certain attributes of the investment, that may impact the fair value of the investment, are not considered in measuring fair value. Attributes of those investments include the investment strategies of the investees and may also include, but are not limited to, restrictions on the investor's ability to redeem its investments at the measurement date at NAV as well as any unfunded commitments. The Organization’s share of the beneficial interest in supporting organization's alternative investments as of December 31, 2022 and 2021, was $679,373 and $539,965, respectively. The investment strategy for Ironwood Institutional Multi-Strategy Fund (Fund) is capital appreciation with limited variability of returns. The Fund invests exclusively in other private investment companies, which invests substantially all of its assets in hedge funds and other similar investment vehicles that are managed by a select group of portfolio managers who invest in a variety of financial markets and utilize a broad range of alternative investment strategies. There were no unfunded commitments as of December 31, 2022 or 2021, and there is a monthly or quarterly redemption notice of 15 - 120 days.

Pledges receivable: Valued based on the original pledge amounts, adjusted by a discount rate that a market participant would demand and an evaluation for uncollectable pledges.

Note 5. Investments, Beneficial Interest in Supporting Organization, and Assets Whose Use is Limited

The investments, beneficial interest in supporting organization, and assets whose use is limited are presented on the balance sheets as follows as of December 31:

	2022	2021
Investments	**$ 1,973,249**	$ 2,155,689
Beneficial interest in supporting organization	**$ 8,521,759**	$ 10,839,719
Assets held under trust indenture (2011 bonds):		
Debt service reserve	**$ 1,694,654**	$ 1,671,255
Interest	**1,217,328**	1,223,166
Principal	**781,294**	863,929
Assets held under trust indenture (2014 bonds):		
Debt service reserve	**2,064,202**	2,035,700
Interest	**1,283,924**	1,302,541
	7,041,402	7,096,591
Less current portion	**(3,740,084)**	(3,691,322)
Assets whose use is limited, net	**$ 3,301,318**	$ 3,405,269

Note 6. Property and Equipment

A summary of property and equipment and the related accumulated depreciation is as follows as of December 31:

	2022	2021
Land	$ 14,870,825	$ 14,870,825
Land improvements	11,815,830	11,815,830
Buildings and building improvements	147,540,832	146,654,423
Furniture and equipment	10,539,440	10,382,452
Construction in progress	78,798	187,641
	184,845,725	183,911,171
Less accumulated depreciation	(55,234,949)	(48,805,568)
	$ 129,610,776	$ 135,105,603

In December 2022, the Organization incurred water damages as a result of inclement weather. The damages resulted in a loss on disposal of assets amounting to $508,258, which is included on the statements of operations for the year ended December 31, 2022.

Note 7. Long-Term Debt

Long-term debt consists of the following as of December 31:

	2022	2021
Series 2011A Residential Care Facility Revenue Bonds, payable in monthly installments to satisfy annual debt service requirements through July 2045. Interest is payable at a fixed rate of 6.50 percent through maturity.	$ 37,125,000	$ 37,635,000
Series 2014A Residential Care Facility Revenue Bonds, payable in monthly installments to satisfy annual debt service requirements through July 2049. Interest is payable at a fixed rate of 6.00 percent through maturity.	34,150,000	34,655,000
Series 2014B Residential Care Facility Revenue Bonds, payable in monthly installments to satisfy annual debt service requirements through July 2049. Interest is payable at a fixed rate of 4.63 percent through maturity.	9,245,000	9,440,000
	80,520,000	81,730,000
Less current portion	1,295,000	1,210,000
Less deferred financing costs, net of accumulated amortization	3,793,031	3,961,736
Total long-term debt, net	$ 75,431,969	$ 76,558,264

As security for the payment of the bonds, the Organization granted a lien and security interest in the mortgaged premises and assigned all their respective pledged assets, including gross receipts, inventory, accounts receivables, contracts rights, general intangibles, and other as defined in the documents. Additionally, NLI and National Lutheran Home for the Aged, Inc. entered into support agreements guaranteeing the repayment of the bonds as additional security. The support agreements will terminate upon the achievement of certain financial performance targets as defined in the agreements. During 2021, a debt modification of the 2014 A and B bonds was executed. The debt modification lowered interest rates and modified the future amortization of the debt.

The Organization is required to comply with certain debt covenants in connection with the aforementioned long-term debt. Management believes they are in compliance with all covenants as of December 31, 2022 and 2021.

Annual aggregate maturities of long-term debt for the next five years and thereafter are as follows as of December 31, 2022:

Years Ending December 31:	
2023	$ 1,295,000
2024	1,380,000
2025	1,440,000
2026	1,535,000
2027	1,645,000
Thereafter	73,225,000
	$ 80,520,000

Note 8. Net Assets (Deficit)

Net assets (deficit) presentation on the balance sheets with expanded disclosure for the amount and purpose of designations is as follows as of December 31:

	2022	2021
Net assets (deficit):		
Without donor restrictions:		
Undesignated	**$ (17,274,875)**	$ (11,461,539)
With donor restrictions:		
Purpose restricted for:		
Operations	**602,200**	349,129
Capital projects	**515,743**	515,811
Restricted in perpetuity	**1,018,987**	882,045
	2,136,930	1,746,985
Total net (deficit)	**$ (15,137,945)**	$ (9,714,554)

For the years ended December 31, 2022 and 2021, net assets of $8,599 and $28,437, respectively, were released from donor restrictions by incurring expenses satisfying the restricted purposes.

