



Brooks-Howell Home

Brooks-Howell Home
266 Merrimon Avenue
Asheville, North Carolina 28801
Telephone (828) 253-6712, Fax (828) 367-7978
www.brooks-howell.org
Owned by: United Women in Faith

DISCLOSURE STATEMENT

United Women in Faith (“UW Faith”) (operating a continuing care community known as Brooks-Howell Home), previously operated as United Methodist Women, must deliver a Disclosure Statement to a prospective resident prior to or at the time a prospective resident executes a Residency Agreement to provide continuing care, or prior to or at the time a prospective resident transfers any money or other property to UW Faith, whichever occurs first.

Brooks-Howell Home, like all other continuing care retirement communities in the State of North Carolina, is subject to the Continuing Care Retirement Communities Act. This Disclosure Statement has not been reviewed or approved by any government agency or representative to ensure accuracy or completeness of the information set out.

May 30, 2023

Unless earlier revised, UW Faith intends for this Disclosure Statement to remain effective until October 25, 2024.

**BROOKS-HOWELL HOME
DISCLOSURE STATEMENT**

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ATTACHMENTS:

- Monthly Service Fee Agreement
- Audited Financial Statements – UWFaith
- Reviewed Financial Statements – Brooks-Howell Home
- Compiled Forecasted Financial Statements for UWFaith with Compiled Forecasted Financial Statements for Brooks-Howell Home as a Supplemental Schedule
- Interim (Unaudited) Financial Statements – UWFaith

ORGANIZATION

United Women in Faith (“UWFaith”), previously operated as United Methodist Women, is a corporation organized under the State of New York not- for profit corporation law. UWFaith is exempt from the payment of income tax under Federal Internal Revenue Code 501 (c). UWFaith operates under the Book of Discipline of The United Methodist Church, as it is, from time to time, promulgated by the General Conference of The United Methodist Church, which is the ultimate governing body of The United Methodist Church. UWFaith may be contacted at 475 Riverside Drive, New York, New York 10115.

Brooks-Howell Home (“Brooks-Howell”) is a retirement facility in Asheville, North Carolina, which is owned and operated as a program of UWFaith. Brooks-Howell is unincorporated and operates under a Certificate of Authority to do business in the State of North Carolina.

OFFICERS AND DIRECTORS

Harriett J. Olson, Chief Executive Officer of UWFaith since 2007. A Harvard Law School graduate, Ms. Olson practiced real estate and environmental law (1983-96) at a N.J. law firm that is now part of Day, Pitney, before working for the church full-time. From 1996-2007, Ms. Olson was senior vice- president for publishing, editor for church school publications and United Methodist Church book editor at the United Methodist Publishing House in Nashville, TN. Ms. Olson also has a bachelor's degree from Houghton College in Houghton, N.Y., where she serves on the board of trustees.

Tamara Clark, Treasurer and CFO, has been with UWFaith since October 2019. Ms. Clark holds an accounting degree from Temple University’s Fox School of Business, Philadelphia, PA. Prior to working for UWFaith, Ms. Clark served as Treasurer for the Wisconsin Annual Conference of the United Methodist Church for three years. And prior to Wisconsin, Tamara served as Accountant for the Eastern Pennsylvania Conference of the United Methodist Church. In Tamara’s career, she has been a proponent for sound financial and business practices within churches, hosted church finance trainings, and advised churches who have experienced unfortunate situations when it comes to break down or the absence of internal controls. Tamara is a life-long Methodist, maintaining membership in her home church in Philadelphia. Prior to working professionally for the Church, she held many ministry leadership roles, and worked for six years in public accounting.

All investment decisions for UWFaith are made by Ms. Olson and Ms. Clark.

UNITED WOMEN IN FAITH DIRECTORS

2021-2024

Name	Profession/Business	Address
Darlene Alfred	Real Estate Professional	2811 Chisholm Trail, Salado, TX 76571
Bethany Amey Sutton	Office Administration	12 Juniper Rd, Sewell, NJ 08080
Ruby Anderson	Retired Teacher, Real Estate Agent	25180 Thorndyke St., Southfield, MI 48033
Dawn Armstrong	Healthcare/Nursing	5202 S Woodsedge Tr., Sioux Falls, SD 57108
Haejin Ban	Social Service	1822 Shenley Park Lane, Duluth, GA 30097
Heidi Careaga	Office Administrator	1230 N Harmony Dr., Janesville, WE 53545
Deloris Carhee	Retired Office Administrator	892 Cascade Crossing, Atlanta, GA 30331
Colleen Cates	Retired Program Analyst	5493 Moores Run Dr., Baltimore MD 21206
Valerie Clark	Education Professional	174 Hazelwood Ter, Rochester, NY 14609
Magdala Edmond	Wedding Planner/Florist	2314 State Road 17 N, Sebring, FL 33870
Betty Helms	Office Administrator	3043 Headland Ave., Dothan, AL 36303
Krishna Heyward	Business Finance	7642 Cherryberry Dr., Indianapolis, IN 46239
Roxie Hutsell	Retired	4936 Plainville Road, Cincinnati, OH 45227
'Ainise 'Isama'u	Seminary Graduate Student	3568 W Christine Circle; Unit 1, Anaheim, CA 92804
Jana Jones	Retired Nurse	19948 E Union Dr., Centennial, CO 80015-3493
Daryl Junes-Joe	Retired Attorney	PO Box 607, Shiprock, NM 87420
Caroline Martin	Social Worker	2079 Stoney Meadow Dr., Murfreesboro, TN 37128
Melba McCallum	Community & Social Service	PO Box 1781, Rockingham, NC 28380
Hazel McIntosh	Retired – Education Volunteer	38 Buffalo Street, Elmont, NY 28380
Louise Niemann	Office Administration	3651 MN Road, David City, NE 68632
Debra Payne	Sales & Marketing	2172 Highway 26, Alabaster, AL 35007
Cynthia Rives	Retired Teacher	2006 Southridge Drive, Denton, TX 76205
Denise Nicole Stone	Graduate Student	177 Neville St, Pittsburgh, PA 15202
Pearl Thomas	Retired	19640 Watts Road, Morris, OK 74445
Estella Wallace	Retired	631 Radiant View Dr, Ellensburg, WA 98926

MANAGEMENT OF BROOKS-HOWELL HOME

Carole Gilham, Executive Director/Administrator has been an employee of Brooks-Howell Home since 1999. She assumed the role of Health Center Administrator in 2016, and took over as Executive Director in July 2019.

Other management staff includes the following:

<u>Name</u>	<u>Title</u>	<u>Years Employed</u>
Misty Parris	Human Resources Director	1
Linda Newman	Director of Nursing	0
Susan Gerrie	Food Service Director	1
Patti Bailey	Director of Facility Services	10
Tracey Owens	Activities Director	12

None of the individuals listed have a 10% or greater interest in any entity, nor does any entity have a 10% or greater interest in any individual listed that presently or in the future intend to provide goods, leases or services to Brooks-Howell or the residents of Brooks-Howell of an aggregate of \$500 or more annually.

None of the individuals listed above has (i) been convicted of a felony or pleaded nolo contendere to a felony charge, or been held liable or enjoined in a civil action by final judgment, if the felony or civil action involved fraud, embezzlement, fraudulent conversion, or misappropriation of property; or (ii) is subject to a currently effective injunctive or restrictive court order, or within the past five years, had any State or federal license or permit suspended or revoked as a result of an action brought by a governmental agency or department, if the order or action arose out of or related to business activity of health care, including actions affecting a license to operate a foster care facility, nursing home, retirement home, home for aged, or facility subject to Article 64 or a similar law in another state.

AFFILIATIONS

UWFaith, and only UWFaith, is legally responsible for the operation of Brooks-Howell. The United Methodist Church is not responsible for the operation of Brooks-Howell; nor is any other organization that is affiliated with that church.

UWFaith is affiliated with the Scarritt-Bennett Center (the "Center"), a conference, retreat, and educational center (Nashville, Tennessee). UWFaith appoints certain of the Center's Board members and the Center operates on property, title to which is held by the UWFaith. General Council on Finance and Administration of The United Methodist Church (Evanston, Illinois and Nashville, Tennessee); and UWFaith each has an equitable interest in the property upon disposition.

UWFaith is exempt from the payment of income tax under the provision of Federal Internal Revenue Code 501 (c). UWFaith has owned and operated retirement facilities for over 100 years. Brooks-Howell has been in operation since 1956.

The management of Brooks-Howell Home is 100% dedicated to Brooks-Howell (i.e., do not share any responsibilities for other programs of UWFaith).

PROPERTY LOCATION AND DESCRIPTION

Brooks-Howell is a continuing care retirement home located on a ten-acre site near downtown Asheville, North Carolina. Shopping, dining, hospitals, physicians' offices are all located within a three mile radius.

Brooks-Howell is a not-for-profit project owned by UWFaith. In 1956, property was purchased and a year later the first residents moved into a three-story, older home. The name Brooks- Howell honors Mrs. Frank Brooks, then president of the Woman's Division of Christian Service and Miss Mabel Howell, former professor of missions at Scarritt College. That first house was located in a garden outside the dining room. Construction of the main building, named the Bethea Building in 1988, was completed in 1961 and houses a kitchen, dining room, library, lounges, and other ancillary rooms. Nineteen suites are on the second floor, resulting from renovations in 1989. Thirty eight beds on the first floor are licensed for nursing care.

As the home grew, more land was purchased and ten Chandler-Burris Apartments were built in 1965 to accommodate up to twelve persons. Jones-Cadwallader Apartments were added in 1970 currently with fourteen apartments to house up to twenty-two persons.

As the number of residents grew, more health care space was needed. In 1977, Cummings Health Unit was built to house twenty patients as well as a laundry, a fellowship hall, and additional storage.

Purchase of additional property allowed construction of a driveway connecting the Home with Merrimon Avenue in 1993. Construction of four two-bedroom cottages near Merrimon Avenue was completed in 1995.

Better utilization of empty health-care beds brought the Outreach Ministry program in 1995 to accept a number of community residents into the health center.

A village housing eleven two-bedroom cottages and an activity building were constructed in 1998. Desire for water therapy led to construction of an aqua-therapy pool in 1999. In 2003, a chapel, along with four apartments, was completed on what was formerly the Thoburn Terrace Roof Garden. Living accommodations include the following:

Type	Square Footage	Number
Units:		
Single-family cottage	1,278	1
Duplex	940	8
Triplex	1000	3
Quad	930	4
Apartment (1 & 2 bedroom)	250 – 999	26
Independent suites	512	19
Beds:		
Health care		58

Brooks-Howell currently offers many amenities, including beauty/barber shop, Therapy gym, audio-visual center, aqua-therapy pool, and a chapel designed to seat 200. Also included are a well-stocked library operated by residents, an international room, housing artifacts from around the world along with histories of retired residents who were in missions, numerous lounges offering opportunities for card games, jigsaw puzzles, and meetings of various sorts. There is a formal dining area as well as two small dining areas designed primarily for persons needing assistance. A gift shop is open several days a week.

The estimated maximum number of residents of the facility to be provided services pursuant to the contract for continuing care is 125.

SERVICES PROVIDED

- A. Furnishings in Residence.** UWFaith will provide in all residences wall-to- wall carpeting, vinyl flooring in kitchen and bath(s), refrigerator, stove, oven, cable services, prewiring for telephone service, and other features and fixtures as described in current literature. All other furniture, furnishings, decorations, bed and bath linens, and other personal property will be provided by resident.
- B. Options and Custom Features in Residence.** UWFaith will provide, and resident may select, certain options and custom features in their residence for an additional charge. The cost of options and custom features selected will be paid by resident at the time of selection and will become part of the Residence and the property of UWFaith. The value of such improvement will not be considered in computing Entrance Fee refunds, unless specifically agreed to in an Addendum to the Agreement. All options and custom features must be approved by Brooks-Howell administration in advance.
- C. Common Areas and Amenities.** Brooks-Howell's existing common areas and amenities are for the use and benefit of all residents and include a central dining room, chapel, library, International Room, aqua-therapy room, mail boxes, several multi-purpose rooms, lounges, activity areas, craft areas, beauty/barber shop, health unit day rooms, dining areas, and other common areas. Any future common areas and amenities will be for the use and benefit of all residents.
- D. Parking.** UWFaith will provide uncovered, lighted parking areas for residents' personal vehicles.
- E. Utilities.** UWFaith shall supply the water, heat, air conditioning, and electricity for each living unit. RESIDENT shall be responsible for any costs related to telephone service.
- F. Meals.** UWFaith will make available three meals a day served in the dining rooms. Special diets will be provided only upon the order of resident's physician and/or Director of Nursing Services. Temporary tray service is available to ill residents who live independently. This service must be approved through Nursing Service and a nominal charge will be made. RESIDENT shall pay for his/her meals at the end of each month, according to the meal rate, established by UWFaith, which rate may be changed from time to time upon thirty days' notice.
- G. Housekeeping Services.** The Monthly Fee includes one-hour housekeeping services weekly and one thorough cleaning annually. Additional housekeeping is available for an extra hourly

fee. Brooks Howell Home reserves the right to inspect the residence periodically for cleanliness and safety. If resident fails to maintain the residence in a clean, sanitary and orderly condition as determined by UWFaith, then UWFaith reserves the right to clean the residence and, resident shall pay the charges assessed by Brooks-Howell for cleaning the residence.

- H. **Grounds.** UWFaith will furnish basic grounds-keeping care including lawn service. Resident at his/her own expense, may plant and maintain the area adjacent to his/her residence, subject to the approval of UWFaith. All plants, trees, and shrubs so planted shall immediately become and remain the permanent property of Brooks Howell Home.
- I. **Maintenance and Repairs.** UWFaith will maintain and repair improvements, furnishings, appliances, and equipment owned by UWFaith. Residents will be responsible for the cost of repairing damage to property of Brooks-Howell caused by them or any of their guests, ordinary wear and tear excepted. Residents will also be responsible for the costs of repairs to his/her personal property.
- J. **Transportation.** Individual and group transportation is provided for residents on a regular, scheduled basis for shopping, medical appointments, and activities for an extra fee.
- K. **Security.** UWFaith will provide security during night hours, emergency response by trained Brooks-Howell staff, smoke detectors in each residence, a central fire alarm system and an emergency call system.
- L. **Activities.** UWFaith will provide social, recreation, spiritual, educational, and cultural activities, arts and crafts; exercise and health programs, and other activities designed to meet residents' interests. Some activities may require an extra fee.
- M. **Other Services and Programs at Additional Charge.** Other services and programs will be available to residents at their expense, including, but not limited to those previously mentioned, beauty and barber services, personal laundry or dry cleaning, special transportation, guest meals, repair of personal property, and other special services performed for resident beyond the normal scope of services offered by UWFaith. The availability and charges for additional services are itemized in UWFaith cost sheets.
- N. **Notice of Change in Scope of Services.** Except for changes required by law, UWFaith will notify resident of any proposed change in the scope of services provided in this Agreement at least 30 days before such change is effective. No change relating to a service included in the Monthly Fee under the terms of this Agreement shall be effective unless (a) consented to by Resident or (b) a reasonable adjustment is made in the Monthly Fee.

HEALTH CARE ACCOMMODATIONS AND SERVICES

UWFaith will make available health care accommodations and services as follows:

- A. **Health Care Residences.** UWFaith will have accommodations, equipment, staffing, programs, services and supervision necessary for licensed nursing care. Health Care Residences and services are available to Resident either temporarily or permanently on a space available basis, if needed, as determined by UWFaith. Residents of Brooks-Howell have priority access to all Health Care Residences and services before non- residents.

- B. **Staffing.** 24-hour licensed nursing staff will be provided by UWFaith.
- C. **Medical Director.** The overall coordination and supervision of health care services within Brooks-Howell will be provided by a Medical Director who will be a licensed physician selected by UWFaith.
- D. **Health Care Services for an Additional Fee.** Other health services may be available to residents at their expense, including but not limited to pharmacy services, laboratory tests, physical therapy, occupational therapy, speech therapy, therapeutic activities, rehabilitative treatments, and wheelchairs and other medical equipment and supplies. The costs of such services are in addition to the regular monthly fees.
- E. **Personal Physician.** Resident will choose a personal physician who has admission privileges at a local hospital, in the event that resident needs to be hospitalized. Resident is responsible for the cost of physician services.
- F. **Privately Employed Private Duty Contractors.** Subject to the approval of UWFaith, resident may utilize the services of privately employed private-duty contractors, or other licensed agencies unrelated to UWFaith who provide personal or health care services in the residential unit. Such services are subject to UWFaith's prevailing policy and requirements, which are subject to change, and must be approved in advance and in writing by UWFaith. Resident is responsible to pay for all such services. In exchange for UWFaith's approval of resident's utilization of a private contractor or other licensed agencies unrelated to UWFaith, resident releases UWFaith from any liability for the acts or omissions of any individual or agency providing services to resident in the residential unit.

RESIDENT TERMS AND FEES POLICIES

A copy of the Brooks-Howell Resident Handbook is provided to all independent and health center residents and additional copies are available upon request. The following information summarizes certain important aspects of current policies.

ADMISSIONS

Admission Requirements and Procedures

- A. **Application Forms.** Applicant will provide an Application for Admission, and a Confidential Financial Statement, all on forms furnished by Brooks-Howell for initial approval by UWFaith and the Brooks-Howell Admissions Committee.
- B. **Health Requirements.** Within six months before the Date of Occupancy, applicants will provide UWFaith with a Physician's Examination Report completed by their personal physician. Such report shall include a statement by the physician that the applicant is able to live independently and undertake ongoing activities of daily living. UWFaith may now or in the future additionally require a history and physical from the physician to include physician progress notes. The applicant/resident shall be responsible for the cost of such physical examinations. If applicants do not meet the criteria for independent living established by UWFaith, they may move to other accommodations within Brooks-Howell more suitable to their needs, or terminate the agreement.

- C. **Financial Requirements.** Applicants must have assets and income sufficient to pay their financial obligations under the Residence and Services Agreement and to meet ordinary living expenses. Applicants must advise UWFaith of any change in their financial condition from the date of entering into a contract for continuing care and the date of initial occupancy of a living unit. Based upon this change in financial status UWFaith will disclose to the applicant any effect. As such UWFaith may require applicants to furnish additional or updated financial information prior to Occupancy.
- D. **Representations.** Applicant affirms that the representations made in all information furnished to UWFaith, including the Application for Admission, Personal Health History, Confidential Financial Statement, and Physician’s Examination Report, is true and correct and may be relied upon by UWFaith as a basis for entering into the Agreement.
- E. **Statement as to Non-Discrimination.** UWFaith shall not limit residency to Brooks-Howell to persons on the basis of gender, religion, national origin, ethnic background, age, sexual/gender orientation or disabilities.
- F. **Cancellation of Contract and Refund Provisions.** The Contract for Continuing Care (“Contract”) attached to this Disclosure Statement makes the following provisions:

Cancellation by Resident Prior to Occupancy.

- 1. **Cancellation During First Thirty (30) Days.** Resident may cancel contract within thirty days following the latter of 1) the execution of contract or 2) the receipt of the Disclosure Statement that is required under North Carolina law. In the event the Resident cancels the contract within that thirty-day period, UWFaith shall repay to Resident any money or property that has been paid to it by Resident other than periodic charges specified in the contract and applicable only for the period a living unit was actually occupied by the Resident. Resident is not required to move into Brooks-Howell Home before the expiration of the aforesaid thirty day period.

Any refund shall be paid within five business days following receipt of written notification of such cancellation by applicant to:

Executive Director
Brooks-Howell Home
266 Merrimon
Avenue
Asheville, NC 28801

- 2. **Voluntary Cancellation by Resident After Occupancy.** At any time after Occupancy, applicant may cancel the Contract by giving Brooks-Howell written notice of such cancellation. The entrance fee will not be refunded.

3. **Death of Resident Prior to Occupancy** If Resident dies before occupying a living unit, or if Resident, because of illness, injury, or incapacity would be precluded from occupying a living unit, the contract shall automatically be cancelled, and Resident shall receive a full refund of all money or property that has been transferred to the UWFaith, less those non-standard costs specifically incurred by the UWFaith at the request of Resident and described in contract and a service charge of \$500.
4. **Termination Upon Death After Occupancy.** In the event of death of a single Resident, or the survivor of two Residents, at any time after Occupancy, the entrance fee will not be refunded.
5. **Termination by Brooks-Howell After Occupancy.** UWFaith may terminate the Agreement at any time if there has been a material misrepresentation or omission made by the applicants on their Application for Admission, Personal Health History, confidential Financial Statement, or Physician's Examination Report; if the resident fails to make payment to Brooks-Howell of any fees or charges due within 60 days of the date when due; or if the resident does not abide by the rules and regulations adopted by UWFaith or breach any of the terms and conditions of the Agreement. In the event of termination due to any of such causes, the entrance fee will not be refunded.
6. **Payment of Refunds.** All Entrance Fee refunds after Occupancy will be paid upon removal of all personal belongings. In the case of dual-occupancy, refunds will not be paid until both Residents have permanently vacated the Residence, and removed their personal belongings.
7. **Condition of Residence.** Upon vacating the Residence, resident shall leave it in good condition except for normal wear and tear. The resident or estate of the resident shall be liable to UWFaith for costs required to restore the Residence to good condition or standard condition, except for normal wear and tear, and for the removal and disposition of abandoned personal belongings. Such costs will be deducted from the refundable portion of the Entrance Fee due the resident.

Transfers or Changes in Levels of Care

The Residence and Services Agreement ("Agreement") makes the following provisions:

- A. **Transfer to a Health Care Residence.** UWFaith recognizes the right of self-determination of the Resident and will attempt to involve the Resident or the Resident's Representative in all decisions related to transfers and changes in level of care. UWFaith shall have authority to determine if residents should be transferred from their Residence to a Health Care Residence, or from one level of care to another within Brooks-Howell, in cases of potential harm to resident or others, to assure the health and wellbeing of the resident and others, or to provide for the highest quality of life possible. Such determination shall be based on the opinion of the Brooks-Howell administration and/or the Brooks-Howell Medical Director and shall be made after consultation with residents and their representative and their attending Physician. Such decisions shall be made only in a resident's best interest and in the best interest of the larger community as determined by Brooks-Howell.

- B. **Transfer to Other Facility.** If it is determined by Brooks-Howell that the resident needs care beyond that which can be provided by Brooks-Howell, they may be transferred to a hospital or institution equipped to give such care at their expense. Such transfer will be made only after consultation with resident and/or their representative and attending physician.
- C. **Surrender of Residence.** If a determination is made by Brooks-Howell that any transfer is permanent, residents agrees to surrender their Residence. They will have priority to move to such Health Care Residences, determined to best meet their needs, as soon as such is available.

Terms of Residency

- A. **Occupancy by Two Residents.** When two Residents occupy a Residence, upon the permanent transfer or the death of one Resident, or in the event of the termination of this Agreement with respect to one of the Residents, this Agreement shall continue in effect for the remaining Resident. The remaining Resident will thereafter pay the Single Person Monthly Fee associated with the Residence.
- B. **Medical Insurance.** Resident is encouraged to maintain Medicare Part B, and one supplemental health insurance policy or equivalent insurance coverage and is asked to furnish Brooks-Howell with evidence of such coverage.
- C. **Marriage During Occupancy.** Should resident marry a person who is also a Resident of Brooks-Howell, the two of them may occupy either Residence and shall surrender the unoccupied Residence. They will pay the Single Person and Double Person Monthly Fees upon Occupancy by both residents in the chosen Residence. If resident should marry a person who is not a resident of Brooks-Howell, the spouse may become a resident if the spouse meets all the requirements for admission, enters into a Residence and Services Agreement with UWFaith, and pays an Entrance Fee. Resident and spouse shall pay the Single- Person and Double-Person Monthly Fees. If the spouse does not meet the requirements of UWFaith for admission as a resident, the resident may terminate the Agreement with respect to a voluntary termination, or the spouse may be approved for admission under special circumstances as agreed to in writing by Brooks-Howell and the resident. If the resident does terminate the Agreement there will be no refund.

Fees

- A. **Entrance Fee.** As a condition of becoming a Resident, resident agrees to pay to Brooks-Howell an Entrance Fee as set forth on page 12(H). Effective October 9, 2019, Brooks-Howell Home began offering a monthly fee for service contract for new entrants.
- B. **Terms of Payment of the Entrance Fee.** Entrance Fee will be due and payable prior to the Date of Occupancy, unless otherwise agreed to in writing by Brooks-Howell. Effective October 9, 2019, Brooks-Howell Home began offering a monthly fee for service contract for new entrants.

- C. **Monthly Fee.** In addition to the Entrance Fee, resident agrees to pay a Monthly Fee upon Occupancy for the term of the Agreement. The Monthly Fee shall be payable in advance by the fifth day of each month. Payment of the first month's Monthly Fee is due prior to the Date of Occupancy. Effective October 9, 2019, Brooks-Howell Home began offering a monthly fee for service contract for new entrants.
- D. **Adjustments in the Monthly Fee.** The Monthly Fee is paid to provide the facilities, programs, and services described in this Agreement, and is intended to cover costs of the expenses associated with the operation and management of Brooks-Howell. UWFaith, with the approval of the Board of Directors, may increase the Monthly Fee during the term of this Agreement. Monthly Fees will be adjusted as required, consistent with operating on a sound financial basis and maintaining quality service. Resident or resident's representative will receive a 30-day advance notice of increases in the Monthly Fee or other charges.
- E. **Monthly Statements.** Brooks-Howell will furnish resident a Monthly Statement showing the Monthly Fee payable for the month in advance, and any additional charges from the previous month, payable by the fifth day of the current month. Brooks-Howell may charge interest at a rate of one and one-half percent per month on any unpaid balance owed by resident 30 days after the monthly statement is dated.
- F. **Health Care Charges.**
1. **Fee for Services.** Upon permanently occupying a Health Care Residence, resident will surrender the Residence and will no longer pay the Monthly Fee for the Residence. Instead resident will pay the published current per diem fee for such Health Care Residence. Upon temporarily occupying a Health Care Residence, resident will continue to pay the Monthly Fee for the Residence (less any credit that may be given by Brooks-Howell) and resident will pay the published current per-diem fee for such Health Care Residence for the period of time that resident occupies same. Such per-diem fee shall cover the cost of services described in the Brooks-Howell Cost Sheet 2021. Resident may pay additional charges for ancillary services as described in the Cost Sheet. In addition, Brooks-Howell Home began offering Home Care Services to both its Independent Living and Health Center clients as described in the Home Care Service Rate Sheet.
 2. **Additional Charges for Ancillary Health Care Services.** Resident may be responsible for additional charges for ancillary health care services provided at Brooks-Howell. Ancillary services will include all services not provided by the staff of Brooks-Howell and not included in the per-diem fee. Examples of additional charges include, but are not limited to, the cost of prescription and non-prescription medications, physical examinations, laboratory tests, physical therapy, home health care, occupational therapy, rehabilitative treatments, wheelchairs and other medical equipment and supplies.
 3. **Care in Another Facility.** Should resident need a level of care or health services beyond that provided at Brooks-Howell, as determined by Brooks-Howell, and require transfer to another facility, resident will be responsible for all expenses of such transfer and services.

- G. **Nonpayment of Fees or Charges.** As stated in Section IV.I. of the Contract for Continuing Care, in the event a resident becomes unable or refuses or fails to pay any monthly services, charges or any other fees or charges, UWFaith, after giving Resident written notice of the default and the opportunity to cure the default within thirty days of the giving of the notice, may terminate this contract, in which event resident shall vacate the independent living unit and be entitled to no further services of UWFaith under this contract. UWFaith shall be entitled to retain all payments made by resident including the entrance fee.
- H. **Entrance Fee.** At the time of the execution of the contract, RESIDENT shall pay to UWFAITH thirty-five percent (35%) of all of RESIDENT’S current assets and thirty-five percent (35%) of all assets of whatever nature which the RESIDENT may at any time thereafter become entitled. RESIDENT shall pay no more than \$100,000 on the 35% asset entrance requirement. RESIDENT shall supply UWFAITH with a list of RESIDENT’S assets for verification purposes.

If the contract covers a married couple, the foregoing entrance fee is applicable to each person, and is based on assets owned individually or jointly.

Entrance fee assures resident a place in the facility for life as stated on page 5 of the contract for continuing care. Effective October 9, 2019, Brooks-Howell Home began offering a monthly fee for service contract for new entrants.

- G. **Sliding Scale.** A sliding scale for the Health Center is available for consideration for low to mid income levels. For consideration, the resident would need to provide the last 2 years of tax returns and the last 3 months of bank statements. There are a limited number of these slots available.

Sliding Scale Tier	Annual Income	Total Assets	Monthly Fee for Health Center
Tier 1	\$40,000	0- \$50,000	\$3,000
Tier 2	\$45,000	\$50,000 – \$90,000	\$3,500
Tier 3	\$50,000	\$90,000 - \$110,000	\$3,750
Tier 4	\$55,000	\$90,000- \$125,000	\$4,250
Tier 5	\$60,000	\$125,000- \$150,000	\$4,500
Tier 6	\$65,000	\$150,000- \$175,000	\$5,000
Tier 7	\$75,000	\$175,000- \$200,000	\$6,000
Tier 8	\$80,000	\$200,000- \$225,000	\$6,250
Tier 9	\$85,000	\$225,000- \$275,000	\$6,500
Tier 10	\$90,000	\$275,000- \$350,000	\$7,250
Tier 11	>\$90,000	\$351,000 and >	Current Rate



Cost Sheet 2022
Grandfathered
Independent Resident Fees

Residents shall pay 100% of the monthly service charge as set from time to time by the United Methodist Women, National Office. The monthly service charge shall not exceed the actual monthly charge for the unit as determined by the United Methodist Women, National Office based upon audited operational costs. Deaconesses or missionaries who were related to the Women's Division of The Board of Missions of The Methodist Church as of 1964 or a missionary of the Evangelical United Brethren Church commissioned prior to Union in 1968 who served a minimum of fifteen (15) years after commissioning may be eligible for special rates if the Resident's income is less than the established monthly charge.

An **entrance fee** for independent residency will be assessed and based upon a percentage of total assets.

ACCOMMODATIONS	2022 MONTHLY FEE	
House with 2 bedrooms First Person		\$2,437.00
Suite (Bethea Bldg. 2 nd floor) First Person	<u>2 meals per day</u> \$1,758.00	<u>3 meals per day</u> \$1,883.00
Jones-Cadwallader Apt. 1 bedroom		\$1,505.00
2 bedroom		\$1,939.00
Chandler-Burris Apt. 1 bedroom		\$1,633.00
2 bedroom		\$1,939.00
Quad Apartment (by Merrimon Ave.)		\$2,386.00
Village Apartment (in back of Bethea Bldg)		\$2,386.00
Terrace Apartment (Bethea Bldg, Chapel hallway)		\$2,174.00

Effective 01/01/2022

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APARTMENT RESIDENT MEAL PLANS

	Monthly Rate	Per Meal Rate	
Breakfast	\$130.00	\$5.00	
Lunch ("Dinner")	\$200.00	\$8.00	\$15.00 for Special Meals (Holidays, etc.)
Dinner ("Supper")	\$130.00	\$5.00	

HEALTHCARE UNIT: Brooks-Howell is **not licensed for Medicare/Medicaid** beds. For those not eligible for United Methodist Women's special rates, payment is by private funds and/or private medical insurance coverage (long-term care insurance). Independent residents under the Continuing Care Contract will receive 14 days of Health Care per year without incurring any additional daily room rate charges.

Room Rate: \$300.00 per day

ADDITIONAL FEES

Transportation			
Shopping	\$10.00 per trip		
Medical Appointments	\$25.00 per trip		
Travel assistant	\$25.00 per hour		
Other Transportation	varies		
Pet Fees	\$500.00 deposit, \$20.00/month per pet		
Personal Laundry	\$25.00 per month		
Wi-Fi Service	\$30.00 per month		
Guest Rooms	\$100.00-180.00 per night		
Guest meals:			
Breakfast	\$7.50		
Lunch ("Dinner")	\$12.00	Guest group rate (6 or more)	\$10.00 (Lunch)
Dinner ("Supper")	\$7.50		
Children ages 7-12	half price	Children under age 6	free
Maintenance/EVS Requests	\$25.00 per hr, minimum of \$10.00		
Additional housekeeping services	Varies by service requested.		

Effective 01/01/2022

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BROOKS-HOWELL

A retirement community that is called, served, and serving still

Health Center

Cost Sheet 2022

Brooks-Howell's Outreach Residency Program was created to provide health care services to individuals in the greater community. Outreach services are not limited to people of a particular faith or denomination. In addition, as a part of our Outreach Residency Program, we offer respite services for loved ones whose families are seeking short-term care. Brooks-Howell is **not a licensed Medicare/Medicaid Facility**. Payment is by private funds and/or private LTC insurance coverage.

Short-Term Respite Care

The fees for Short-Term Respite Care is \$250.00 per day from 3 days up to 30 days. These fees include room and board and 24/7 nursing care and services.

Long-Term Care Stays

The fees for Skilled Care is \$300.00 per day. These fees include room and board and 24/7 nursing care and services for Nursing Home level of care. A sliding scale payment program is available for those who qualify financially, and based on availability in the program.

Other Health Center Fees

TB Test/Inoculations	Market Rate
Medical Supplies	Market Rate
Restorative Rehab Therapy	\$ 7.00 per 15 minute treatment
Personal Laundry	\$25.00 per month
Wi-Fi Service	\$30.00 per month
Phone	\$25.00 per month (average)
Transportation	\$25.00 + current federal rate per mile (within Buncombe County*)
Travel assistant	\$25.00 per hour
	*Outside of Buncombe County other rates may apply

Additional fees may apply for specialty requests at \$25.00 per hour, with a \$10.00 minimum (Examples: hanging pictures, mounting TV, moving furniture)



Cost Sheet 2022

Independent Living Monthly Service Fee Program Schedule

Residents shall pay 100% of the monthly service charge asset from time to time by the United Methodist Women, National Office. The monthly service charge shall not exceed the actual monthly charge for the unit as determined by the United Methodist Women, National Office based upon audited operational costs.

Upon entering into Brooks-Howell under a monthly service fee agreement, the occupant acknowledges that this is a fee for service agreement and all services rendered are based on a fee structure in addition to the basic monthly fee for the independent living unit. The basic monthly fee covers utilities, trash, cable, and routine housekeeping services. All other services on campus will have additional fees associated with them.

If occupant transitions to the Health Center, the occupant will be charged the current daily rate of care in the Health Center, unless special sliding scale rates apply based on income levels.

<u>Accommodations</u>	<u>Monthly Rate*</u>	<u>Other Fees</u>		
		Meal Cost	Per Meal	Monthly Cost
Apartments				
1 Bedroom	\$1,716.00	Breakfast	\$5.00	\$130.00
2 Bedroom	\$1,939.00	Lunch	\$8.00	\$200.00
		Dinner	\$5.00	\$130.00
		Special and Holiday Meals \$15.00		
Bethea Second Floor Suite		Independent Living Transportation Fees		
With 2 Meals	\$1,997.00	Shopping \$10.00 per trip		
With 3 Meals	\$2,122.00	Medical Appointments \$25.00 per trip		
Quad Cottage	\$3,064.00	Laundry \$25.00 per month		
Single Home 2 bedrooms	\$3,120.00	WiFi Service \$30.00 per month		
Terrace Level Apartments	\$2,407.00	Pet Fees: \$500 deposit, \$20/month per pet		
Village Cottage	\$3,064.00	Guest Rooms: \$100.00-180.00 per night		
		Guest meals:		
		Breakfast \$7.50 Lunch \$12.00 Dinner \$7.50		
		Children ages 7-12 half price		
		Children under age 6 free		
		Maint/EVS Requests \$25.00 hr minimum of 10.00		
		Additional housekeeping services - varies by service		

*Monthly rate based on single occupancy. There is an additional \$200.00 monthly fee for double occupancy.

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 266 Merrimon Ave. Asheville, NC 28801
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Effective 01/01/2022

MONTHLY FEES – FIVE YEAR HISTORY

	2018	Avg	(Increase)	2019	Avg	(Increase)	2020	Avg	(Increase)	2021	Avg	(Increase)	2022	Avg
Cottage	2,252.00	198.00	45.00	2,297.00	47.40	587.00	2,884.00	1009.60	116.00	3,000.00	2,528.20	64.00	3,064.00	2,699.40
1 person	n/a	0.00		n/a	0.00		n/a	0.00		n/a	0.00		n/a	0.00
J-C Apts														
1 bed	1,350.00	63.00	27.00	1,377.00	28.20	209.00	1,586.00	576.80	64.00	1,650.00	1,457.40	66.00	1,716.00	1,535.80
2 bed	1,801.00	123.20	36.00	1,837.00	37.80	-45.00	1,792.00	704.60	72.00	1,864.00	1,812.00	75.00	1,939.00	1,846.60
#2 person	n/a	0.00		n/a	0.00		n/a	0.00	200.00	200.00	40.00	0.00	200.00	0.00
C-B Apts														
1 bed	1,465.00	69.40	29.00	1,494.00	31.00	92.00	1,586.00	598.60	64.00	1,650.00	1,526.20	66.00	1,716.00	1,582.20
2 bed	1,801.00	123.20	36.00	1,837.00	37.80	-45.00	1,792.00	704.60	72.00	1,864.00	1,812.00	75.00	1,939.00	1,846.60
#2 person	n/a	0.00		n/a	0.00		n/a	0.00	200.00	200.00	40.00	0.00	200.00	0.00
Quad Apt														
1 person	2,140.00	180.80	43.00	2,183.00	45.20	650.00	2,833.00	977.80	113.00	2,946.00	2,440.00	118.00	3,064.00	2,633.20
#2 person	n/a	0.00		n/a	0.00		n/a	0.00	200.00	200.00	40.00	0.00	200.00	0.00
Village														
1 person	2,140.00	175.60	43.00	2,183.00	45.20	650.00	2,833.00	977.80	113.00	2,946.00	2,440.00	118.00	3,064.00	2,633.20
#2 person	n/a	0.00		n/a	0.00		n/a	0.00	200.00	200.00	40.00	0.00	200.00	0.00
Terrace														
1 person	1,915.00	155.40	38.00	1,953.00	40.40	272.00	2,225.00	813.00	89.00	2,314.00	2,056.80	93.00	2,407.00	2,162.80
#2 person	n/a	0.00		n/a	0.00		n/a	0.00	200.00	200.00	40.00	0.00	200.00	0.00
Suite w/meals														
3 meals	1,689.00	72.00	34.00	1,723.00	35.60	238.00	1,961.00	716.80	79.00	2,040.00	1,813.80	82.00	2,122.00	1,907.00
Sec Person		0.00			0.00			0.00	200.00	200.00	40.00	0.00	200.00	0.00
2 meals	1,577.00	63.00	32.00	1,609.00	33.40	237.00	1,846.00	672.20	74.00	1,920.00	1,699.60	77.00	1,997.00	1,789.80
Sec Person	n/a	0.00		n/a	0.00		n/a	0.00	200.00	200.00	40.00	0.00	200.00	0.00
Intermediate nursing care														
Private room	n/a	0.00		n/a	0.00		n/a	0.00		n/a	0.00		n/a	0.00
Skilled nursing care														
Private	6,357.00	176.40	128.00	6,485.00	135.08	1423.33	7,908.33	2802.47	608.67	8,517.00	7,098.87	608.00	9,125.00	7,678.47
Semi-private	n/a	0.00		n/a	0.00		n/a	0.00		n/a	0.00		0.00	0.00

RESERVES

In accordance with North Carolina General Statute Section 58-64-33, UWFaith maintains an operating reserve equal to fifty percent (50%) of the total operating costs for the period ending December 31, 2022, based on an occupancy less than ninety percent (90%) ("Operating Reserve Requirement").

All funds are held in investments (handled by the Board of Directors) that meet the requirements specified by the North Carolina Department of Insurance. As indicated in UWFaith's audited financial statements for the year ended December 31, 2022, UWFaith had investments in short-term securities, U.S. Government securities, Corporate bonds, International common stocks (i.e., investments in stocks of international companies located primarily in Japan, United Kingdom, France, the Netherlands, and Germany), common stocks and United Methodist Foundation of Western North Carolina, Inc. Diversified Fund units. UWFaith Forecasted Statements of Financial Position for the year ending December 31, 2022, indicates a required statutory operating reserve, as it relates to the operations of Brooks-Howell, of \$3,135,000. The following indicates the adequacy of the UWFaith's cash, cash equivalents and investments (at fair value) for the Operating Reserve Requirement at December 31, 2022.

<u>Description</u>	<u>December 31, 2022</u>
Cash and cash equivalents	\$3,504,000
Investments	93,485,781
Total cash, cash equivalents and investments	96,990,281
Less:	
Investments held in retirement fund	(14,078,111)
Net assets with donor restrictions	(64,400,887)
2023 estimated payments for unfunded medical plan and nursing home care for retirees	(670,236)
Total investments available for reserve	17,841,047
Operating Reserve Requirement	(3,504,500)
Excess reserves avail.	14,336,547

NUMBER OF RESIDENTS

The following number of residents have signed continuing care contracts:

Type of Continuing Care Contract	# of Persons who have Signed
20% Entrance - \$40,000 cap	1
25% Entrance - \$50,000 cap	0
25% Entrance - \$50,000 cap*	5
25% Entrance - \$75,000 cap**	0
25% Entrance - \$75,000 cap	8
35% Entrance - \$100,000 cap	10
Non-continuing care contracts	59
Total	83

UNITED WOMEN IN FAITH
COMPARATIVE STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

	Actual 2022	Forecasted 2022	Variance
Assets			
Current assets:			
Cash and investments	\$ 93,855	\$ 122,798	\$ (28,943) (1)
Receivables	4,596	6,328	(1,732) (2)
Inventories and other assets	501	500	1
Prepaid expenses	543	240	303
Total current assets	99,495	129,866	(30,371)
Restricted assets:			
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks-Howell Home	3,135	3,504	(369)
Perpetual trusts held by others	1,543	1,800	(257)
Operating lease right-of-use asset	1,785	-	1,785 (3)
Total restricted assets	6,463	5,304	1,159
Land, buildings, and equipment, net	7,719	7,906	(187)
Total assets	\$ 113,677	\$ 143,076	\$ (29,399)
Liabilities and Net Assets			
Current liabilities:			
Accounts payable and accrued expenses	\$ 1,623	\$ 1,900	\$ (277)
Total current liabilities	1,623	1,900	(277)
Long-term liabilities:			
Long-term debt	-	-	-
Deferred revenue - refundable	-	-	-
Deferred revenue - nonrefundable	119	216	(97)
Annuities payable	147	144	3
Assets held for others	5,359	6,300	(941) (4)
Accrued postretirement and pension benefit costs	8,863	7,162	1,701 (5)
Operating lease liability	1,785	-	1,785 (3)
Total long-term liabilities	16,273	13,822	2,451
Total liabilities	17,896	15,722	2,174
Net assets:			
Without donor restrictions	31,380	40,927	(9,547) (6)
With donor restrictions	64,401	86,427	(22,026) (6)
Total net assets	95,781	127,354	(31,573)
Total liabilities and net assets	\$ 113,677	\$ 143,076	\$ (29,399)

UNITED WOMEN IN FAITH
COMPARATIVE STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

Materiality is \$770 and is based on total assets of UWFaith.