Earnings from net assets restricted in perpetuity are available to support charitable and benevolent care provided by the Organization.

Note 9. Related Party Transactions

NLI is the sole member of the Organization and provides support in the form of management and support services in exchange for management fees and provides additional capital support when needed. The Organization incurred management fees to NLI totaling $1,716,805 and $1,693,918 for the years ended December 31, 2022 and 2021, respectively.

Various entities that are part of the NLCS system make working capital advances to each other as needed. Related party transactions bear no interest and have no stated repayment terms.

The following represents net amounts due to (from) affiliated organizations as of December 31:

	2022	2021
National Lutheran, Inc. (Parent)	**$ 2,583,364**	$ 5,808,784
National Lutheran Home for the Aged, Inc.	**100,000**	-
	$ 2,683,364	$ 5,808,784

Note 10. Expenses by Nature and Function

The Organization's expenses for resident services (including skilled nursing, assisted living, independent living, and other resident services) and general and administrative are as follows for the years ended December 31:

	2022		
	Resident Services	**General and Administrative**	**Total**
Salaries and wages	**$ 4,662,555**	**$ 538,038**	**$ 5,200,593**
Employee benefits and payroll taxes	**1,005,197**	**94,167**	**1,099,364**
Professional fees	**2,056,442**	**302,349**	**2,358,791**
Ancillary and medical	**978,208**	**-**	**978,208**
Supplies	**533,145**	**28,631**	**561,776**
Food services	**901,801**	**38,025**	**939,826**
Utilities	**993,001**	**3,885**	**996,886**
Depreciation	**6,742,157**	**-**	**6,742,157**
Interest	**4,968,185**	**168,705**	**5,136,890**
Insurance	**179,249**	**-**	**179,249**
Real estate taxes	**563,190**	**-**	**563,190**
Repairs and maintenance	**613,574**	**24,153**	**637,727**
Advertising and marketing	**119,716**	**-**	**119,716**
Licenses, dues, and subscriptions	**84,560**	**263,804**	**348,364**
Other operating expenses	**306,888**	**100,389**	**407,277**
Bad debt expense	**52,572**	**-**	**52,572**
Management fee	**-**	**1,716,805**	**1,716,805**
Total	**$ 24,760,440**	**$ 3,278,951**	**$ 28,039,391**

	2021		
	Resident Services	General and Administrative	Total
Salaries and wages	$ 4,227,091	$ 507,061	$ 4,734,152
Employee benefits and payroll taxes	1,015,121	35,459	1,050,580
Professional fees	1,885,218	308,741	2,193,959
Ancillary and medical	947,199	-	947,199
Supplies	442,509	25,004	467,513
Food services	899,986	3,912	903,898
Utilities	947,180	2,573	949,753
Depreciation	6,868,664	-	6,868,664
Interest	5,079,322	167,874	5,247,196
Insurance	165,812	-	165,812
Real estate taxes	597,878	-	597,878
Repairs and maintenance	507,632	12,412	520,044
Advertising and marketing	195,242	-	195,242
Licenses, dues, and subscriptions	114,605	263,139	377,744
Other operating expenses	205,573	96,179	301,752
Bad debt expense	28,732	-	28,732
Management fee	-	1,693,918	1,693,918
Total	$ 24,127,764	$ 3,116,272	$ 27,244,036

The financial statements report certain expense categories that are attributable to more than one health care or support function. Therefore, these expenses require an allocation on a reasonable basis that is consistently applied. Costs not directly attributable to a function are allocated to the functions based on square footage basis. Fundraising expenses are incurred through NLI.

Note 11. Benevolent Care

The Organization extends charity care and other support to residents, who meet certain criteria under its benevolent care policy and are unable to pay for services, at all levels of care as needed and when appropriate without charge or at amounts less than its established rates. Because the Organization does not pursue collection of amounts determined to be benevolent care, they are not reported as resident service revenue.

The Organization maintains records to identify and monitor the level of benevolent care it provides. The estimated cost of providing benevolent care is based upon the direct and indirect costs identified with the specific benevolent care provided. The cost of benevolent care provided amounted to $16,100 and $0 for the years ended December 31, 2022 and 2021, respectively. Benevolent care related to the Medicaid program amounted to approximately $12,300 and $0 for the years ended December 31, 2022 and 2021, respectively. The Organization received contributions of approximately $137,000 and $221,000 for the years ended December 31, 2022 and 2021, respectively, to offset or subsidize benevolent care services provided.