(1) The variance in cash and investments is due less conference giving, more program expenses, less realized gains on investments, and significant unrealized losses on investments during 2022, which were not anticipated at the time of the forecast.

(2) The variance in receivables is due mainly to a decrease in giving at year end compared to the amount forecasted, which is directly related to the decrease in the amount of receivables from the amount forecasted. Giving decreased as a result of struggling economic conditions due to the continuing effects of the COVID-19 pandemic, the extent of which was not anticipated at the time of the forecast.

(3) The variance in operating lease right-of-use asset and operating lease liability is due to the implementation of ASC 842, *Leases*, effective January 1, 2022, which was not considered at the time of the forecast.

(4) The variance in assets held for others is due primarily to significant investment losses for 2022, which were not anticipated at the time of the forecast.

(5) Accrued postretirement and pension benefit costs were higher than forecasted at year-end due to the following factors: 1) The discount rate increased 279 basis points compared to the prior year, which reduced the net periodic cost and improved the funded position. 2) The HRA did not increase in 2023 as expected, which decreased the net periodic cost and caused the funded position to improve. 3) The Brooks Howell funding is higher than expected, which increased the net periodic cost and caused the funded position to deteriorate. 4) Current and future staff retirees are now included in the valuation, which increased the net periodic cost and caused the funded position to deteriorate as the obligation increased \$3.3M for this one factor alone. These changes were not anticipated at the time of the forecast.

(6) Net assets with and without donor restrictions were less than forecasted at year-end due primarily due to significant decreases in endowment contributions, decreases in gains on sales of properties, and significant unrealized losses on investments for 2022, which were not anticipated at the time of the forecast.

UNITED WOMEN IN FAITH
COMPARATIVE STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDING DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

	Actual 2022	Forecasted 2022	Variance
Net Assets Without Donor Restrictions:			
Operating revenues:			
Conference Giving	\$ 7,425	\$ 9,153	\$ (1,728) (1)
Benefits Trust reimbursement	1,101	700	401
Bequests and contributions	372	800	(428)
Investment income, including realized and unrealized appreciation	(4,103)	5,214	(9,317) (2)
Brooks-Howell Home:			
Fee revenues	4,802	6,195	(1,393) (3)
Health care revenues	-	-	-
Publications, rental income and other program revenue	2,829	2,481	348
Amortization of entrance fees	-	-	-
Other revenues	1,285	-	1,285 (4)
Net assets released from restrictions	7,574	2,970	4,604 (5)
Total operating revenues	21,285	27,513	(6,228)
Operating expenses:			
Program services	17,489	12,992	4,497 (6)
Brooks-Howell Home:			
Operating expenses	4,819	5,345	(526)
Dietary expenses	1,002	917	85
Administrative expenses	777	927	(150)
Interest expense	-	-	-
Depreciation expense	900	1,080	(180)
Supporting services	5,348	5,420	(72)
Total operating expenses	30,335	26,681	3,654
Sale of properties	335	-	335
(Decrease) increase in net assets	(8,715)	832	(9,547)
Net Assets With Donor Restrictions:			
From United Methodist Church and other agencies	455	410	45
Bequests and contributions	1,247	654	593
Rental and other program income	-	-	-
Investment income, including realized and unrealized appreciation	(16,010)	2,050	(18,060) (2)
Net assets released from restrictions	(7,574)	(2,970)	(4,604) (5)
(Decrease) increase in net assets with donor restrictions	(21,882)	144	(22,026)
(Decrease) increase in net assets	(30,597)	976	(31,573)
Net assets, beginning of year	126,378	126,378	-
Net assets, end of year	\$ 95,781	\$ 127,354	\$ (31,573)

UNITED WOMEN IN FAITH
COMPARATIVE STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDING DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

Materiality is \$770 and is based on total assets of UWFaith.

(1) Conference giving was less than forecasted due primarily to the continued poor economic conditions caused by the COVID-19 pandemic. Church members generally did not have as much disposable income to contribute, the extent of which was not anticipated at the time of the forecast.

(2) Actual market conditions in 2022 were much worse than anticipated in the forecast. The markets saw significant investment losses during 2022. UWFaith forecasts investment returns, including investment income and realized and unrealized appreciation on investments, based on a long-term investment horizon. This includes using certain historical data and expected long-term rates of return. Actual returns can be significantly different from year-to-year, as was seen in the markets for 2022.

(3) The BHH revenues balance will vary from the forecast depending on the number and mix of residents at BHH during the year as well as the rates. The variance from the forecasted fee revenues is due primarily to a decrease in actual capacity versus forecasted capacity caused by the delay in the construction of the Medicare Wing at BHH.

(4) Other revenues were not forecasted separately for 2022. They will be forecasted separately for 2023.

(5) Net assets released from restrictions were more than forecasted due primarily to the fact that more net assets with donor restrictions met their purpose restriction than originally forecasted.

(6) Program services were more than originally forecasted mainly due to continued inflation effects on pricing of goods and services and increased costs related to agency services enlisted for BHH due to the tight labor market for nursing staff, which yielded the significant variance from forecasted program services.

UNITED WOMEN IN FAITH
COMPARATIVE STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDING DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

	Actual 2022	Forecasted 2022	Variance
Cash flows from operating activities:			
Change in net assets	\$ (30,597)	\$ 976	\$ (31,573) (1)
Adjustments to reconcile change in net assets to net cash provided by operating activities:			
Contributions restricted for long-term investment	(894)	(654)	(240)
Gain on sale of properties	(336)	-	(336)
Depreciation	900	1,080	(180)
Change in working capital	(957)	(3,215)	2,258 (2)
Net cash used in operating activities	(31,884)	(1,813)	(30,071)
Cash flows from investing activities:			
Purchase of land, buildings, and equipment	(484)	(850)	366
Proceeds from sale of properties	336	-	336
Change in assets limited as to use	-	(186)	186
Net cash used in investing activities	(148)	(1,036)	888
Cash flows from financing activities:			
Proceeds from issuance of long-term debt	894	654	240
Cash flows provided by financing activities	894	654	240
Decrease in cash and investments	(31,138)	(2,195)	(28,943)
Cash and investments, beginning of year	124,993	124,993	-
Cash and investments, end of year	\$ 93,855	\$ 122,798	\$ (28,943)

UNITED WOMEN IN FAITH
COMPARATIVE STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDING DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

Materiality is \$770 and is based on total assets of UWFaith.

(1) The change in net assets variance from the forecast is mainly due to actual market conditions in 2022 being much worse than anticipated in the forecast. The markets saw significant investment losses during 2022. UWFaith forecasts investment returns, including investment income and realized and unrealized appreciation on investments, based on a long-term investment horizon. This includes using certain historical data and expected long-term rates of return. Actual returns can be significantly different from year-to-year, as was seen in the markets for 2022.

(2) The variance in working capital primarily relates to the variances and changes in operating assets and liabilities of which the greatest variance relates to the change in the accrued postretirement and pension benefit costs as discussed in more detail in tickmark (5) on the comparative statements of financial position.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
COMPARATIVE STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

	Actual 2022	Forecasted 2022	Variance
Assets			
Current assets:			
Cash and cash equivalents	\$ 1,015	\$ 1,908	\$ (893) (1)
Accounts receivable - residents	55	115	(60) (2)
Accounts receivable - other	19	14	5
Inventories	136	122	14
Total current assets	1,225	2,159	(934)
Restricted assets:			
Assets limited as to use - current portion	24	26	(2)
Total restricted assets	24	26	(2)
Other assets:			
Investments	438	567	(129) (3)
Assets limited as to use - long-term	595	776	(181) (3)
Total other assets	1,033	1,343	(310)
Equipment and improvements, net	1,197	2,083	(886) (4)
Total assets	\$ 3,479	\$ 5,611	\$ (2,132)
Liabilities and Net Assets			
Current liabilities:			
Accounts payable	\$ 159	\$ 159	\$ -
Accounts payable - United Methodist Women	-	-	-
Accrued wages and related liabilities	198	309	(111) (5)
Agency funds	24	26	(2)
Long-term debt - current maturities	-	-	-
Total current liabilities	381	494	(113)
Long-term debt - less current maturities	-	-	-
Total liabilities	381	494	(113)
Net assets:			
Without donor restriction	2,429	4,271	(1,842) (6)
With donor restriction	669	846	(177) (7)
Total net assets	3,098	5,117	(2,019)
Total liabilities and net assets	\$ 3,479	\$ 5,611	\$ (2,132)

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
COMPARATIVE STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

Materiality is \$59 and is based on total revenue of BHH.

- (1) The variance in cash and cash equivalents relates to the inability to increase revenue due to the delay in the Medicare wing construction and the limitation of the available healthcare beds. Thus, more cash went to sustaining operations than was expected.
- (2) The variance in accounts receivable - residents largely goes hand in hand with the explanation for cash. Also, a portion of this difference was due to a larger amount in unapplied cash at year end, which is dictated by timing of when payments were received.
- (3) The variance in assets limited as to use - long term and investments relates to a decrease in market performance of investments in 2022 versus forecasted market performance.
- (4) The variance in equipment and improvements relates to a delay in the construction of the new Medicare Wing that is estimated to cost approximately \$2,000,000. The forecast anticipated construction to be completed by Q1 of 2023; however, the completion of the construction was postponed due to the need for a new generator. The generator was on backorder due to supply chain shortages that were affecting many industries in 2022. The construction is now expected to be completed by Q1 of 2025.
- (5) The variance in accrued wages and related liabilities relates to a decrease in employees and inability to hire throughout the year. This was indicative of many industries finding it harder and harder to compete in a saturated market like BHH. The decrease was driven further as BHH management was encouraging more and more of their employees to use their PTO, as they would lose it if they chose otherwise.
- (6) The variance in net assets without donor restrictions is due primarily to the delay in construction of the Medicare Wing addition that caused a significant decrease in actual fixed assets versus forecasted.
- (7) The variance in net assets with donor restrictions is due primarily to a decrease in unrealized gains on investments due to unpredictable market conditions, which was not anticipated at the time of the forecast.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
COMPARATIVE STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

	Actual 2022	Forecasted 2022	Variance
Operating revenues:			
Resident services	\$ 4,394	\$ 5,750	\$ (1,356) (1)
United Women in Faith support and grants	808	1,801	(993) (2)
Health care revenues	-	-	-
Amortization of entrance fees	-	-	-
Contributions	2	2	-
Investment earnings	(213)	163	(376) (3)
Other operating revenue	408	293	115 (4)
	<u>5,399</u>	<u>8,009</u>	<u>(2,610)</u>
Total operating revenues			
Operating expenses:			
Nursing services	2,723	3,131	(408) (5)
Food services	1,002	918	84 (6)
Administration	777	927	(150) (7)
Environmental services	425	478	(53)
Maintenance	840	830	10
Human resources	189	38	151 (5)
Marketing	89	101	(12)
Activities	201	229	(28)
Depreciation	175	180	(5)
Other expense	66	12	54
Interest expense	-	-	-
Resident ancillary	-	14	(14)
Staff House	4	3	1
Home Care	107	328	(221) (8)
	<u>6,598</u>	<u>7,189</u>	<u>(591)</u>
Total operating expenses			
Change in net assets	(1,199)	820	(2,019)
Net assets, beginning of year	4,297	4,297	-
Net assets, end of year	<u>\$ 3,098</u>	<u>\$ 5,117</u>	<u>\$ (2,019)</u>

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
COMPARATIVE STATEMENTS OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

Materiality is \$59 and is based on total revenue of BHH.

- (1) The resident services balance will vary from the forecast depending on the number and mix of residents at BHH during the year as well as the rates. The variance in resident services revenues is due primarily to a decrease in actual capacity versus forecasted capacity caused by the delay in the construction of the Medicare Wing.
- (2) The variance in UWFaith support and grants is due to timing of the Medicare Wing construction being delayed in 2022. BHH did not need the funds yet; therefore, no UWFaith grant money was received in 2022.
- (3) The variance in investment earnings is due primarily to a decrease in unrealized gains on investments due to unpredictable market conditions, which was not anticipated at the time of the forecast.
- (4) The variance in other operating revenue is primarily due to special revenue that can fluctuate from year to year based on gifts received that are not budgeted for at the time of the forecast.
- (5) The variance in nursing services is primarily due to an increase in contracted services due to staffing shortages coupled with less capacity than originally forecasted, which yielded less actual nursing service expenses and higher human resources expenses than forecasted.
- (6) The variance in food expense is related to inflationary prices and timing of purchases near fiscal year end as BHH predicted shortages in diesel fuel and petroleum-based products. Therefore, BHH ordered additional supplies and food in case delivery trucks could not make deliveries and/or petroleum-based products (like resident briefs/diapers) suffered shortages.
- (7) The variance in administration expenses is primarily due to a decrease in salaries and related benefits due to staffing shortages coupled with less capital outlay that were not anticipated at the time of the forecast.
- (8) The variance in home care expenses is primarily due to the closing of the home care department that was not anticipated at the time of the forecast. BHH discontinued Home Care services for the time being and is focusing on other revenue streams.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
COMPARATIVE STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

	Actual 2022	Forecasted 2022	Variance
Cash flows from operating activities:			
Change in net assets	\$ (1,199)	\$ 820	\$ (2,019) (1)
Adjustments to reconcile change in net assets to net cash (used in) provided by operating activities:			
Depreciation	175	180	(5)
Change in investments	198	(37)	235 (2)
Change in working capital	(1)	69	(70) (3)
	(827)	1,032	(1,859)
Net cash (used in) provided by operating activities			
Cash flows from investing activities:			
Purchase of equipment and improvements	(109)	(1,000)	891 (4)
Change in assets limited as to use	175	(8)	183 (5)
Purchases of investments, net	(108)	-	(108) (6)
	(42)	(1,008)	966
Net cash used in investing activities			
Cash flows from financing activities:			
Proceeds from issuance of long-term debt	-	-	-
	-	-	-
Net cash provided by financing activities			
(Decrease) increase in cash and cash equivalents	(869)	24	(893)
Cash and cash equivalents, beginning of year	1,884	1,884	-
Cash and cash equivalents, end of year	\$ 1,015	\$ 1,908	\$ (893)

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
COMPARATIVE STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022
(IN THOUSANDS OF DOLLARS)

Materiality is \$59 and is based on total revenue of BHH.

(1) The decrease in net assets over the forecasted amount is primarily due to a delay in the construction of the new Medicare wing that is estimated to cost approximately \$2,000,000, which was not anticipated at the time of the forecast. The forecast anticipated all of the construction to be completed by Q1 2023; however, the construction was delayed.

(2) The variance in investments is due to less favorable market conditions, which was not anticipated at the time of the forecast.

(3) The decrease relates to less cash and AR due to delay in construction of the Medicare wing which led to less available capacity and therefore, less cash and revenue.

(4) The decrease in purchase of equipment and improvements over the forecasted amount is primarily due to a delay in the construction of the new Medicare wing that is estimated to cost approximately \$2,000,000, which was not anticipated at the time of the forecast. The forecast anticipated all of the construction to be completed in early 2023; however, the construction was postponed.

(5) The variance in changes in assets limited as to use relates to a decrease in market performance of investments in 2022 versus forecasted market performance.

(6) The variance in the changes in purchases of investments, net tends to fluctuate from year to year based on activity within the investment accounts. As new estate gifts are received and invested, this balance is expected to fluctuate accordingly.

MONTHLY SERVICE FEE AGREEMENT



266 Merrimon Avenue
Asheville, NC 28801-1218

Telephone (828) 253-6712
Website <http://www.brooks-howell.org>

**MONTHLY SERVICE FEE
AGREEMENT**
AT
BROOKS-HOWELL HOME
266 MERRIMON AVENUE
ASHEVILLE NC 28801-1218

This is a contract ("Agreement") between UNITED METHODIST WOMEN, a New York not-for-profit corporation, which maintains its principal office at 475 Riverside Drive, New York, New York 10115 and

(hereinafter referred to as "RESIDENT"), concerning RESIDENT'S entry into Brooks-Howell Home, (hereinafter referred to as "HOME), located at 266 Merrimon Avenue, Asheville, North Carolina, 28801-1218. Where there are two people signing this Agreement as a RESIDENT of HOME, RESIDENT shall apply to both people, unless the context otherwise requires.

In consideration of the promises and mutual covenants and conditions herein contained, UNITED METHODIST WOMEN and RESIDENT agree as follows:

I. CANCELLATION OF AGREEMENT

RESIDENT may cancel this contract within thirty days following the latter of 1) the execution of this Agreement or 2) the receipt of the Disclosure Statement that is required under North Carolina law (the "Rescission Period"). In the event RESIDENT cancels this Agreement within the Rescission Period, UNITED METHODIST WOMEN shall repay to RESIDENT any money or property that has been paid to it by RESIDENT other than periodic charges specified in this Agreement and applicable only for the period a living unit was actually occupied by the RESIDENT, those non-standard costs specifically incurred by UNITED METHODIST WOMEN at the request of RESIDENT and described in this Agreement and a service charge of \$500.

RESIDENT is not required to move into Brooks-Howell Home before the expiration of the aforesaid thirty day period.

II. DEATH OF RESIDENT PRIOR TO OCCUPANCY

If RESIDENT dies before occupying a living unit in HOME, or if RESIDENT because of illness, injury, or incapacity would be precluded from occupying a living unit in HOME under the terms of this Agreement, this Agreement shall automatically be canceled, and RESIDENT shall receive a full refund of all money or property that has been transferred to UNITED METHODIST WOMEN, less those non-standard costs specifically incurred by UNITED METHODIST WOMEN at the request of RESIDENT and described in this Agreement and a service charge of \$500.

III. NOTICE OF TERMINATION OF OCCUPANCY

If after moving to HOME and the expiration of the Rescission Period, RESIDENT should decide to terminate this Agreement and residency at HOME, RESIDENT will

give HOME a minimum of thirty (30) days advance written notice stating the date on which RESIDENT plans to terminate residency. This Agreement, and RESIDENT's obligation to pay the Monthly Service Fee and other charges, shall continue in effect until RESIDENT vacates the accommodation and removes all personal property from the premises or until the end of the thirty (30) day notice period, whichever is later. If RESIDENT permanently vacates the accommodation, HOME reserves the right to remove RESIDENT's personal property from the accommodation and store such personal property, and RESIDENT shall be responsible for the reasonable costs of such removal and storage. Unclaimed personal property will become the property of UNITED METHODIST WOMEN after thirty (30) days, and UNITED METHODIST WOMEN may dispose of such personal property in its sole discretion.

If two RESIDENTS occupy a single accommodation under the terms of this Agreement and one RESIDENT permanently transfers to HOME's healthcare facility or to another healthcare facility, dies or this Agreement terminates as to that RESIDENT, this Agreement shall continue with respect to the remaining RESIDENT, and such RESIDENT shall have the option to remain in the same accommodation or relocate to a smaller accommodation, if available. The remaining RESIDENT shall be responsible for the monthly service charge for one resident associated with the accommodation occupied by such RESIDENT.

IV. FINANCIAL OBLIGATIONS OF RESIDENT

RESIDENT, in consideration of the services to be provided by UNITED METHODIST WOMEN as is set forth in this Agreement, shall pay to UNITED METHODIST WOMEN the following fees and charges:

- A. **Entrance Fee.** RESIDENT is not required to pay any Entrance Fee.
- B. **Other Financial Requirements in Addition to Monthly Service Charges.** RESIDENT shall make full financial provisions for funeral expenses and burial. RESIDENT shall provide for cost of hospital care, medical services, doctor's fees and drugs not covered by Medicare and/or other forms of medical insurance. Medicare will not pay for services rendered by HOME. RESIDENT shall be responsible for the cost of all meals provided by HOME. RESIDENT shall also be responsible for the cost of any nursing care, home care or any other type of health care provided by HOME. The costs for HOME's services are subject to change from time to time upon giving RESIDENT thirty (30) days prior notice.
- C. **Monthly Service Charges.** On the first day of each month, Resident shall pay to UNITED METHODIST WOMEN the monthly rate then in effect as set by UNITED METHODIST WOMEN and as may be changed from time to time upon first giving RESIDENT thirty (30) days prior notice ("Monthly Fee"). This monthly charge shall be applied to the RESIDENT, depending upon the status of RESIDENT, as follows:

RESIDENT shall pay 100% of the monthly service charge as set from time to time by UNITED METHODIST WOMEN.

If this Agreement covers a married couple, the foregoing charges are

applicable to each person. If RESIDENT is sharing an apartment or suite with another RESIDENT, the combined monthly service charge shall not exceed the actual monthly cost for the unit. When RESIDENT includes more than one individual, the rights and obligations under this Agreement are joint and several.

MONTHLY SERVICE CHARGE _____

D. ACCOMMODATIONS and FEES 2022

Accommodations	Monthly Rate *	Other Fees		
Apartments		Meal Cost	Per Meal	Monthly Meal Plan
1 Bedroom	\$1,716.00	Breakfast	\$5.00	\$130.00
2 Bedroom	\$1,939.00	Lunch	\$8.00	\$200.00
Bethea Second Floor Suite		Dinner	\$5.00	\$130.00
With 2 meals	\$1,997.00	Special and Holiday Meals \$15.00		
With 3 meals	\$2,122.00			
Quad Cottage	\$3,064.00	Independent Living Transportation Fees		
Single Home 2 Bedrooms	\$3,120.00	Shopping	\$10.00 per trip	
Terrace Level Apartments	\$2,407.00	Medical Appointments	\$25.00 per trip	
Village Cottage	\$3,064.00			
		Laundry	\$25.00 per month	
		Wi-Fi Service	\$30.00 per month	
		Pet Fees	\$500.00 deposit; \$20 per month per pet	
		Guest Rooms	\$100.00 – \$180.00per night	
		Guest meals		
		Breakfast \$7.50	Lunch \$12.00	Dinner \$7.50
		Children ages 7-12 half price		
		Children under age 6 free		
		Maint/EVS Requests \$25.00 hr. Minimum of \$10.00		
		Additional housekeeping services – varies by service		

*| Monthly rate based on single occupancy. There is an additional \$200.00 monthly fee for double occupancy.

- E. **HEALTHCARE UNIT:** Brooks-Howell is **not licensed for Medicare/Medicaid** beds. RESIDENT is not eligible for UNITED METHODIST WOMEN's special rates in HOME's healthcare unit. For those not eligible for UNITED METHODIST WOMEN's special rates in HOME's healthcare unit, payment is by private funds and/or private medical insurance coverage (long-term care insurance). HOME is not obligated to provide RESIDENT a healthcare unit or any services provided in HOME's healthcare units. The provision of a healthcare unit and the services provided in HOME's healthcare units to RESIDENT shall be subject to the prior approval of HOME at HOME's sole discretion, the entering into a separate contract between UNITED METHODIST WOMEN and RESIDENT, RESIDENT meeting his or her obligations under this Agreement and the availability of healthcare unit facilities and services provided by HOME.

Room Rate: \$300.00 per day

- F. **Setting of Periodic Charges and Fees.** The monthly service charges and fees are based primarily on what it costs UNITED METHODIST WOMEN to operate HOME. UNITED METHODIST WOMEN sets the monthly service charges and other fees and costs from time to time and may change these charges and other fees and costs upon giving RESIDENT thirty (30) days' notice.
- G. **Adjustment of Monthly Service Charges and Periodic Payments.** All monthly service charges and other periodic payments will be adjusted on a pro rata basis should this Agreement commence other than on the 1st day of a month.
- H. **Hospitalization and Other Absences from HOME.** In the event of hospitalization or other absence, RESIDENT must pay the regular monthly rate during the period of absence if accommodations are to be held for RESIDENT upon RESIDENT'S return.
- I. **Policies, Concerning Nonpayment of Fees or Charges** In the event a RESIDENT becomes unable or refuses or fails to pay any monthly service fees, charges or any other fees, costs or charges, UNITED METHODIST WOMEN, after giving RESIDENT written notice of the default and the opportunity to cure the default within thirty (30) days of the giving of the notice, may terminate this Agreement, in which event RESIDENT shall vacate the independent living unit and be entitled to no further services of UNITED METHODIST WOMEN under this Agreement. UNITED METHODIST WOMEN shall be entitled to retain all payments made by RESIDENT.

V. SERVICES TO BE PROVIDED BY UNITED METHODIST WOMEN

In consideration of the foregoing payments made by RESIDENT, UNITED METHODIST WOMEN agrees to allow RESIDENT to occupy an independent living

unit at HOME for a period of twelve (12) months, so long as RESIDENT meets his/her obligations under this Agreement; provided, however, RESIDENT or UNITED METHODIST WOMEN may terminate this Agreement with or without cause following thirty (30) days prior written notice. HOME is not obligated to provide RESIDENT a healthcare unit or any services provided in HOME's healthcare units. The provision of a healthcare unit and the services provided in HOME's healthcare units to RESIDENT shall be subject to the prior approval of HOME at HOME's sole discretion, the entering into a separate contract between UNITED METHODIST WOMEN and RESIDENT, RESIDENT meeting his or her obligations under this Agreement and the availability of healthcare unit facilities and services provided by HOME. Included in the occupation of a living unit are the following:

- A. **Furnishings in Residence.** UNITED METHODIST WOMEN will provide in all residences wall-to-wall carpeting, vinyl flooring in kitchen and bath(s), refrigerator, stove, oven, cable services, prewiring for telephone service, and other features and fixtures as described in current literature. All other furniture, furnishings, decorations, bed and bath linens, and other personal property will be provided by resident.
- B. **Options and Custom Features in Residence.** UNITED METHODIST WOMEN will provide, and resident may select, certain options and custom features in their residence for an additional charge. The cost of options and custom features selected will be paid by resident at the time of selection and will become part of the Residence and the property of Brooks-Howell. The value of such improvement will not be considered in computing Entrance Fee refunds, unless specifically agreed to in an Addendum to the Agreement. All options and custom features must be approved by Brooks-Howell administration in advance of the changes made.
- C. **Common Areas and Amenities.** Brooks-Howell's existing common areas and amenities are for the use and benefit of all residents and include a central dining room, chapel, library, International Room, aqua-therapy room, mail boxes, several multi-purpose rooms, lounges, activity areas, craft areas, beauty/barber shop, health unit day rooms, dining areas, and other common areas. Any future common areas and amenities will be for the use and benefit of all residents.
- D. **Parking.** UNITED METHODIST WOMEN will provide uncovered, lighted parking areas for residents' personal vehicles.
- E. **Utilities.** UNITED METHODIST WOMEN shall supply the water, heat, air conditioning, and electricity for each living unit. RESIDENT shall be responsible for any costs related to telephone service.
- F. **Meals.** UNITED METHODIST WOMEN will make available three meals a day served in the dining rooms. The cost of meals is not included in RESIDENT's Monthly Fee, and RESIDENT shall be responsible for the cost of meals provided by HOME. Special diets will be provided only upon the order of RESIDENT's physician and/or Director of Nursing Services.

Temporary tray service is available to ill residents who live independently or who have moved to the infirmary from the apartments. This service must be approved through Nursing Service and a nominal charge will be made in addition to the cost of the meal. RESIDENT shall pay for his/her meals at the end of each month, according to the meal rate, established by UNITED METHODIST WOMEN, which rate may be changed from time to time upon thirty (30) days' notice.

- G. **Housekeeping Services.** The Monthly Fee includes one-hour housekeeping services weekly and one thorough cleaning annually. Additional housekeeping is available for an extra hourly fee. UNITED METHODIST WOMEN reserves the right to inspect the residence periodically for cleanliness and safety. If resident fails to maintain the residence in a clean, sanitary and orderly condition as determined by UNITED METHODIST WOMEN, then UNITED METHODIST WOMEN reserves the right to clean the residence and, resident shall pay the charges assessed by Brooks-Howell for cleaning the residence.
- H. **Grounds.** UNITED METHODIST WOMEN will furnish basic grounds-keeping care including lawn service. Resident at his/her own expense may plant and maintain the area adjacent to his/her residence, subject to the approval of UNITED METHODIST WOMEN. All plants, trees, and shrubs so planted shall immediately become and remain the permanent property of UNITED METHODIST WOMEN.
- I. **Maintenance and Repairs.** UNITED METHODIST WOMEN will maintain and repair improvements, furnishings, appliances, and equipment owned by UNITED METHODIST WOMEN. Residents will be responsible for the cost of repairing damage to property of Brooks-Howell caused by them or any of their guests, ordinary wear and tear excepted. Residents will also be responsible for the costs of repairs to his/her personal property.
- J. **Transportation.** Individual and group transportation is provided for residents on a regular, scheduled basis for shopping, medical appointments, and activities for an extra fee.
- K. **Security.** UNITED METHODIST WOMEN will provide security during night hours, emergency response by trained Brooks-Howell staff, smoke detectors in each residence, a central fire alarm system and an emergency call system.
- L. **Activities.** UNITED METHODIST WOMEN will provide social, recreation, spiritual, educational, and cultural activities, arts and crafts; exercise and health programs, and other activities designed to meet residents' interests. Some activities may require an extra fee.
- M. **Other Services and Programs at Additional Charge.** Other services and programs will be available to residents at their expense, including, but not limited to those previously mentioned, beauty and barber services, personal laundry or dry cleaning, special transportation, guest meals, repair of

personal property, and other special services performed for resident beyond the normal scope of services offered by UNITED METHODIST WOMEN. The availability and charges for additional services are itemized in UNITED METHODIST WOMEN cost sheets.

- N. **Notice of Change in Scope of Services.** Except for changes required by law, UNITED METHODIST WOMEN will notify resident of any proposed change in the scope of services provided in this Agreement at least thirty (30) days before such change is effective. No change relating to a service included in the Monthly Fee under the terms of this Agreement shall be effective unless (a) consented to by Resident or (b) a reasonable adjustment is made in the Monthly Fee.

VI. LIVING QUARTERS

The independent living unit which RESIDENT is to occupy is unit _____ and the floor plan of this unit is diagrammed in the separately attached floor plan.

VII. REQUIRED MOVE FROM LIVING UNIT

If HOME, in consultation with its medical consultants, determines that a RESIDENT needs nursing care or other medical care which RESIDENT cannot obtain in the independent living unit, UNITED METHODIST WOMEN may, but shall not be obligated to, require that RESIDENT vacate the independent living unit and move to a nursing care or other health care facility to be arranged by RESIDENT at RESIDENT'S expense for so long as it is deemed necessary by RESIDENT'S physician or HOME'S medical consultants. Except in emergency situations, no required move will be made without consultation with RESIDENT and, at the option of RESIDENT, RESIDENT'S representative as is designated herein. As HOME is not Medicare/Medicaid certified, RESIDENT will be required to pay all costs incurred for nursing or other care, including, but not limited to, the cost of accommodations, health care and medical services described below, and this Agreement may be terminated for non-payment.

HOME is not obligated to provide RESIDENT a healthcare unit or any services provided in HOME's healthcare units. The provision of a healthcare unit and the services provided in HOME's healthcare units to RESIDENT shall be subject to the prior approval of HOME at HOME's sole discretion, the entering into a separate contract between UNITED METHODIST WOMEN and RESIDENT, RESIDENT meeting his or her obligations under this Agreement and the availability of healthcare unit facilities and services provided by HOME.

First Aid may be performed, up to assisting RESIDENT from floor, bandaging minor breaks in skin, and providing advisement of additional medical follow-up. RESIDENT will hold the professionals responding to the emergency notification harmless for services provided in good faith. RESIDENT will hold UNITED METHODIST WOMEN and HOME harmless for actions taken by its employees and agents during an emergency response. RESIDENT may use HOME's medical clinic for any routine health concerns and needs. RESIDENT shall be responsible for all

costs, fees, charges, and expenses that may apply for usage of HOME's medical clinic, including, but not limited to, supply charges and insurance copays.

VIII. RELIGIOUS AFFILIATION

UNITED METHODIST WOMEN is one of the Divisions of the denomination known as THE UNITED METHODIST CHURCH, but the UNITED METHODIST WOMEN, and only UNITED METHODIST WOMEN, is legally responsible for the operation of HOME. THE UNITED METHODIST CHURCH is not responsible for the operation of HOME, nor, is any other organization that is affiliated with that church.

IX. PROPERTY RIGHTS OF RESIDENT

Other than ownership of RESIDENT'S personal property, the RESIDENT has absolutely no property rights in any assets of UNITED METHODIST WOMEN, HOME, or any living unit. UNITED METHODIST WOMEN shall not be responsible for the loss of any property belonging to RESIDENT due to theft, mysterious disappearance, fire, or any other cause. RESIDENT will be responsible for securing personal property insurance.

X. RELATIONSHIP TO BROOKS-HOWELL HOME

UNITED METHODIST WOMEN is the owner and ultimate operator of HOME. Actions taken by and directions given by BROOKS-HOWELL HOME are to be considered the actions and the directions of UNITED METHODIST WOMEN.

XI. RESIDENT'S CONDUCT

RESIDENT acknowledges that HOME is the residence of retired persons who have agreed to live in a community setting which requires consideration for the privacy of other residents as well as for their wellbeing and safety. UNITED METHODIST WOMEN may terminate this Agreement in the event the conduct of RESIDENT creates a danger to the life, health, safety or peace of other residents or staff; interferes with the functioning of staff; invades the privacy of other residents or disturbs their peaceful occupation of their living units; or endangers the property of HOME. Termination for any such cause is not to be done lightly and will not be invoked without consultation with RESIDENT and, at the option of RESIDENT, RESIDENT'S REPRESENTATIVE as noted above.

XII. RESIDENT TO ABIDE BY POLICIES

RESIDENT agrees to abide by all reasonable policies and procedures that are adopted by UNITED METHODIST WOMEN, which may be subject to change from time to time.

XIII. MISCELLANEOUS

- A. **Amendment.** This Agreement shall not be modified, amended or changed in any respect except in writing signed by UNITED METHODIST WOMEN and RESIDENT. Each waives any right to amend this Agreement in any other

way. Notwithstanding the foregoing, UNITED METHODIST WOMEN may amend this Agreement to ensure compliance with applicable laws and regulations, provided that the changes do not substantially reduce RESIDENT's benefits under this Agreement.

- B. **Assignment**. This Agreement may not be assigned by RESIDENT.
- C. **Indemnity**. RESIDENT agrees to indemnify, defend and hold UNITED METHODIST WOMEN and Home harmless from any and all claims, damages or expenses (including reasonable attorneys' fees and court costs) resulting or arising from any injury or death to persons and/or damages caused by, resulting from or attributable to, directly or indirectly, the act or omission of RESIDENT or RESIDENT's guests, including private duty nurses, companions or others.
- D. **Governing Law**. This Agreement shall be governed by, interpreted, construed and enforced in accordance with the laws of the State of North Carolina, without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of laws or any jurisdiction other than North Carolina.
- E. **Survival**. Those rights and obligations that have accrued under this Agreement shall survive its termination, as shall those rights and obligations that by their terms survive termination and any provisions that must survive to give effect to their terms, as shall any obligation of RESIDENT to pay costs or expenses of his or her residency at Home that remain unpaid as of such termination.
- F. **Entire Agreement**. This Agreement and any addenda, amendment, or exhibits hereto contain the entire agreement of RESIDENT and UNITED METHODIST WOMEN.

XIV. RESIDENT'S REPRESENTATIVE

RESIDENT hereby designated his/her HEALTH CARE POWER OF ATTORNEY or GENERAL DURABLE POWER OF ATTORNEY to be his/her representative with regard to whether RESIDENT needs nursing care or other medical care which RESIDENT cannot obtain in the independent living unit, requiring that RESIDENT vacate the independent living unit and move to a nursing care or other health care facility and/or the termination of the Agreement.

[Signature page follows.]

Name (1) _____ (2) _____

Address _____

Relationship _____

Phone Number _____

Email _____

Executed this _____ day of _____, 20 _____

RESIDENT or RESIDENT'S REPRESENTATIVE

Present Address _____

UNITED METHODIST WOMEN

BY: _____

UNITED WOMEN IN FAITH
FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

UNITED WOMEN IN FAITH

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Independent Auditor's Report

To the Board of Directors
United Women in Faith
New York City, New York

Opinion

We have audited the accompanying financial statements of the United Women in Faith ("UW Faith"), a nonprofit organization, which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of UW Faith 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. 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 UW Faith 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.

Emphasis of Matter

As discussed in Note 2 to the financial statements, UW Faith adopted new accounting guidance, ASC 842, *Leases*, effective January 1, 2022. Our opinion is not modified with respect to this matter.

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 UW Faith's ability to continue as a going concern within one year after the date that the financial statements are 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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, 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 UWFaith'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 UWFaith'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 audits.

Crosslin, PLLC

Nashville, Tennessee
May 26, 2023

UNITED WOMEN IN FAITH
Statements of Financial Position
December 31, 2022 and 2021

Assets	2022	2021
Cash and cash equivalents	\$ -	\$ 2,931,581
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks-Howell Home	3,504,500	3,148,000
Receivables:		
Due from conferences	2,904,920	3,390,776
Property sales	119,757	129,756
Other	1,571,256	1,279,832
Inventories and other assets, net	500,838	431,522
Prepaid expenses	542,654	238,149
Investments in debt securities of The United Methodist Development Fund	5,500	5,500
Investments	93,480,281	122,056,615
Land, buildings, and equipment, net	7,719,116	8,135,821
Operating lease right-of-use asset	1,785,323	-
Perpetual trusts held by others	1,542,996	1,970,157
	\$ 113,677,141	\$ 143,717,709
Total assets		
	\$ 113,677,141	\$ 143,717,709
Liabilities and Net Assets		
Liabilities:		
Accounts payable and accrued expenses	\$ 1,622,544	\$ 2,360,608
Deferred revenue	118,898	749,899
Annuities payable	147,399	147,399
Assets held for others	5,358,831	6,296,735
Accrued postretirement and pension benefit costs	8,862,724	7,785,165
Operating lease liability	1,785,323	-
	17,895,719	17,339,806
Total liabilities		
	17,895,719	17,339,806
Net assets:		
Net assets without donor restrictions	31,380,535	40,094,789
Net assets with donor restrictions	64,400,887	86,283,114
	95,781,422	126,377,903
Total net assets		
	95,781,422	126,377,903
Total liabilities and net assets		
	\$ 113,677,141	\$ 143,717,709

See accompanying notes to financial statements.

UNITED WOMEN IN FAITH

Statement of Activities

Year Ended December 31, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
Operating Revenues and Support:			
Conference Giving:			
Pledge to Mission	\$ 7,308,889	\$ -	\$ 7,308,889
Special Edition SMR	260	-	260
Supplementary Giving	85,308	20,395	105,703
Designated Giving	30,955	434,504	465,459
Interest Income:			
Interest Income from Cash Equivalents	9	-	9
Investment Income (Net of Fees)	226,940	1,695,590	1,922,530
Bequests, Trusts, Other Long-term Gifts	371,946	351,184	723,130
Publications:			
Response Magazine	239,853	-	239,853
Mission Resource Center	305,826	-	305,826
Rental and Service Fee Income:			
Resident Service Fees from Brooks-Howell Home	4,801,612	1,645	4,803,257
CCUN	2,283,470	-	2,283,470
Other Income:			
Benefits Trust	1,101,399	-	1,101,399
Miscellaneous Other Income	1,284,953	-	1,284,953
Net assets released from restrictions	7,573,713	(7,573,713)	-
Total operating revenues and support	<u>25,615,133</u>	<u>(5,070,395)</u>	<u>20,544,738</u>
Operating Expenses:			
Program Services:			
Programs Rendered by UWFaith:			
Transformation	1,881,300	-	1,881,300
Position	293,248	-	293,248
Engage	229,230	-	229,230
Mobilize	263,921	-	263,921
Connectional	541,927	-	541,927
National Mission Institution Property Management:			
Insurance	360,913	-	360,913
Repairs and Maintenance	296,633	-	296,633
Mission Education	737,834	-	737,834
Response Magazine	308,367	-	308,367
Mission Resources	563,412	-	563,412
Deaconess, Home Missioners Office and Network	442,000	-	442,000
Other Programs Rendered by UWFaith	1,896,642	-	1,896,642
Programs Rendered by Other Organizations:			
United Methodist Organizations National Mission	1,747,773	-	1,747,773
United Methodist Organizations International Mission	1,347,101	-	1,347,101
Ecumenical Organization	45,389	-	45,389
Social Action Organizations	50,000	-	50,000
Grants from Designated Funds	2,977,038	-	2,977,038

Continued on next page.