Note 12. Pension Plan

The Organization participates in a 403(b) defined contribution plan (Plan). The Plan states the Organization shall make a Safe Harbor contribution in an amount equal to 100% of each employee's contribution, up to a maximum of 3% of such participant's compensation. In addition, the Organization will contribution 50% of each employee's contribution up to the next 2% of such participant's compensation for each payroll period. All participating employees' contributions are 100% vested and employer contributions are vested at 20% per year to 100% after five years. Employer contributions totaled $59,095 and $65,552 for the years ended December 31, 2022 and 2021, respectively, and are recorded in employee benefits and payroll taxes on the statements of operations.

Note 13. Medical Malpractice and General Liability Claims Coverage

The Organization participates in a reciprocal risk retention group (RRRG) through National Lutheran, Inc. (Parent). The coverage is provided on a claims-made basis. Medical malpractice and general liability coverages were provided for the Organization in the amount of $1,000,000 per event and $3,000,000 per annual aggregate. Each claim has a $50,000 self-insured retention, prior to the primary insurance coverage. The Organization also has an excess umbrella policy for general liability coverage. The excess umbrella limit is $15,000,000 in the aggregate. The Organization funds any potential accrued claims incurred but not reported liability through the premiums paid to the RRRG. As of December 31, 2022, no such adjustments to premiums are deemed necessary.

Note 14. Contingencies

The senior living services industry is subject to numerous laws, regulations, and administrative directives of federal, state, and local governments and agencies. Compliance with these laws, regulations, and administrative directives is subject to future government review and interpretation as well as regulatory actions unknown or unasserted at this time. Government activity continues to increase with respect to investigations and allegations concerning possible violations by health care providers of fraud and abuse statutes and regulations, which could result in the imposition of significant fines and penalties as well as significant repayments for resident services previously billed. Management is not aware of any material incidents of noncompliance; however, the possible future effect of this matter on the Organization, if any, is not presently determinable.

The Organization entered into certain commitments in March 2022, relative to a Solar Project that management believes will deliver energy savings to the Organization. Site development and other construction was completed as of December 31, 2022. Utility interconnection was completed during the first quarter of 2023. The future impact in savings is currently unknown.

Note 15. COVID-19 Pandemic

In March 2020, the World Health Organization recognized the novel strain of coronavirus, COVID-19, as a pandemic. The response to the pandemic had severely impacted the level of economic activity around the world and has had wide ranging effects on the Organization, including lost revenue, changing workforce dynamics, decreases in patient census, increases in expenses related to supply chain and other expenses, as well as increased funding sources.

Federal and state governments have passed legislation, promulgated regulations, and taken other administrative actions intended to assist health care providers in providing care to COVID-19 and other patients during the public health emergency. Sources of relief include the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act, which was enacted on March 27, 2020, which included, among other programs, the Provider Relief Fund (PRF).

The material government funding received by the Organization, and the corresponding accounting for the funding, is outlined below.

U.S. Department of Health and Human Services (HHS) Provider Relief Fund: During the year ended December 31, 2021, the Organization received funds through the HHS PRF program established by the CARES Act in the amount of $54,642. No such funds were received in 2022. According to guidance provided by the HHS, these funds may only be used when health care providers experience a loss in revenue and/or incur expenses as a result of the COVID-19 pandemic. Additionally, health care providers must comply with certain terms and conditions, established by the HHS, when spending the funds. If the health care provider is unable to justify utilization of the funds through lost revenue or COVID-19 expenses, the funds must be returned to the HHS.

Based on the Organization's calculation of lost revenue and COVID-19 expenses, the Organization recognized $30,245 as Provider Relief Funds during the year ended December 31, 2021. During 2021, $227,000 was allocated back to the parent, NLI. The Organization has utilized all available current information in determining the proper utilization and accounting for these funds.

The Centers for Medicare and Medicaid Services (CMS) Accelerated/Advance Payments: In order to increase cash flow to providers of services and suppliers impacted by the COVID-19 pandemic, the CMS expanded its current Accelerated and Advance Payment Program to a broader group of Medicare Part A providers and Part B suppliers. The expansion of this program is only for the duration of the public health emergency. An accelerated/advance payment is a payment intended to provide necessary funds when there is a disruption in claims submissions and/or claims processing. These expedited payments can also be offered in circumstances such as national emergencies, or natural disasters, in order to accelerate cash flow to the impacted health care provider and suppliers. The CMS is authorized to provide accelerated or advance payments during the period of the public health emergency to any Medicare provider/supplier who submits a request to the appropriate Medicare Administrative Contractor (MAC) and meet the required qualifications. The Eligibility & Process includes the following areas: Eligibility, Amount of Payment, Processing Time, Repayment, and Recoupment and Reconciliation.

The Organization applied for and received $361,609 in 2020. Due to the Recoupment and Reconciliation process of this program, takebacks during the years ended December 31, 2022 and 2021, amounted to $134,304 and $227,305, leaving a remaining balance of $0 as of December 31, 2022.

Note 16. Subsequent Event

As stated in Note 6, the Organization incurred damages as a result of inclement weather in December 2022. The total loss was recognized in 2022; however, there will be additional costs incurred during 2023 related to water and mold remediation services, as well as capital expenditures to rebuild damaged units. The assessment is on-going, but current expenditure estimates are approaching total costs of $3 million. The Organization's insurance is expected to cover all costs in excess of their $50,000 deductible.