UNITED WOMEN IN FAITH

Statement of Activities

Year Ended December 31, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
Program Support:			
Church Center for the United Nations	2,305,891	-	2,305,891
Brooks-Howell Home Retirement Center:			
Retired Deaconess, Missionary Home Operations	5,790,099	-	5,790,099
Retired Deaconess, Missionary Pension and Health Benefits	1,646,321	-	1,646,321
Annuity Fund	19,447	-	19,447
Scarritt-Bennett Center	100,000	-	100,000
Organization-wide Program Support	64,804	-	64,804
Total program services	<u>23,909,290</u>	<u>-</u>	<u>23,909,290</u>
Supporting Services:			
Management and general	4,748,325	-	4,748,325
Fundraising	599,621	-	599,621
Total supporting services	<u>5,347,946</u>	<u>-</u>	<u>5,347,946</u>
Total operating expenses	<u>29,257,236</u>	<u>-</u>	<u>29,257,236</u>
Decrease in net assets from operations	<u>(3,642,103)</u>	<u>(5,070,395)</u>	<u>(8,712,498)</u>
Non-operating Activities:			
Net depreciation in fair value of investments	(4,330,335)	(17,278,538)	(21,608,873)
Net depreciation in perpetual trusts held by others	-	(427,161)	(427,161)
Change in postretirement and pension benefit costs	(1,077,559)	-	(1,077,559)
Gain on sale of properties	335,743	-	335,743
Endowment and other permanent contributions	-	893,867	893,867
Total non-operating activities	<u>(5,072,151)</u>	<u>(16,811,832)</u>	<u>(21,883,983)</u>
Decrease in net assets	<u>(8,714,254)</u>	<u>(21,882,227)</u>	<u>(30,596,481)</u>
Net assets at beginning of year	<u>40,094,789</u>	<u>86,283,114</u>	<u>126,377,903</u>
Net assets at end of year	<u>\$ 31,380,535</u>	<u>\$ 64,400,887</u>	<u>\$ 95,781,422</u>

See accompanying notes to financial statements.

UNITED WOMEN IN FAITH

Statement of Activities

Year Ended December 31, 2021

	Without Donor Restrictions	With Donor Restrictions	Total
Operating Revenues and Support:			
Conference Giving:			
Pledge to Mission	\$ 8,211,549	\$ -	\$ 8,211,549
Special Edition SMR	2,335	-	2,335
Supplementary Giving	7,984	25,001	32,985
Designated Giving	68,279	389,263	457,542
Interest Income:			
Interest Income from Cash Equivalents	1	-	1
Investment Income (Net of Fees)	243,356	1,142,573	1,385,929
Bequests, Trusts, Other Long-term Gifts	759,756	146,193	905,949
Publications:			
Response Magazine	222,900	-	222,900
Mission Resource Center	210,930	-	210,930
Rental and Service Fee Income:			
Resident Service Fees from Brooks-Howell Home	5,754,660	2,235	5,756,895
CCUN	2,158,717	-	2,158,717
Other Income:			
Benefits Trust	1,047,293	-	1,047,293
Miscellaneous Other Income	2,037,151	-	2,037,151
Net assets released from restrictions	2,903,366	(2,903,366)	-
Total operating revenues and support	<u>23,628,277</u>	<u>(1,198,101)</u>	<u>22,430,176</u>
Operating Expenses:			
Program Services:			
Programs Rendered by UWFaith:			
Transformation	1,973,023	-	1,973,023
Position	324,277	-	324,277
Engage	199,511	-	199,511
Mobilize	185,810	-	185,810
Connectional	474,560	-	474,560
National Mission Institution Property Management:			
Insurance	902,319	-	902,319
Repairs and Maintenance	346,532	-	346,532
Mission Education	759,627	-	759,627
Response Magazine	222,974	-	222,974
Mission Resources	427,562	-	427,562
Christian Social Action	93,046	-	93,046
Deaconess, Home Missioners Office and Network	377,933	-	377,933
Other Programs Rendered by UWFaith	1,191,144	-	1,191,144
Programs Rendered by Other Organizations:			
United Methodist Organizations National Mission	1,649,601	-	1,649,601
United Methodist Organizations International Mission	1,213,803	-	1,213,803
Ecumenical Organization	49,003	-	49,003
Social Action Organizations	50,000	-	50,000
Grants from Designated Funds	1,819,942	-	1,819,942

Continued on next page.

UNITED WOMEN IN FAITH

Statement of Activities

Year Ended December 31, 2021

	Without Donor Restrictions	With Donor Restrictions	Total
Program Support:			
Church Center for the United Nations	2,400,935	-	2,400,935
Brooks-Howell Home Retirement Center:			
Retired Deaconess, Missionary Home Operations	5,251,537	-	5,251,537
Retired Deaconess, Missionary Pension and Health Benefits	2,219,537	-	2,219,537
Annuity Fund	78,421	-	78,421
Scarritt-Bennett Center	100,000	-	100,000
Organization-wide Program Support	41,824	-	41,824
Total program services	<u>22,352,921</u>	<u>-</u>	<u>22,352,921</u>
Supporting Services:			
Management and general	4,672,216	-	4,672,216
Fundraising	527,948	-	527,948
Total supporting services	<u>5,200,164</u>	<u>-</u>	<u>5,200,164</u>
Total operating expenses	<u>27,553,085</u>	<u>-</u>	<u>27,553,085</u>
Decrease in net assets from operations	<u>(3,924,808)</u>	<u>(1,198,101)</u>	<u>(5,122,909)</u>
Non-operating Activities:			
Net appreciation in fair value of investments	3,065,033	5,391,380	8,456,413
Net appreciation in perpetual trusts held by others	-	191,424	191,424
Change in postretirement and pension benefit costs	2,197,181	-	2,197,181
Gain on sale of properties	2,958,352	-	2,958,352
Endowment and other permanent contributions	-	3,453,797	3,453,797
Total non-operating activities	<u>8,220,566</u>	<u>9,036,601</u>	<u>17,257,167</u>
Increase in net assets	4,295,758	7,838,500	12,134,258
Net assets at beginning of year	<u>35,799,031</u>	<u>78,444,614</u>	<u>114,243,645</u>
Net assets at end of year	<u>\$ 40,094,789</u>	<u>\$ 86,283,114</u>	<u>\$ 126,377,903</u>

See accompanying notes to financial statements.

UNITED WOMEN IN FAITH
Statement of Functional Expenses
Year Ended December 31, 2022

Program Services											
Programs Rendered by UWFaith											
	Transformation	Position	Engage	Mobilize	Connectional	National Mission Institution Property Management	Mission Education	Response Magazine	Mission Resources (MR)	Deaconesses, Home Missioners Office and Network	Other Programs Administered by UWFaith
Salaries, wages, and employee benefits	\$ 1,616,053	\$ 251	\$ 1,453	\$ 578	\$ 497,448	\$ -	\$ 516,376	\$ -	\$ -	\$ 195,160	\$ 481,035
Missionary support	-	-	-	-	-	-	-	-	-	-	-
Grants and distributions	-	-	-	-	-	239,853	-	-	-	-	77,447
Program expenses	1,104	-	198,402	224,553	14,929	56,780	19,674	-	-	150,323	286,104
Travel expenses	16,372	-	-	627	3,890	-	6,654	-	-	29,301	126,493
Meeting expenses	764	-	-	-	-	-	-	-	-	15,429	7,147
Promotional materials	-	161,458	-	-	-	-	35,549	-	552,727	1,268	68,208
Consulting and contractual services	59,094	131,539	27,125	38,163	-	-	77,788	86,670	-	30,650	238,167
Insurance paid by UWFaith	-	-	-	-	-	360,913	-	-	-	-	7,231
Equipment, repair and leasing	-	-	-	-	-	-	637	-	-	498	293,214
Rent and maintenance	187,564	-	-	-	25,214	-	81,073	-	-	14,684	154,616
Depreciation	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	4,291	-	-	-
Office and other expenses	349	-	2,250	-	446	-	83	211,284	-	-	137,457
Audit and legal fees	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	6,122	10,685	4,687	19,523
Total	\$ 1,881,300	\$ 293,248	\$ 229,230	\$ 263,921	\$ 541,927	\$ 657,546	\$ 737,834	\$ 308,367	\$ 563,412	\$ 442,000	\$ 1,896,642

Continued on next page.

UNITED WOMEN IN FAITH
Statement of Functional Expenses
Year Ended December 31, 2022

	Program Services											
	Programs Rendered by Other Organizations				Program Support					Supporting Services		
	United Methodist Organizations National and International	Ecumenical Organization	Social Action Organizations	Grants From Designated Funds	Church Center for the United Nations	Brooks-Howell Home Retirement Center	Annuity Fund	Scarritt Bennett Center	Organization-wide Program Support	Management and General	Fundraising	Total
Salaries, wages, and employee benefits	\$ 580,087	\$ -	\$ -	\$ -	\$ 991,265	\$ -	\$ -	\$ -	\$ 199	\$ 3,173,038	\$ 379,973	\$ 8,432,916
Missionary support	643,654	-	-	-	-	7,141,312	-	-	-	-	-	7,784,966
Grants and distributions	1,731,922	-	50,000	2,240,503	-	-	-	100,000	-	-	-	4,439,725
Program expenses	68,864	-	-	257,740	-	-	-	-	-	10,362	-	1,288,835
Travel expenses	3,991	-	-	-	-	-	-	-	7,259	18,459	11,026	224,072
Meeting expenses	-	-	-	-	-	-	-	-	33,152	-	-	56,492
Promotional materials	22,754	-	-	-	-	-	-	-	-	60	99,176	941,200
Consulting and contractual services	-	-	-	-	-	-	-	-	16,600	77,366	-	783,162
Insurance paid by UWFaith	-	3,825	-	-	139,212	-	-	-	-	32,599	-	543,780
Equipment, repair and leasing	-	-	-	-	45,376	-	-	-	-	479,939	-	819,664
Rent and maintenance	43,560	38,177	-	-	290,374	-	-	-	6,355	475,163	54,219	1,370,999
Depreciation	-	-	-	478,166	124,687	295,108	-	-	-	2,340	-	900,301
Utilities	-	-	-	-	374,341	-	-	-	-	72,847	-	451,479
Office and other expenses	-	-	-	-	126,571	-	-	-	-	17,426	55,182	551,048
Audit and legal fees	-	-	-	-	142,539	-	-	-	-	233,039	-	375,578
Miscellaneous	42	3,387	-	629	71,526	-	19,447	-	1,239	155,687	45	293,019
Total	\$ 3,094,874	\$ 45,389	\$ 50,000	\$ 2,977,038	\$ 2,305,891	\$ 7,436,420	\$ 19,447	\$ 100,000	\$ 64,804	\$ 4,748,325	\$ 599,621	\$ 29,257,236

See accompanying notes to financial statements.

UNITED WOMEN IN FAITH
Statement of Functional Expenses
Year Ended December 31, 2021

Program Services												
Programs Rendered by UWFaith												
	Transformation	Position	Engage	Mobilize	Connectional	National Mission Institution Property Management	Mission Education	Response Magazine	Mission Resources (MR)	Christian Social Action	Deaconesses, Home Missioners Office and Network	Other Programs Administered by UWFaith
Salaries, wages, and employee benefits	\$ 1,725,508	\$ -	\$ -	\$ -	\$ 474,406	\$ -	\$ 504,360	\$ -	\$ -	\$ -	\$ 187,743	\$ 444,005
Missionary support	-	-	-	-	-	-	-	-	-	-	-	-
Grants and distributions	-	-	-	-	-	312,255	-	-	-	-	-	39,200
Program expenses	36,709	-	176,805	150,904	-	34,277	32,605	-	-	70,190	130,849	189,629
Travel expenses	4,701	-	-	-	154	-	1,331	1,163	-	-	474	4,643
Meeting expenses	401	-	-	-	-	-	-	-	-	-	10,234	1,700
Promotional materials	-	145,981	-	-	-	-	61,072	-	417,967	-	468	25,410
Consulting and contractual services	-	178,296	22,706	34,906	-	-	75,646	60,791	-	-	24,875	104,757
Insurance paid by UWFaith	-	-	-	-	-	902,319	-	-	-	-	-	2,500
Equipment, repair and leasing	-	-	-	-	-	-	3,930	-	-	-	-	500
Rent and maintenance	205,704	-	-	-	-	-	79,997	-	-	22,856	22,856	354,868
Depreciation	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	3,648	-	-	-	8,470
Office and other expenses	-	-	-	-	-	-	686	152,259	(20,374)	-	-	249
Audit and legal fees	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	5,113	29,969	-	434	15,213
Total	\$ 1,973,023	\$ 324,277	\$ 199,511	\$ 185,810	\$ 474,560	\$ 1,248,851	\$ 759,627	\$ 222,974	\$ 427,562	\$ 93,046	\$ 377,933	\$ 1,191,144

Continued on next page.

UNITED WOMEN IN FAITH
Statement of Functional Expenses
Year Ended December 31, 2021

	Program Services											
	Programs Rendered by Other Organizations				Program Support					Supporting Services		
	United Methodist Organizations National and International	Ecumenical Organization	Social Action Organizations	Grants From Designated Funds	Church Center for the United Nations	Brooks- Howell Home Retirement Center	Annuity Fund	Scarritt Bennett Center	Organization- wide Program Support	Management and General	Fundraising	Total
Salaries, wages, and employee benefits	\$ 502,419	\$ -	\$ -	\$ -	\$ 1,004,266	\$ -	\$ -	\$ -	\$ -	\$ 3,180,736	\$ 437,125	\$ 8,460,568
Missionary support	564,570	-	-	-	-	7,081,147	-	-	-	-	-	7,645,717
Grants and distributions	1,647,493	-	50,000	1,184,552	-	-	-	100,000	-	-	-	3,333,500
Program expenses	34,367	-	-	53,598	-	-	-	-	-	17,536	-	927,469
Travel expenses	(1,880)	-	-	-	-	-	-	-	415	608	1,062	12,671
Meeting expenses	-	-	-	-	-	-	-	-	25,968	-	-	38,303
Promotional materials	24,644	-	-	-	-	-	-	-	-	90	19,028	694,660
Consulting and contractual services	-	-	-	-	-	-	-	-	-	23,051	-	525,028
Insurance paid by UWFaith	-	-	-	-	97,649	-	-	-	-	37,629	-	1,040,097
Equipment, repair and leasing	-	-	-	-	35,690	-	-	-	-	720,926	-	761,046
Rent and maintenance	91,424	40,333	-	-	558,053	-	-	-	15,142	342,200	45,712	1,779,145
Depreciation	-	-	-	581,167	124,687	367,927	-	-	-	2,342	-	1,076,123
Utilities	-	-	-	-	290,371	-	-	-	-	78,365	-	380,854
Office and other expenses	-	-	-	-	69,742	-	-	-	-	6,451	22,728	231,741
Audit and legal fees	-	-	-	-	136,849	-	-	-	-	227,964	-	364,813
Miscellaneous	367	8,670	-	625	83,628	22,000	78,421	-	299	34,318	2,293	281,350
Total	\$ 2,863,404	\$ 49,003	\$ 50,000	\$ 1,819,942	\$ 2,400,935	\$ 7,471,074	\$ 78,421	\$ 100,000	\$ 41,824	\$ 4,672,216	\$ 527,948	\$ 27,553,085

See accompanying notes to financial statements.

UNITED WOMEN IN FAITH
Statements of Cash Flows
Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Cash flows from operating activities:		
(Decrease) increase in net assets	\$ (30,596,481)	\$ 12,134,258
Adjustments to reconcile (decrease) increase in net assets to net cash used in operating activities:		
Depreciation	900,301	1,076,123
Gain on forgiveness of long-term debt	-	(2,278,219)
Gain on sale of properties	(335,743)	(2,958,352)
Net depreciation (appreciation) in fair value of investments	21,608,873	(8,456,413)
Net depreciation (appreciation) in perpetual trusts held by others	427,161	(191,424)
Contributions and investment return restricted for long-term investment	(893,867)	(3,453,797)
Actuarial loss (gain) on annuity obligations	21,203	(20,962)
Change in receivables	204,431	367,749
Change in inventories and other assets	(69,316)	1,013
Change in prepaid expenses	(304,505)	(45,941)
Change in accounts payable and accrued expenses	(738,064)	625,599
Change in deferred revenue	(631,001)	424,627
Change in assets held for others	(937,904)	(81,733)
Change in accrued postretirement and pension benefit costs	1,077,559	(2,197,181)
Net cash used in operating activities	<u>(10,267,353)</u>	<u>(5,054,653)</u>
Cash flows from investing activities:		
Proceeds from sale of properties	335,743	2,958,352
Purchases of equipment and improvements	(483,596)	(286,748)
Proceeds from sales of investments	19,010,242	31,639,142
Purchases of investments	<u>(12,042,781)</u>	<u>(29,671,106)</u>
Net cash provided by investing activities	<u>6,819,608</u>	<u>4,639,640</u>
Cash flows from financing activities:		
Contributions and investment return restricted for long-term investment	893,867	3,453,797
Payments of annuity obligations	<u>(21,203)</u>	<u>(21,203)</u>
Net cash provided by financing activities	<u>872,664</u>	<u>3,432,594</u>
Net (decrease) increase in cash and cash equivalents	(2,575,081)	3,017,581
Cash and cash equivalents at beginning of year	<u>6,079,581</u>	<u>3,062,000</u>
Cash and cash equivalents at end of year	<u>\$ 3,504,500</u>	<u>\$ 6,079,581</u>
Non-cash financing activities:		
Forgiveness of debt	<u>\$ -</u>	<u>\$ 2,278,219</u>
Reconciliation of cash and cash equivalents:		
Cash and cash equivalents	\$ -	\$ 2,931,581
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks-Howell Home	<u>3,504,500</u>	<u>3,148,000</u>
Total cash and cash equivalents	<u>\$ 3,504,500</u>	<u>\$ 6,079,581</u>
Supplemental disclosure of cash flow information:		
Cash paid for amounts included in the measurement of operating lease liability ROU asset obtained in exchange for new operating lease obligation	<u>\$ 1,003,881</u>	<u>\$ -</u>
	<u>\$ 2,711,984</u>	<u>\$ -</u>

See accompanying notes to financial statements.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(1) Nature of Organization

United Women in Faith (“UWFaith”), is a tax-exempt, not-for-profit organization, affiliated with The United Methodist Church (the “Church”). UWFaith previously operated as the United Methodist Women and the Women’s Division of the General Board of Global Ministries of The United Methodist Church.

UWFaith relates to jurisdictions, conferences, districts, and local units in interpreting the purpose of the United Women in Faith by advocating for the oppressed and dispossessed, especially women, children, and youth. It works to build a supportive community among women and engages in activities, which foster growth in the Christian faith, mission education, and Christian social involvement throughout the Church.

Funding for UWFaith’s operations is principally pledged by women in local churches through undesignated and designated gifts and channeled to UWFaith via the districts and conferences. Contributions received from United Women in Faith conferences accounted for approximately 38% and 39% of total operating revenue of UWFaith in 2022 and 2021, respectively. Additionally, UWFaith operates the following program areas: Church Center for the United Nations (“CCUN”) building, a non-profit providing office space for religious and charitable groups working on issues related to the United Nations; UWFaith Mission Resources (“MR”), a handling and distribution program for the distribution of UWFaith’s media resources and *Response* magazine, the official publication of United Women in Faith; and Brooks-Howell Home (“BHH”), a retirement facility in Asheville, North Carolina, for UWFaith’s retired missionaries and deaconesses.

(2) Summary of Significant Accounting Policies

(a) Basis of Accounting

The financial statements of UWFaith are prepared on the accrual basis of accounting. UWFaith considers the net appreciation or depreciation in fair value of investments, endowment contributions, perpetual trust contributions and change in value, property sale gains, and nonrecurring transactions to be nonoperating activities.

(b) Principles of Presentation

The financial statements present the financial position, changes in net assets, and cash flows of UWFaith and its controlled affiliates and operating divisions: CCUN, MR, and BHH. All significant intercompany accounts and transactions have been eliminated.

(c) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with original maturity dates of 90 days or less that are readily convertible to known amounts of cash, except for short-term investments held by UWFaith’s investment manager as part of a long-term investment strategy.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(2) Summary of Significant Accounting Policies - Continued

(d) Investments

Securities purchased for investments and those received as gifts are carried at fair value. Except for certain investments in United Methodist Foundation of Western North Carolina, Inc. (the "Foundation") and the Funds of Wespath Benefits and Investments ("Wespath"), fair value is based upon quoted market prices. Investments in funds of the Foundation are stated at fair value, as determined by management of the Foundation, based on unitized market value of the fund portfolio. Investments in Wespath's Funds are stated at fair value primarily based on unitized market value of the respective fund portfolios. As of December 31, 2022, Wespath's Multiple Asset Fund is a composite of U.S. equity funds (34.19%), fixed income funds (34.92%), international equity funds (30.57%), alternatives (0.08%), and multiple asset fund cash (0.24%).

(e) Inventories

Inventories consist primarily of publications and are valued at the lower of cost or net realizable value, with cost determined principally on the first-in, first-out basis. Inventories are presented net of an allowance for obsolescence of \$-0- at both December 31, 2022 and 2021.

(f) Land, Buildings and Equipment

Land, buildings, and equipment are recorded at the cost of acquisition, if purchased, or at fair value at the date of gift. It is UWFaith's policy to capitalize expenditures for equipment in excess of \$2,500; purchases, which do not exceed this amount, are expensed as incurred. Buildings, building improvements, and equipment are depreciated on a straight-line basis over their estimated useful lives of 30, 20, and 5 years, respectively.

UWFaith has granted use of certain properties (land and buildings) to related church organizations under leasing or other arrangements and, accordingly, these properties are not reflected in the accompanying financial statements. These arrangements may call for nominal payments and are typically renewed so long as the grantee continues to carry out the stated programs. The carrying value of such properties was reflected as program expenditure at the time the arrangements for indefinite use of the properties were made.

Renovation, repair and maintenance, and insurance costs incurred by UWFaith for such properties are recorded as program expenses in the accompanying financial statements. Such costs amounted to approximately \$658,000 and \$1,249,000 in 2022 and 2021, respectively.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(2) Summary of Significant Accounting Policies - Continued

(g) Leases

UWFaith adopted FASB Topic 842, *Leases*, using the modified retrospective approach with January 1, 2022 as the date of initial adoption. UWFaith elected the package of practical expedients permitted under the transition guidance within the new standard, which among other things, allowed UWFaith to carry forward the historical lease classification. As a result of adopting the new standard effective January 1, 2022, UWFaith recorded an operating lease right-of-use asset and an operating lease liability of \$2,711,984. Adoption of the new standard did not materially impact UWFaith's net income and had no impact on beginning net assets or cash flows.

UWFaith determines whether an arrangement is or contains a lease at lease inception. Under ASC 842, a contract is (or contains) a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having both the right to obtain substantially all of the economic benefits from use of the asset and the right to direct the use of the asset.

On the commencement date, operating leases are recorded as operating lease right-of-use ("ROU") assets and operating lease liabilities in the statements of financial position. Lease liabilities represent UWFaith's contractual obligation to make lease payments over the lease term.

For operating leases, the lease liability is measured as the present value of the lease payments over the lease term using either the rate implicit in the lease, if it is determinable, or UWFaith's incremental borrowing rate if the implicit rate is not determinable. Operating ROU assets are calculated as the present value of the remaining lease payments plus unamortized initial direct costs and prepayments of rent, less any unamortized lease incentives received. Lease terms may include renewal or extension options to the extent they are reasonably certain to be exercised. Lease expense is recognized on a straight-line basis over the lease term. UWFaith has elected not to recognize a ROU asset and lease liability for leases with an initial term of 12 months or less but includes the expense associated with short-term leases in lease expense in the statements of activities.

ROU assets are assessed for impairment in accordance with UWFaith's long-lived asset policy. Management reassesses lease classification and remeasures ROU assets and lease liabilities when a lease is modified and that modification is not accounted for as a separate new lease or upon certain other events that require reassessment in accordance with ASC 842.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(2) Summary of Significant Accounting Policies - Continued

(h) Contributions and Bequests

Contributions are recognized as revenue when received. Unconditional promises to give cash and other assets to UWFaith are reported at fair value at the date the promise is received. UWFaith reports contributions of cash and other assets as restricted support, if they are received with donor stipulations that limit the use of the donated assets. 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 assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. Donor restricted contributions whose restrictions are met in the same reporting period as received are reflected as contributions without donor restrictions in the accompanying financial statements. Contributions received on behalf of a specified beneficiary are recorded as a liability to the specified beneficiary concurrent with recognition of the assets received from the donor.

(i) Revenue Recognition

Rental and Service Fee Income

Resident service fees from BHH are reported at the amount that reflects consideration to which UWFaith expects to be entitled in exchange for providing rent, room charges, and related services. Rental income related to CCUN is reported at the amount that reflects consideration to which UWFaith expects to be entitled in exchange from providing rental space and related services in the CCUN building. Generally, rental charges are due at the beginning of each month. Revenue is recognized as the performance obligations are satisfied. Performance obligations are determined based on the nature of the services provided by BHH (resident services fees) and UWFaith (CCUN rental income). Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected or actual charges.

Entrance Fees

In its operation of BHH, UWFaith may collect certain entrance fees upon admittance of a resident. When material, such entrance fees are included in liabilities when received and amortized over the expected life of the resident. Entrance fees for both fiscal year 2022 and 2021 totaled \$-0-.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(2) Summary of Significant Accounting Policies - Continued

(j) *Net Assets*

For reporting purposes, UWFaith's financial statements have been prepared to focus on the organization as a whole. Resources are classified into two net asset categories based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of UWFaith and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of UWFaith. Net assets without donor restrictions represent resources over which the Board of Directors has full discretion with respect to use. The Board of Directors has designated certain net assets without donor restrictions for programs, retirement benefits, and to function as endowment (See Notes 9, 10, and 14).

Net Assets With Donor Restrictions - Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of UWFaith or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity, but may permit UWFaith to use or expend part or all of the income derived from the donated assets.

Support is reported as increases in net assets without donor restrictions unless their use is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. New York State law (substantially in conformity with The Uniform Prudent Management of Institutional Funds Act) authorizes expenditures of appreciation (both realized and unrealized) in the value of endowment funds subject to a standard of business care and prudence. Gains and losses on investments are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by donors or state law. 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 assets without donor restrictions and reported in the accompanying statements of activities as net assets released from restrictions.

In the event a donor makes changes to the nature of a restricted gift which affects its classification among the net asset categories, such amounts are reflected as reclassifications in the statements of activities.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(2) Summary of Significant Accounting Policies - Continued

(k) Federal Income Tax Exemption

UW Faith is covered under the General Council on Finance and Administration's ("GCFA") group determination letter from the Internal Revenue Service indicating that it is a nonprofit corporation and, except for taxes pertaining to unrelated business income, is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code. UW Faith believes it had no unrelated business income during the years ended December 31, 2022 and 2021.

UW Faith accounts for the effect of any uncertain tax positions based on a more likely than not threshold to the recognition of the tax position being sustained based on the technical merits of the position under examination by the applicable taxing authority. If a tax position or positions are deemed to result in uncertainties of those positions, the unrecognized tax benefit is estimated based on a cumulative probability assessment that aggregates the estimated tax liability for all uncertain tax positions. Tax positions for UW Faith include, but are not limited to, the tax-exempt status and determination of whether income is subject to unrelated business income tax; however, UW Faith has determined that such tax positions do not result in an uncertainty requiring recognition.

(l) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and judgments that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(m) Financial Instruments and Fair Value Measurements

Assets recorded at fair value in the statements of financial position are categorized based on the level of judgment associated with the inputs used to measure their fair value. Level inputs, as defined by Financial Accounting Standards Board Accounting Standards Codification ("ASC") 820, *Fair Value Measurements and Disclosures*, are as follows:

Level 1 - Values are unadjusted quoted prices for identical assets in active markets accessible at the measurement date.

Level 2 - Inputs include quoted prices for similar assets in active markets, quoted prices from those willing to trade in markets that are not active, or other inputs that are observable or can be corroborated by market data for the term of the instrument. Such inputs include market interest rates and volatilities, spreads and yield curves.

Level 3 - Certain inputs are unobservable (supported by little or no market activity) and significant to the fair value measurement. Unobservable inputs reflect the UW Faith's best estimate of what hypothetical market participants would use to determine a transaction price for the asset or liability at the reporting date.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(2) Summary of Significant Accounting Policies - Continued

(n) Functional Allocation of Expenses

Costs of providing UWFaith's ministries, programs, and services are summarized and reported on a functional basis. Program services expenses include costs directly associated with the program and other indirect costs determined to benefit that program. These costs have been allocated between program and supporting services based on estimates made by management.

(3) Liquidity and Availability of Resources

The table below represents financial assets available for general expenditures within one year at December 31, 2022 and 2021.

	2022	2021
Financial assets at year-end:		
Cash and cash equivalents	\$ -	\$ 2,931,581
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks Howell Home	3,504,500	3,148,000
Receivables	4,595,933	4,800,364
Investments in debt securities of The United Methodist Development Fund	5,500	5,500
Investments	93,848,281	122,056,615
Perpetual trusts held by others	1,542,996	1,970,157
Total financial assets	103,129,210	134,912,217
Less amounts not available to be used for general expenditures within one year:		
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks-Howell Home	3,504,500	3,148,000
Perpetual trusts held by others	1,542,996	1,970,157
Assets held for others	5,358,831	6,296,735
Board designated funds	29,320,983	37,920,391
Subject to purpose restrictions	39,701,961	61,398,218
Donor restricted funds held in perpetuity	24,698,926	24,884,896
Financial assets not available to be used within one year	104,128,197	135,618,397
Financial assets available to meet general expenditures within one year	\$(998,987)	\$(706,180)

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(3) Liquidity and Availability of Resources - Continued

As noted in Note 12, UWFaith is the provider for the operations of BHH, a retirement facility in Asheville, North Carolina. UWFaith must maintain an operating reserve requirement for BHH; therefore, the cash and cash equivalents set aside for this operating reserve requirement are not available for general expenditure. UWFaith is the beneficiary of various perpetual trusts created by donors, the assets of which are not in the possession of UWFaith. UWFaith has legally enforceable rights or claims to such assets including the right to income therefrom. UWFaith has recorded the asset and recognized contribution revenue with donor restrictions at the fair value of its beneficial interest in the perpetual trust assets. Distributions received on the perpetual trust assets are recorded as investment income in the statements of activities unless otherwise restricted by the donor. Subsequent changes in fair value of the perpetual trusts held by others are recorded as net unrealized gains or losses on perpetual trusts held by others in the net assets with donor restrictions classification. UWFaith receives significant support through restricted and unrestricted contributions and must maintain sufficient resources to meet responsibilities to its donors; therefore, these assets are limited to use for donor-restricted purposes.

Additionally, UWFaith maintains certain other board designated assets that are designated for specific purposes. These assets are limited to use, which are more fully described in Note 9 and are not available for general expenditures within the next year. However, the board-designated amounts could be made available, if necessary. UWFaith has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

(4) Related Parties

UWFaith is affiliated with the Scarritt-Bennett Center (the "Center"), a conference, retreat, and educational center in Nashville, Tennessee. UWFaith appoints certain members of the Center's Board and the Center operates on property, title to which is held by UWFaith. UWFaith retains sole ownership of the property, including the rights to sell and shares interest in the proceeds from the sale of property with GCFA. In March 2017, the UWFaith Board of Directors designated funds totaling \$5,000,000 for the Center's property reinvestment (see Note 14). As of December 31, 2022, UWFaith has approved and paid the Center \$4,800,438 in property reinvestment grants. The remaining board designated funds for the Center's property reinvestment is \$199,562 as of December 31, 2022. Additionally, in both 2022 and 2021, UWFaith provided the Center with financial support of \$100,000, in addition to the rent-free use of the facilities.

(5) Land, Buildings, and Equipment

Land, buildings, and equipment consist of the following at December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Land, buildings, and improvements	\$ 16,177,213	\$ 15,802,590
Equipment	<u>5,767,673</u>	<u>5,658,700</u>
	21,944,886	21,461,290
Accumulated depreciation	<u>(14,225,770)</u>	<u>(13,325,469)</u>
Land, buildings, and equipment, net	<u>\$ 7,719,116</u>	<u>\$ 8,135,821</u>

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(6) Investments

At December 31, 2022 and 2021, the cost and fair value of investments are as follows:

	<u>2022</u>		<u>2021</u>	
	<u>Cost</u>	<u>Fair Value</u>	<u>Cost</u>	<u>Fair Value</u>
Short-term securities	\$ 178,979	\$ 179,378	\$ 215,573	\$ 215,573
Marketable equity securities	411,475	411,475	572,114	572,114
Wespath:				
International Equities Fund	23,122,513	20,751,317	21,557,892	24,439,950
U.S. Equities Fund	29,529,527	25,498,450	28,999,633	36,117,652
Fixed Income Fund	30,319,200	32,956,509	31,185,365	32,795,407
Equity Social Values Fund	7,151,336	6,829,345	797,347	1,567,724
Inflation Protection Fund	9,472,718	8,380,678	10,036,711	10,691,830
Multiple Asset Fund	-	-	5,055,336	14,967,941
Pooled investment funds	<u>569,309</u>	<u>569,309</u>	<u>688,424</u>	<u>688,424</u>
Sub-total investments	<u>100,755,057</u>	<u>95,576,461</u>	<u>99,108,395</u>	<u>122,056,615</u>
Less: Amount needed to cover the State of North Carolina operating reserve requirement for Brooks- Howell Home (Note 12)		<u>(2,096,180)</u>		<u>-</u>
Total investments		<u>\$ 93,480,281</u>		<u>\$122,056,615</u>

Investments in international common stocks represent investments in stocks of international companies located primarily in Japan, United Kingdom, France, the Netherlands, and Germany. Such investments are subject to foreign currency risk as well as market risk.

Investments, at fair value, include \$14,078,111 and \$18,783,431 at December 31, 2022 and 2021, respectively, designated for UWFaith's retirement fund (See Notes 7 and 8).

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(6) Investments - Continued

Investment return for the years ended December 31, 2022 and 2021 consisted of the following:

	<u>2022</u>	<u>2021</u>
Interest and dividends	\$ <u>1,925,058</u>	\$ <u>1,388,457</u>
Net (depreciation) appreciation in fair value of investments:		
Realized gains on investments	7,772,318	27,324,394
Decrease in accumulated unrealized gains on investments	<u>(29,381,191)</u>	<u>(18,867,981)</u>
Net (depreciation) appreciation in fair value of investments	<u>(21,608,873)</u>	<u>8,456,413</u>
Total (loss) return on investments	<u>(19,683,815)</u>	<u>9,844,870</u>
Investment management expenses	<u>(2,528)</u>	<u>(2,528)</u>
(Loss) return on investments, net	<u>\$(19,686,343)</u>	<u>\$ 9,842,342</u>

(7) Retirement Benefits

(a) Retirement Benefits Fund

UWFaith administers all pension plans (the "Plans") for retired deaconesses and missionaries of UWFaith and its predecessor organizations. These Plans are closed to new participants. With respect to pension funds in existence prior to unification of UWFaith (for which all participants are currently retired and receiving a pension), UWFaith maintains a separate retirement fund. The assets designated for retirement benefits are included in UWFaith's statements of financial position, principally relating to investments (See Note 6), as well as the assets of Brooks-Howell Home. The benefit obligation is included in accrued postretirement and pension benefit costs in statements of financial position. The difference of the assets designated for retirement benefits and the accrued postretirement and pension benefit costs is reported as unrestricted net assets designated for retirement benefits of missionaries and deaconesses (see below and Note 8). Missionary benefits expense in the accompanying statements of activities includes benefits paid under the pension plan plus the increase (decrease) in the actuarially calculated benefit obligation of the pension plan.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(7) Retirement Benefits - Continued

(a) Retirement Benefits Fund - Continued

The annual benefit level (per year of pension credit service) was \$646 and \$633 for the 2022 and 2021 actuarial valuations, respectively. The actuarial method is the Projected Unit Credit Method for both 2022 and 2021. The following are significant actuarial assumptions used in the valuations:

	<u>2022</u>	<u>2021</u>
Discount rate	4.77%	2.12%
Mortality	Pri-2012 (MP-2021)	Pri-2012 (MP-2021)
Annual benefit increases	2.00%	2.00%

Changes in assumptions used in the 2021 calculation were made to better reflect current market conditions, future anticipated mortality improvements, and revised administrative expense assumptions.

Participant data as of December 31 is summarized below:

	<u>2022</u>	<u>2021</u>
Number of Participants		
Active	-	-
Separated vested	-	-
Retirees	<u>73</u>	<u>80</u>
Total	<u>73</u>	<u>80</u>

The following table sets forth financial information about the plan as of and for the years ended December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Missionary and Deaconess Pension		
Projected benefit obligation, beginning of year	\$(5,734,279)	\$(6,584,108)
Service cost	(14,500)	-
Interest cost	(110,536)	(98,235)
Actuarial gain	834,038	132,854
Administrative expense	12,000	14,500
Benefits paid	<u>718,478</u>	<u>800,710</u>
Projected benefit obligation, end of year	<u>\$(4,294,799)</u>	<u>\$(5,734,279)</u>

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(7) Retirement Benefits - Continued

(a) Retirement Benefits Fund - Continued

Estimated future benefit cash flows for the next five years and thereafter are as follows:

<u>Year</u>	<u>Projected Benefits</u>
2023	\$ 670,236
2024	604,908
2025	543,728
2026	486,826
2027	434,253
Thereafter	1,527,815

(b) Employee Benefits

Full-time laypersons and clergy employed by UWFaith participate in the Retirement Plan for General Agencies (“RPGA”). This defined contribution plan is administered by Wespath.

UWFaith makes semi-monthly contributions to each eligible employee’s account held by Wespath based on 8% of annual employee compensation. Additionally, UWFaith matches up to 2% of each employee’s contribution to their United Methodist Personal Investment Plan (“UMPIP”). Total contributions made by UWFaith for both components during 2022 and 2021 were \$505,604 and \$514,630, respectively.

UWFaith, through Brooks-Howell Home, also participates in the Cumulative Pension and Benefit Fund, which is administered by Wespath. All eligible employees of Brooks-Howell Home with more than two years of service participate in the plan. No employee contributions are required; however, voluntary employee contributions may be made. UWFaith pays 5% of eligible compensation into the plan with an additional 2% matching contribution. Effective January 1, 2021, the Organization reduced the contribution rate to 3% of eligible compensation into the Plan and eliminated the additional 2% matching contribution. During the years ended December 31, 2022 and 2021, UWFaith made contributions of \$56,816 and \$54,380, respectively.

(8) Health, Life and Other Employee Benefits

UWFaith provides health, life, and other employee benefits for its active employees and health, dental, and life benefits to retirees through a group plan, which qualifies for treatment as a multiemployer plan under ASC 715, *Compensation - Retirement Benefits*. Substantially all retired employees are eligible to participate in the plan if they have attained normal retirement age while in the employ of UWFaith.

Retirees are offered a group Health Reimbursement Account (“HRA”) plan in partnership with Via Benefits and Wespath. Substantially all retired employees are eligible to participate in the plan if they have attained normal retirement age while in the employ of UWFaith.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(8) Health, Life and Other Employee Benefits - Continued

The General Agencies of The United Methodist Church Benefit Plan (the “Plan”) provides medical, dental, life, and long and short-term disability defined benefits to participants of the General Agencies. The Plan’s unfunded accumulated postretirement benefit obligation was approximately \$27,379,000 and \$38,036,000 and the Plan’s unfunded expected postretirement benefit obligation was approximately \$34,944,000 and \$56,170,000 as of December 31, 2021 and 2020, respectively.

The total cost of benefits for active employees was approximately \$1,124,000 and \$1,123,000 in 2022 and 2021, respectively, exclusive of reimbursement from the General Agency Benefit Trust (the “Benefit Trust”).

Wespath has transferred certain excess pension assets to the Benefit Trust established by the 1996 General Conference as of December 31, 1996. Annually, the Benefit Trust allows a stated percentage, of 6% for both 2022 and 2021, of the fair market value of Benefit Trust assets at year-end to be available for distribution in the subsequent year in order to reimburse the participating agencies for their funding of active and retired employee benefits. UWFaith received distributions from the Benefit Trust through GCFA. The 2012 General Conference established UWFaith as a separate legal entity, and therefore, UWFaith may no longer be entitled to receive a distribution from the Benefit Trust. Distributions were discontinued to UWFaith in February 2017; however, UWFaith filed a request for reconsideration with GCFA to be reinstated as a beneficiary of the proceeds from the Benefit Trust, which was approved during 2017. Distributions received by UWFaith, from GCFA, totaled \$1,101,399 and \$1,047,293 for 2022 and 2021, respectively.

UWFaith also sponsors an unfunded noncontributory postretirement welfare plan that covers all retired missionaries and deaconesses, with a minimum service requirement of five years, for their respective lifetime. This Plan is closed to new participants. As of both December 31, 2022 and 2021, there were 52 participants receiving benefits. Plan benefits include the following:

- Reimbursements for medical and dental care, medically related travel, Medicare premiums, and expenses for special medical care assistance. The level of benefits is based on the employee’s years of service: 25% reimbursement for retirees with five years of service, increasing proportionately to a level of 100% for retirees with 20 years of service and over.
- Medical and retirement home care provided through Brooks-Howell Home for retirees with a minimum of 15 years of service. Benefits provided are based on a shared-cost formula.
- UWFaith also offers a group Health Reimbursement Account (HRA) plan in partnership with Via Benefits and Wespath to retired missionaries and deaconesses, with a minimum service requirement of five years, for their respective lifetime. This Plan is closed to new participants. As of both December 31, 2022, The plan’s unfunded accumulated postretirement benefit obligation was \$1,271,086 and the plan’s unfunded expected postretirement benefit obligation was \$1,271,086 (same as accumulated as a closed plan, no additional obligations expected).

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(8) Health, Life and Other Employee Benefits - Continued

The following table sets forth financial information about the plan as of and for the years ended December 31, 2022 and 2021:

	2022	2021
Projected benefit obligation, beginning of year	\$(2,050,886)	\$(3,398,238)
Interest cost	(34,195)	(43,678)
(Acquisitions) divestitures of staff participants	(3,296,839)	-
Actuarial (loss) gain	(106,864)	54,334
Benefits paid	920,859	1,336,696
Projected benefit obligation, end of year	<u><u>\$(4,567,925)</u></u>	<u><u>\$(2,050,886)</u></u>

The following table sets forth financial information breakdown between the Medical Plan and the Retirement Home Plan as of December 31, 2022 and 2021:

	Medical Plan	Retirement Home	Total
2022:			
Benefit obligation at December 31	<u><u>\$(3,786,982)</u></u>	<u><u>\$(780,943)</u></u>	<u><u>\$(4,567,925)</u></u>
Accrued benefit cost recognized in the statement of financial position	<u><u>\$(3,786,982)</u></u>	<u><u>\$(780,943)</u></u>	<u><u>\$(4,567,925)</u></u>
Actuarial assumptions:			
Benefit obligation discount rate	4.94%		
Mortality	Pri-2012 Generational Mortality Table (headcount-weighted), using separate rates for annuitants and contingent survivors (after the death of the original annuitant), with projected mortality improvement under Scale MP-2021 with separate rates for males and females.		
HRA utilization	Retirees and spouses are assumed to utilize the full amount of their HRA with no forfeitures.		
HRA assumed increase	The HRA contributions are assumed to increase at an annual rate of 2.00%.		

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(8) Health, Life and Other Employee Benefits - Continued

	<u>Medical Plan</u>	<u>Retirement Home</u>	<u>Total</u>
2021:			
Benefit obligation at December 31	<u>\$(871,912)</u>	<u>\$(1,178,974)</u>	<u>\$(2,050,886)</u>
Accrued benefit cost recognized in the statement of financial position	<u>\$(871,912)</u>	<u>\$(1,178,974)</u>	<u>\$(2,050,886)</u>
Actuarial assumptions:			
Benefit obligation discount rate	2.15%		
Mortality		Pri-2012 Generational Mortality Table (headcount-weighted), using separate rates for annuitants and contingent survivors (after the death of the original annuitant), with projected mortality improvement under Scale MP-2021 with separate rates for males and females.	
HRA utilization		Retirees and spouses are assumed to utilize the full amount of their HRA with no forfeitures.	
HRA assumed increase		The HRA contributions are assumed to increase at an annual rate of 2.00%.	

Future Benefit Payments: Estimated future benefit payments reflecting expected future service for the next five fiscal years and thereafter are as follows:

<u>Year</u>	<u>Medical Plan</u>	<u>Retirement Home</u>	<u>Total</u>
2023	\$296,473	\$800,000	\$1,096,473
2024	294,618	-	294,618
2025	292,983	-	292,983
2026	290,064	-	290,064
2027	281,350	-	281,350
Thereafter	1,322,670	-	1,322,670

As of January 1, 2020, UWFaith changed the plan design from Medicare supplement premium sharing to a Health Reimbursement Account (“HRA”) subsidy model. With the HRA model, UWFaith is able to control the level of the subsidy. The HRA is assumed to grow annually at 2%. Any increases in medical premiums beyond the assumed 2% growth in the HRA subsidy is a cost that the participant is responsible for paying.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(9) Description of Net Assets

Net assets without donor restrictions include the following at December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Undesignated	\$ <u>2,259,552</u>	\$ <u>2,174,398</u>
Board designated:		
Board designated for programs:		
Annuities	(120,713)	(102,935)
Other programs	<u>3,855,767</u>	<u>3,908,182</u>
Total board designated for programs	<u>3,735,054</u>	<u>3,805,247</u>
Board designated for retirement benefits of missionaries and deaconesses	<u>7,059,409</u>	<u>14,041,685</u>
Board designated funds functioning as endowment	<u>15,790,124</u>	<u>15,938,270</u>
Board designated for other:		
Scarritt-Bennett property reinvestment	199,562	1,020,449
Racial Justice initiative, Immigration responses, Acts of Repentance follow through, and Leadership Initiatives with Central Conference Women and women around the world	2,383,220	2,585,070
TIC 15 th floor renovation	71,377	446,000
CCUN sprinkler, fire alarm, and air conditioning systems	42,452	43,883
CCUN renovations	<u>39,787</u>	<u>39,787</u>
Total board designated for other	<u>2,736,396</u>	<u>4,135,189</u>
Total board designated	<u>29,320,983</u>	<u>37,920,391</u>
Total net assets without donor restrictions	<u>\$ 31,380,535</u>	<u>\$ 40,094,789</u>

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(9) Description of Net Assets - Continued

Net assets with donor restrictions include the following at December 31, 2022 and 2021:

	<u>2022</u>	<u>2021</u>
Subject to purpose restrictions:		
Projects and program activities to support Women, children, and youth; missionaries and Deaconesses pension and medical support; scholarships; and educational institutions	<u>\$39,701,961</u>	<u>\$61,398,218</u>
Endowments:		
Contributions restricted to investment in perpetuity. Income from these funds is expendable to support the following purposes:		
Projects and program activities to support Women, children, and youth; missionaries and Deaconesses pension and medical support; Scholarships; and educational institutions	<u>24,698,926</u>	<u>24,884,896</u>
Total net assets with donor restrictions	<u>\$64,400,887</u>	<u>\$86,283,114</u>

Net assets of \$7,573,713 and \$2,903,366 for 2022 and 2021, respectively, were released from donor restrictions by incurring costs and expenses satisfying the restricted purposes or by the occurrence of other events specified by donors. The purpose restrictions accomplished were for program services.

(10) Endowment

UW Faith's endowment consists of approximately 595 individual funds established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Directors to function as endowments. Net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law

The Board of Directors of UW Faith has interpreted the applicable state law as requiring the preservation of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, UW Faith classifies as net assets with donor restrictions (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(10) Endowment - Continued

UW Faith considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the endowment fund
- The purposes of UW Faith and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of UW Faith
- Alternatives to expenditure of the endowment fund
- The investment policies of the UW Faith

2022:

Endowment Net Asset Composition by Type of Fund as of December 31, 2022

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u> Temporary in Nature	<u>Perpetual in Nature</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$32,409,097	\$24,698,926	\$57,108,023
Board-designated endowment funds	<u>15,790,124</u>	<u>-</u>	<u>-</u>	<u>15,790,124</u>
 Total funds	 <u>\$15,790,124</u>	 <u>\$32,409,097</u>	 <u>\$24,698,926</u>	 <u>\$72,898,147</u>

Changes in Endowment Net Assets for the Year Ended December 31, 2022

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u> Temporary in Nature	<u>Perpetual in Nature</u>	<u>Total</u>
Endowment net assets, beginning of year	\$ <u>15,938,270</u>	\$ <u>50,072,444</u>	\$ <u>24,884,896</u>	\$ <u>90,895,610</u>
Investment loss:				
Investment income	17,014	1,626,803	1,645	1,645,462
Net depreciation (realized and unrealized)	<u>(165,160)</u>	<u>(15,811,367)</u>	<u>(427,161)</u>	<u>(16,403,688)</u>
Total investment loss	<u>(148,146)</u>	<u>(14,184,564)</u>	<u>(425,516)</u>	<u>(14,758,226)</u>
Contributions	<u>-</u>	<u>-</u>	<u>893,867</u>	<u>893,867</u>
Appropriation of endowment assets for expenditure and reclassifications	<u>-</u>	<u>(3,478,783)</u>	<u>(654,321)</u>	<u>(4,133,104)</u>
 Endowment net assets, end of year	 <u>\$ 15,790,124</u>	 <u>\$ 32,409,097</u>	 <u>\$ 24,698,926</u>	 <u>\$ 72,898,147</u>

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(10) Endowment - Continued

2021:

Endowment Net Asset Composition by Type of Fund as of December 31, 2021

	Without Donor Restrictions	<u>With Donor Restrictions</u> Temporary in Nature	<u>Perpetual in Nature</u>	<u>Total</u>
Donor-restricted endowment funds	\$ -	\$50,072,444	\$24,884,896	\$74,957,340
Board-designated endowment funds	<u>15,938,270</u>	<u>-</u>	<u>-</u>	<u>15,938,270</u>
Total funds	<u>\$15,938,270</u>	<u>\$50,072,444</u>	<u>\$24,884,896</u>	<u>\$90,895,610</u>

Changes in Endowment Net Assets for the Year Ended December 31, 2021

	Without Donor Restrictions	<u>With Donor Restrictions</u> Temporary in Nature	<u>Perpetual in Nature</u>	<u>Total</u>
Endowment net assets, beginning of year	<u>\$15,871,162</u>	<u>\$ 45,239,103</u>	<u>\$21,237,440</u>	<u>\$ 82,347,705</u>
Investment return:				
Investment income	12,503	1,135,712	2,235	1,150,450
Net appreciation (realized and unrealized)	<u>54,605</u>	<u>5,300,421</u>	<u>191,424</u>	<u>5,546,450</u>
Total investment return	<u>67,108</u>	<u>6,436,133</u>	<u>193,659</u>	<u>6,696,900</u>
Contributions	<u>-</u>	<u>-</u>	<u>3,453,797</u>	<u>3,453,797</u>
Appropriation of endowment assets for expenditure and reclassifications	<u>-</u>	<u>(1,602,792)</u>	<u>-</u>	<u>(1,602,792)</u>
Endowment net assets, end of year	<u>\$15,938,270</u>	<u>\$ 50,072,444</u>	<u>\$24,884,896</u>	<u>\$ 90,895,610</u>

Return Objectives and Risk Parameters

UW Faith has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that UW Faith must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of the S&P 500 index and the Bank of New York Mellon 1 - 3-year Treasury Index while assuming a moderate level of investment risk. UW Faith expects its endowment funds, over time, to provide an average rate of return of between 6 - 8% annually. Actual returns in any given year may vary from this amount.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(10) Endowment - Continued

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, UWFaith relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). UWFaith targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Spending Policy and How the Investment Objectives Relate to Spending Policy

UWFaith has a formal spending policy. For 2022, after consideration of the factors noted above (under *“Interpretation of Relevant Law”*), a total spending rate of 6.0% was recommended as prudent, from which 1.0% was to be allocated for administrative expenses of UWFaith in managing and administrating the endowment fund portfolio. Further, distributions are made at the discretion of the Board of Directors when determining the annual budget. The Board of Directors approved \$1,527,000 and \$1,237,000 in appropriations from the endowment fund portfolio in 2022 and 2021, respectively. UWFaith considers the long-term expected return on its endowment. Accordingly, over the long term, UWFaith expects the current spending policy to allow its endowment to grow at an average of between 1 - 3% annually. This is consistent with UWFaith’s objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

(11) Fair Value of Financial Instruments

Disclosures concerning the estimated fair value of financial instruments are presented below. The estimated fair value amounts have been determined based on UWFaith’s assessment of available market information and appropriate valuation methodologies. The following table summarizes required fair value disclosures and measurements at December 31, 2022 and 2021 for assets measured at fair value on a recurring basis under ASC 820, *Fair Value Measurements and Disclosures*:

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(11) Fair Value of Financial Instruments - Continued

	<u>Fair Value Measurements at Reporting Date Using</u>			
<u>Assets (Liabilities)</u> <u>Measured</u> <u>at Fair Value</u>	<u>Quoted Prices in</u> <u>Active Markets for</u> <u>Identical Assets</u> <u>(Level 1)</u>	<u>Significant</u> <u>Other Observable</u> <u>Inputs</u> <u>(Level 2)</u>	<u>Significant</u> <u>Unobservable</u> <u>Inputs</u> <u>(Level 3)</u>	
<u>2022:</u>				
Assets:				
Investments:				
Short-term securities	\$ 179,378	\$ 179,378	\$ -	\$ -
Marketable equity securities	411,475	411,475	-	-
International Equities Fund	20,751,317	-	20,751,317	-
U.S. Equities Fund	25,498,450	25,498,450	-	-
Fixed Income Fund	32,956,509	-	32,956,509	-
Equity Social Values Fund	6,829,345	-	6,829,345	-
Inflation Protection Fund	8,380,678	-	8,380,678	-
Pooled investment funds	<u>569,309</u>	<u>-</u>	<u>569,309</u>	<u>-</u>
Sub-total investments	95,576,461	26,089,303	69,487,158	-
Less: Amount needed to cover the State of North Carolina operating reserve requirement for Brooks-Howell Home (Note 12)	<u>(2,096,180)</u>	<u>(2,096,180)</u>	<u>-</u>	<u>-</u>
Total investments	<u>\$ 93,480,281</u>	<u>\$ 23,993,123</u>	<u>\$ 69,487,158</u>	<u>\$ -</u>
Perpetual trusts held by others	1,542,996	1,542,996	-	-
Liabilities:				
Assets held for others	(5,358,831)	-	(5,358,831)	-

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(11) Fair Value of Financial Instruments - Continued

	<u>Fair Value Measurements at Reporting Date Using</u>			
<u>Assets (Liabilities)</u> <u>Measured</u> <u>at Fair Value</u>	<u>Quoted Prices in</u> <u>Active Markets for</u> <u>Identical Assets</u> <u>(Level 1)</u>	<u>Significant</u> <u>Other Observable</u> <u>Inputs</u> <u>(Level 2)</u>	<u>Significant</u> <u>Unobservable</u> <u>Inputs</u> <u>(Level 3)</u>	
2021:				
Assets:				
Investments:				
Short-term securities	\$ 215,573	\$ 215,573	\$ -	\$ -
Marketable equity securities	572,114	572,114	-	-
International Equities Fund	24,439,950	-	24,439,950	-
U.S. Equities Fund	36,117,652	36,117,652	-	-
Fixed Income Fund	32,795,407	-	32,795,407	-
Equity Social Values Fund	1,567,724	-	1,567,724	-
Inflation Protection Fund	10,691,830	-	10,691,830	-
Multiple Asset Fund	14,967,941	-	14,967,941	-
Pooled investment funds	<u>688,424</u>	<u>-</u>	<u>688,424</u>	<u>-</u>
Sub-total investments	122,056,615	36,905,339	85,151,276	-
Less: Amount needed to cover the State of North Carolina operating reserve requirement for Brooks-Howell Home (Note 12)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total investments	<u>\$122,056,615</u>	<u>\$36,905,339</u>	<u>\$ 85,151,276</u>	<u>\$ -</u>
Perpetual trusts held by others	1,970,157	1,970,157	-	-
Liabilities:				
Assets held for others	(6,296,735)	-	(6,296,735)	-

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(11) Fair Value of Financial Instruments - Continued

The following methods and assumptions were used to estimate the fair value of each class of financial instruments:

Investments

The fair value of short-term securities and common stocks are determined using primarily Level 1 inputs in accordance with ASC 820. The fair values of corporate bonds, international equities, domestic bond fund, Multiple Asset Fund and other funds held by Wespath, and pooled investment funds with units are determined using primarily Level 2 inputs.

Other

The fair values of financial instruments for which estimated fair value amounts have not been specifically presented are estimated to approximate the related book values, primarily based on the short-term nature of these instruments.

(12) Operating Reserve Requirement for Brooks-Howell Home

UWFaith is the provider for the operations of BHH, a retirement facility in Asheville, North Carolina. BHH is operated as a program of UWFaith. BHH operates under a Certificate of Authority from the State of North Carolina. Pursuant to North Carolina statute for Continuing Care Retirement Communities, certain operating reserves must be maintained by the provider. The operating reserve must cover a percentage of the forecasted total operating expenses for the facility for the upcoming year, excluding depreciation, amortization, and extraordinary items. Specifically, according to statute §58-64-33, if a facility maintains an occupancy level in excess of ninety percent, a provider shall be required to maintain an operating reserve of twenty-five percent of operating expenses; however, if the occupancy levels fall below ninety percent, a fifty percent operating reserve must be maintained. As of December 31, 2022 and 2021, UWFaith held \$3,135,000 and \$3,148,000, respectively, in operating reserves for BHH based on actual occupancy levels of less than ninety percent and anticipated 2022 and 2021 operating expenses, respectively. As UWFaith is the provider for BHH, the operating reserves are reported in UWFaith's financial statements and not within BHH's financial statements.

(13) Lease

UWFaith leases certain office space under an operating lease expiring in October 2022. The annual rental for each year ended December 31 is an amount equal to the UWFaith's proportionate share of (i) Landlord's carrying, maintenance, operating and depreciation charges for the building, parking lot, other improvements (including common facilities), underlying land and the adjacent sidewalks (collectively, the "Real Property") for such year plus (ii) the amount of scheduled contributions to Landlord's capital improvement fund for the Real Property. UWFaith entered in to a new lease beginning November 1, 2022, which now extends the lease through October 31, 2024.

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(13) Lease - Continued

The components of lease expense for December 31, 2022 is as follows:

Operating lease expense	<u>\$1,003,881</u>
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Additional supplemental information regarding assumptions for operating leases is as follows for December 31, 2022:

Weighted-average remaining lease term (years)	
Operating leases	1.83
Weighted-average discount rate	
Operating leases	3.50%

As of December 31, 2022, the maturity of the operating lease liabilities is as follows:

<u>Maturity</u>	<u>Operating</u>
2023	\$ 1,003,881
2024	<u>836,567</u>
Total undiscounted cash flows	1,840,448
Less: present value discount	<u>(55,125)</u>
Total operating lease liability	<u>\$ 1,785,323</u>

(14) Alma Mathews House

UWFaith owned property located at 273-275 West 11th Street, New York, NY, known as Alma Mathews House. In 2016, UWFaith sold the property for \$34,500,000 (net \$33,869,501). Alma Mathews was a program of UWFaith; however, its operations are not considered to be material for separate disclosure as discontinued operations. Gain on sale of the property totaled \$33,771,291.

During March 2017, the UWFaith Board of Directors designated the use of the proceeds from the sale of Alma Mathews House for the following purposes:

Renovation funds for UWFaith Headquarters	\$ 4,000,000
Legacy Fund Endowment	15,000,000
Scarritt Bennett property reinvestment	5,000,000
Racial Justice initiative, Immigration responses, Acts of Repentance follow through, and Leadership initiatives with Central Conference women and women around the world	3,000,000
Strategic Plan Implementation	<u>1,000,000</u>
	<u>\$28,000,000</u>

UNITED WOMEN IN FAITH

Notes to Financial Statements

December 31, 2022 and 2021

(14) Alma Mathews House - Continued

Since March 2017, the UWFaith Board of Directors has designated additional proceeds from the sale of the Alma Mathews House property to be used for severance for staff reduction and incentive (\$1,000,000), upgrading the sprinkler, fire alarm, and air conditioning systems in the CCUN building (\$1,310,400), renovating office space in the CCUN building (\$1,000,000), Phase II sprinkler renovation (\$600,000), net overage on the CCUN and headquarters projects (\$524,233), TIC 15th Floor renovation (\$446,000), and 2022 budget (\$700,000). Therefore, \$33,580,633 of the Alma Matthews House proceeds have been designated by the Board as of December 31, 2022.

(15) COVID-19 Pandemic

On January 30, 2020, the World Health Organization (“WHO”) announced a global health emergency because of a new strain of coronavirus (the “COVID-19 outbreak”). In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally.

On April 9, 2020, UWFaith received loan proceeds in the amount of approximately \$1,460,000 under the Paycheck Protection Program (“PPP”). In addition, BHH was approved for the PPP loan and on May 5, 2020, BHH received funding for the PPP loan in the amount of approximately \$818,000. The total of the two loans is approximately \$2,278,000, which is subject to forgiveness if it is utilized for expenditures such as certain payroll, rent, and utility costs. UWFaith utilized the loan proceeds for purposes that qualified the loan for forgiveness. On April 27, 2021, and December 30, 2021, respectively, the BHH and UWFaith PPP loans were forgiven. These forgiven loan amounts were included in other income in the financial statements for 2021.

(16) Subsequent Events

Management has evaluated subsequent events through May 26, 2023, the date the financial statements were available for issuance, and has determined that there are no subsequent events requiring disclosure.

BROOKS-HOWELL HOME
FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

BROOKS-HOWELL HOME

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Independent Accountant's Review Report

To the Board of Directors
Brooks-Howell Home
Asheville, North Carolina

We have reviewed the accompanying financial statements of Brooks-Howell Home (the "Organization") (a nonprofit organization, which is a part of United Women in Faith), which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Accountant's Responsibility

Our responsibility is to conduct the review engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our reviews.



To the Board of Directors
Brooks-Howell Home

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Crosslin, PLLC

Nashville, Tennessee
April 10, 2023

BROOKS-HOWELL HOME
STATEMENTS OF FINANCIAL POSITION
REVIEWED - SEE INDEPENDENT ACCOUNTANT'S REVIEW REPORT

ASSETS

	December 31,	
	2022	2021
CURRENT ASSETS		
Cash and cash equivalents	\$ 1,015,298	\$ 1,884,387
Assets limited as to use - current portion	24,208	26,170
Accounts receivable - residents	55,104	66,339
Accounts receivable - other	18,648	13,630
Inventories	135,515	109,705
Total current assets	1,248,773	2,100,231
EQUIPMENT AND IMPROVEMENTS		
Equipment and improvements	4,446,679	4,337,706
Less: accumulated depreciation	(3,249,822)	(3,074,557)
Total equipment and improvements, net	1,196,857	1,263,149
OTHER ASSETS		
Investments	438,327	529,547
Assets limited as to use - long-term	595,149	768,191
Total other assets	1,033,476	1,297,738
Total assets	\$ 3,479,106	\$ 4,661,118
<u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES		
Accounts payable	\$ 158,981	\$ 113,211
Accrued wages and related liabilities	197,629	225,098
Agency funds	24,208	26,170
Total current liabilities	380,818	364,479
Total liabilities	380,818	364,479
NET ASSETS		
Without donor restrictions	2,429,215	3,452,987
With donor restrictions:		
Subject to purpose restrictions	138,472	301,524
Permanent endowments	530,601	542,128
Total with donor restrictions	669,073	843,652
Total net assets	3,098,288	4,296,639
Total liabilities and net assets	\$ 3,479,106	\$ 4,661,118

See accompanying notes to reviewed financial statements.

BROOKS-HOWELL HOME
STATEMENTS OF ACTIVITIES
REVIEWED - SEE INDEPENDENT ACCOUNTANT'S REVIEW REPORT

	Year Ended December 31, 2022			Year Ended December 31, 2021		
	Without Donor Restrictions	With Donor Restrictions	Totals	Without Donor Restrictions	With Donor Restrictions	Totals
Revenue, gains, and other support:						
Resident services	\$ 4,393,573	\$ -	\$ 4,393,573	\$ 4,445,214	\$ -	\$ 4,445,214
United Women in Faith support and grants	807,811	-	807,811	1,200,095	-	1,200,095
Contributions	-	1,645	1,645	-	2,235	2,235
Investment earnings	-	(13,172)	(13,172)	-	6,861	6,861
Other revenue available for operations	408,039	-	408,039	1,309,446	-	1,309,446
Net assets released from restrictions/transfers	47,782	(47,782)	-	10,632	(10,632)	-
 Total revenue, gains, and other support	 <u>5,657,205</u>	 <u>(59,309)</u>	 <u>5,597,896</u>	 <u>6,965,387</u>	 <u>(1,536)</u>	 <u>6,963,851</u>
 Operating expenses:						
Nursing services	2,722,674	-	2,722,674	2,901,052	-	2,901,052
Food services	1,001,627	-	1,001,627	796,168	-	796,168
Administration	776,839	-	776,839	704,921	-	704,921
Environmental services	425,194	-	425,194	446,741	-	446,741
Maintenance	839,762	-	839,762	793,354	-	793,354
Human resources	188,888	-	188,888	86,469	-	86,469
Marketing	89,607	-	89,607	81,513	-	81,513
Activities	200,384	-	200,384	190,306	-	190,306
Depreciation	175,265	-	175,265	180,484	-	180,484
Other	66,286	-	66,286	11,567	-	11,567
Staff House	4,163	-	4,163	2,789	-	2,789
Home Care	107,221	-	107,221	256,268	-	256,268
 Total operating expenses	 <u>6,597,910</u>	 <u>-</u>	 <u>6,597,910</u>	 <u>6,451,632</u>	 <u>-</u>	 <u>6,451,632</u>
 Operating (loss) income	 (940,705)	 (59,309)	 (1,000,014)	 513,755	 (1,536)	 512,219
Unrealized (losses) gains on investments	(83,067)	(115,270)	(198,337)	52,936	90,959	143,895
 Change in net assets	 (1,023,772)	 (174,579)	 (1,198,351)	 566,691	 89,423	 656,114
 Net assets - beginning of year	 <u>3,452,987</u>	 <u>843,652</u>	 <u>4,296,639</u>	 <u>2,886,296</u>	 <u>754,229</u>	 <u>3,640,525</u>
 Net assets - end of year	 <u>\$ 2,429,215</u>	 <u>\$ 669,073</u>	 <u>\$ 3,098,288</u>	 <u>\$ 3,452,987</u>	 <u>\$ 843,652</u>	 <u>\$ 4,296,639</u>

See accompanying notes to reviewed financial statements.

BROOKS-HOWELL HOME
STATEMENTS OF CASH FLOWS
REVIEWED - SEE INDEPENDENT ACCOUNTANT'S REVIEW REPORT

	<u>Year Ended December 31,</u>	
	<u>2022</u>	<u>2021</u>
Cash flows from operating activities:		
Change in net assets	\$ (1,198,351)	\$ 656,114
Adjustments to reconcile change in net assets to cash used in operating activities:		
Depreciation	175,265	180,484
Gain on extinguishment of PPP loan	-	(818,077)
Loss on disposal of equipment and improvements	-	41,050
Unrealized gains on investments	198,337	(143,895)
Changes in operating assets and liabilities:		
Accounts receivable - residents	11,235	37,858
Accounts receivable - other	(5,018)	7,607
Accounts receivable - United Women in Faith	-	13,864
Inventories	(25,810)	50,089
Accounts payable	45,770	(38,921)
Accrued wages and related liabilities	(27,469)	5,065
Net cash used in operating activities	<u>(826,041)</u>	<u>(8,762)</u>
Cash flows from investing activities:		
Change in assets limited as to use	175,004	(80,186)
Agency funds	(1,962)	14
Purchases of equipment and improvements	(108,973)	(51,010)
(Purchases) sales of investments, net	<u>(107,117)</u>	<u>72,425</u>
Net cash used in investing activities	<u>(43,048)</u>	<u>(58,757)</u>
Decrease in cash and cash equivalents	(869,089)	(67,519)
Cash and cash equivalents - beginning of year	<u>1,884,387</u>	<u>1,951,906</u>
Cash and cash equivalents - end of year	<u>\$ 1,015,298</u>	<u>\$ 1,884,387</u>

See accompanying notes to reviewed financial statements.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The summary of significant accounting policies of Brooks-Howell Home (the “Organization”) is presented to assist in understanding the Organization’s financial statements. The Organization’s management is responsible for the integrity and objectivity of the financial statements and notes. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Organization

The Organization is a part of United Women in Faith (“UWFaith”) and primarily provides housing, health care, and other related services to residents through the operation of a retirement facility containing 39 residential apartments, 21 suites, 1 cottage, and 58 licensed nursing care beds. The Organization is located in Asheville, North Carolina. UWFaith owns the property and provides operating support; however, no rent is paid to UWFaith for use of the property. Contracts for services provided by the Organization are in the name of UWFaith. The Organization manages the day-to-day operations under the direction of UWFaith. These financial statements reflect only those day-to-day operations at the Organization. Other transactions that occur between residents and UWFaith are not recorded within these financial statements. The Organization operates in the State of North Carolina under provisions of a Certificate of Authority.

The mission of the Organization is to serve retired missionaries, deaconesses, and staff of UWFaith, a certain number of retirees from other divisions of The United Methodist Church, and a limited number of temporary health care patients from the community.

Net Assets

For reporting purposes, the Organization’s financial statements have been prepared to focus on the organization as a whole. Resources are classified into two net asset categories based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of the Organization and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization’s management and the board of directors.

Net Assets With Donor Restrictions - Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity, but may permit the Organization to use or expend part or all of the income derived from the donated assets.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Included in net assets without donor restrictions are funds that have been designated by the Organization for particular purposes. The total of these funds are \$613,210 and \$618,180 as of December 31, 2022 and 2021, respectively.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Estimates also affect the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include certain investments in highly liquid instruments with original maturities of three months or less when purchased.

Investments

Investments in equity securities with readily determinable fair values and investments in debt securities are measured at fair value in the accompanying statements of financial position. Contributed investments are stated at the fair value at the date of receipt. Investment income or loss (including realized gains and losses on investments, interest and dividends) is included in operating income unless the donor or law restricts the income or loss. Unrealized gains and losses on investments are generally excluded from operating income and are shown as other changes in net assets in the statements of activities.

Fair Value Measurements

The Financial Accounting Standards Board (“FASB”) issued authoritative guidance regarding fair value measurements, which defines fair value, establishes a framework for measuring fair value in U.S. generally accepted accounting principles and expands disclosures about fair value measurements. The Organization utilizes market data or assumptions that market participants would use in pricing the asset or liability. Generally accepted accounting principles establish a three-tier fair value hierarchy, which prioritizes the inputs used when measuring fair value based on the inputs to valuation techniques as follows (See Note D):

Level 1 - These are investments where values are based on unadjusted quoted prices for identical assets in an active market that the Organization has the ability to access.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Level 2 - These are investments where values are based on quoted prices in markets that are not active or model inputs that are observable either directly or indirectly for substantially the full term of the investments.

Level 3 - These are investments where values are based on prices or valuation techniques that require inputs that are both unobservable and significant to the overall fair value measurement. These inputs reflect assumptions of management about assumptions market participants would use in pricing the investments. The Organization has no investments categorized in Level 3.

Revenue Recognition

Contributions

Unconditional promises to give cash and other assets to the Organization are reported at fair value at the date the promise is received. The Organization reports contributions of cash and other assets as restricted support, if they are received with donor stipulations that limit the use of the donated assets. 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 assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. Donor restricted contributions whose restrictions are met in the same reporting period as received are reflected as contributions without donor restrictions in the accompanying financial statements.

The Organization reports contributions of property and equipment as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Contributions of long-lived assets with explicit restrictions that specify how the assets are to be used and contributions of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations about how long these assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

Resident Revenue

Resident carrying charges are reported at the amount that reflects consideration to which the Organization expects to be entitled in exchange for providing rent, room charges, and related services. Generally, rental charges are due at the beginning of each month. Revenue is recognized as the performance obligations are satisfied. Performance obligations are determined based on the nature of the services provided by the Organization. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in related to total expected or actual charges.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Inventories

Inventories are stated at the lower of cost (first-in, first-out) or net realizable value of the inventory item.

Assets Limited as to Use

Assets limited as to use include assets whose corpus is permanently restricted, and assets held on behalf of others representing agency funds related to funeral funds and resident medical funds (See Note C).

Equipment and Improvements

Equipment purchased prior to January 1, 2000 is carried at values established by an estimate of fair value at January 1, 2000. Purchases after January 1, 2000 are carried at cost. Certain donated asset values were recorded at a nominal amount since fair values were not determinable. Major renewals and improvements are capitalized to the equipment and improvement accounts while replacements, maintenance, and repairs, which do not improve or extend the life of the asset are expensed as incurred. Betterments and renewals of facilities are capitalized as improvements as the Organization expects to benefit from such items over their useful lives. When assets are sold or retired, their cost is removed from the accounts.

Depreciation is provided by charges to operations using the straight-line method at rates designed to amortize the cost of the assets over their estimated useful lives, which range from 5 to 20 years.

Functional Expense Classifications

All expenses in the accompanying statements of activities were incurred for or related to the provision of services by the retirement center (See Note I).

Accounts Receivable - Residents

Accounts receivable are recorded based on the amounts due from residents. Because historical losses related to these receivables have been insignificant, management uses primarily the direct write-off method to account for bad debts.

Operating Income

The statements of activities includes operating income. Changes in net assets, which are excluded from operating income, consistent with industry practice, include unrealized gains and losses on investments, permanent transfers of assets to and from affiliates for other goods and services, and certain contributions of long-lived assets.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Donated Services

When contributed services that create or enhance non-financial assets or require specialized skills are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, the amounts are reflected in the financial statements as in-kind contributions and expenditures if the value of the donated services is ascertainable. There were no such donated services recorded in the accompanying financial statements. However, during the year, board members and volunteers donated time not meeting the above requirement for inclusion in the financial statements.

Concentrations

To limit its credit exposure, the Organization deposits its cash and cash equivalents with financial institutions, which management believes are high quality financial institutions. Management does not believe that there are significant credit risks related to these deposits.

The Organization also receives a high concentration of its revenues through UWFaith for the care of retired missionaries, deaconesses, and staff of UWFaith. Such revenues totaled approximately 14% and 17% of total revenue, gains, and other support for the years ended December 31, 2022 and 2021, respectively.

Tax Status

The Organization is a tax-exempt organization as described in Section 501(c)(3) of the Internal Revenue Code because it is a part of UWFaith. Accordingly, the accompanying financial statements do not reflect a provision or liability for federal and state income taxes. The Organization has determined that it does not have any material unrecognized tax benefits or obligations as of December 31, 2022 and 2021.

The Organization accounts for the effect of any uncertain tax positions based on a more likely than not threshold to the recognition of the tax positions being sustained based on the technical merits of the position under examination by the applicable taxing authority. If a tax position or positions are deemed to result in uncertainties of those positions, the unrecognized tax benefit is estimated based on a cumulative probability assessment that aggregates the estimated tax liability for all uncertain tax positions. Tax positions for the Organization include, but are not limited to, the tax-exempt status and determination of whether income is subject to unrelated business income tax; however, the Organization has determined that such tax positions do not result in an uncertainty requiring recognition.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

B. LIQUIDITY AND AVAILABILITY OF RESOURCES

The table below represents financial assets available for general expenditures within one year at December 31, 2022 and 2021:

	December 31,	
	2022	2021
Financial assets at year-end:		
Cash and cash equivalents	\$1,015,298	\$1,884,387
Assets limited as to use - current portion	24,208	26,170
Accounts receivable - residents	55,104	66,339
Accounts receivable - other	18,648	13,630
Investments	438,327	529,547
Assets limited as to use - long-term	595,149	768,191
Total financial assets	2,146,734	3,288,264
Less amounts not available to be used for general expenditures within one year:		
Assets limited as to use - current portion	24,208	26,170
Assets limited as to use - long-term	595,159	768,191
Financial assets not available to be used within one year	619,377	794,361
Financial assets available to meet general expenditures within one year	\$1,527,387	\$2,493,903

As part of the Organization's liquidity management plan, it structures its financial assets to be available as its obligations come due.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

C. ASSETS LIMITED AS TO USE

Assets limited as to use are recorded at fair value based primarily upon quoted market rates and consist of the following:

	December 31,	
	2022	2021
Current portion:		
Held on behalf of others	<u>\$ 24,208</u>	<u>\$ 26,170</u>
Comprised of:		
Cash and cash equivalents	\$ 13,880	\$ 15,842
Land lots	<u>10,328</u>	<u>10,328</u>
	<u>\$ 24,208</u>	<u>\$ 26,170</u>
Long-term portion:		
With donor restrictions	<u>\$595,149</u>	<u>\$768,191</u>
Comprised of:		
Investments and cash equivalents	<u>\$595,149</u>	<u>\$768,191</u>

D. INVESTMENTS

Investments are as follows, at fair value:

	December 31,	
	2022	2021
Cash and cash equivalents	\$ 41,376	\$ 25,901
Marketable equity securities	411,475	572,114
Certificates of deposit	11,316	11,299
Pooled investment funds	<u>569,309</u>	<u>688,424</u>
Total investments	1,033,476	1,297,738
Less: Investments classified as assets limited as to use	<u>595,149</u>	<u>768,191</u>
Investments	<u>\$ 438,327</u>	<u>\$ 529,547</u>

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

D. INVESTMENTS - Continued

Investment securities, in general, are exposed to various risks, such as interest rates, credit, and overall market volatility. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect the amounts reported in the financial statements.

Level inputs for fair value measurement of investments are as follows:

	Fair Value Measurements at Reporting Date Using			
	Assets Measured at Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<u>December 31, 2022:</u>				
Investments:				
Short-term and marketable securities	\$ 464,167	\$464,167	\$ -	\$ -
Pooled investment funds	<u>569,309</u>	<u>-</u>	<u>569,309</u>	<u>-</u>
Total investments	<u>\$1,033,476</u>	<u>\$464,167</u>	<u>\$569,309</u>	<u>\$ -</u>
<u>December 31, 2021:</u>				
Investments:				
Short-term and marketable securities	\$ 609,314	\$609,314	\$ -	\$ -
Pooled investment funds	<u>688,424</u>	<u>-</u>	<u>688,424</u>	<u>-</u>
Total investments	<u>\$1,297,738</u>	<u>\$609,314</u>	<u>\$688,424</u>	<u>\$ -</u>

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

E. EQUIPMENT AND IMPROVEMENTS

Equipment consists of:

	2022	2021
Cost:		
Equipment and improvements	\$ 4,446,679	\$ 4,337,706
Accumulated depreciation	(3,249,822)	(3,074,557)
Equipment and improvements, net	\$ 1,196,857	\$ 1,263,149

Depreciation expense charged to operations was \$175,265 and \$180,484 for 2022 and 2021, respectively.

F. LONG-TERM DEBT

On April 30, 2020, the Organization was approved for the Paycheck Protection Program (“PPP”) loan which it applied for through the Small Business Administration (“SBA”) in response to the economic impact from the COVID-19 pandemic. On May 5, 2020, the Organization received funding for the PPP loan in the amount of \$818,077, which was subject to forgiveness if it was utilized for expenditures such as certain payroll, rent, and utility costs. No principal payments were due until November 2021 at which point the Organization would have begun making regular monthly payments of approximately \$48,036 over an 18-month period. Interest accrued at a fixed rate of 1%. The Organization’s utilized the loan proceeds for purposes that qualified the loan for forgiveness. In April 2021, the Organization was notified that their application for forgiveness of their PPP loan was approved and that the SBA had remitted \$818,077 plus interest to the lender of record as authorized by Section 1106 of the CARES Act. As of December 31, 2022 and 2021, the balance of the PPP loan was \$-0- and \$818,077, respectively.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

G. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at December 31, 2022 and 2021 have been restricted by the donors for the following purposes:

	December 31,	
	2022	2021
Subject to purpose restrictions:		
Scholarships	\$ 13,176	\$ 13,158
Miscellaneous resident needs	<u>125,296</u>	<u>288,366</u>
Total subject to purpose restrictions	<u>138,472</u>	<u>301,524</u>
Permanent endowments:		
McLaughlin Endowment Fund	175,138	178,942
Lebedeff Endowment Fund	<u>355,463</u>	<u>363,186</u>
Total permanent endowments	<u>530,601</u>	<u>542,128</u>
Total net assets with donor restrictions	<u>\$669,073</u>	<u>\$843,652</u>

Net assets with donor restrictions for the years ended December 31, 2022 and 2021 were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by the donors.

Interpretation of Relevant Law

The Board of Directors of the Organization has interpreted the North Carolina Uniform Prudent Management of Institutional Funds Act (the “Act”) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization has classified as net assets with donor restrictions (a) the value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulated amount is added to the fund. The remaining portion of the donor-restricted endowment funds that are not classified as permanent endowments are classified as subject to purpose restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by the Act.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

G. NET ASSETS WITH DONOR RESTRICTIONS - Continued

In accordance with the Act, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the organization and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- The investment policies of the Organization

Return Objectives and Risk Parameters

The Organization has adopted investment and spending policies for endowment assets that are intended to provide an ongoing stream of funding for resident services that are supported by the endowment. Endowment assets include assets of donor-restricted funds that the Organization must hold in perpetuity. Under this policy, as approved by the Board, the endowment assets are invested in a manner that is intended to produce a moderate level of total investment return consistent with a prudent level of portfolio risk.

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, the Organization relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Organization targets a diversified asset allocation that includes fixed income instruments and equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Spending Policy and How the Investment Objectives Relate to the Spending Policy

The Organization's policy is generally to appropriate for spending up to 90% of the investment returns. In establishing this policy, the Organization considered the long-term expected return on its endowment. Accordingly, over the long-term, the Organization expects the current spending policy to allow its endowment to grow by 10% of the investment income annually. This is consistent with the Organization's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

G. NET ASSETS WITH DONOR RESTRICTIONS - Continued

Changes in endowment net assets with donor restrictions for the years ended December 31, 2022 and 2021 are as follows:

	<u>With Donor Restrictions</u>
<u>December 31, 2022:</u>	
Endowment net assets - beginning of year	\$ 768,191
Contributions	1,645
Investment earnings	16,449
Net depreciation	(144,892)
Appropriation of endowment assets for expenditures	<u>(46,244)</u>
Endowment net assets - end of year	<u>\$ 595,149</u>
<u>December 31, 2021:</u>	
Endowment net assets - beginning of year	\$ 688,019
Contributions	2,235
Investment earnings	22,352
Net appreciation	75,468
Appropriation of endowment assets for expenditures	<u>(19,883)</u>
Endowment net assets - end of year	<u>\$ 768,191</u>

H. EMPLOYEE BENEFIT PLANS

The Organization participates in the Cumulative Pension and Benefit Fund, which is supervised and administered by the General Board of Pensions and Health Benefits of The United Methodist Church. All eligible employees with more than two years of service, beginning July 1 2001, participate in the Plan. The Organization paid 9% of eligible compensation into the Plan through November 14, 2016, and no employee contributions were required; however, voluntary employee contributions could be made. Effective November 15, 2016, the Organization reduced the contribution rate to 5% of eligible compensation into the Plan with an additional 2% matching contribution. Effective January 1, 2021, the Organization reduced the contribution rate to 3% of eligible compensation into the Plan and eliminated the additional 2% matching contribution. During the years ended December 31, 2022 and 2021, the Organization made retirement plan contributions of \$56,816 and \$54,380, respectively.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

I. FUNCTIONAL EXPENSE CLASSIFICATIONS

2022:

	Nursing Services	Food Services	Administration	Environmental Services	Maintenance	Human Resources	Marketing	Activities	Depreciation	Other	Staff House	Home Care	Total
Salaries, wages, and employee benefits	\$ 2,162,274	\$ 624,107	\$ 277,189	\$ 341,483	\$ 379,189	\$ 120,213	\$ 61,541	\$ 194,362	\$ -	\$ -	\$ -	\$ 102,563	\$ 4,262,921
Consulting and contractual services	468,324	311,465	136,186	67,608	166,188	17,927	-	4,154	-	-	-	-	1,171,852
Insurance paid by UWFaith	-	-	260,545	-	-	-	-	-	-	-	-	-	260,545
Maintenance	1,061	8,087	-	1,027	72,397	-	-	-	-	-	-	-	82,572
Depreciation	-	-	-	-	-	-	-	-	175,265	-	-	-	175,265
Utilities	-	-	-	-	216,975	-	-	-	-	-	-	-	216,975
Other	91,015	57,968	102,919	15,076	5,013	50,748	28,066	1,868	-	66,286	4,163	4,658	427,780
Total	<u>\$ 2,722,674</u>	<u>\$ 1,001,627</u>	<u>\$ 776,839</u>	<u>\$ 425,194</u>	<u>\$ 839,762</u>	<u>\$ 188,888</u>	<u>\$ 89,607</u>	<u>\$ 200,384</u>	<u>\$ 175,265</u>	<u>\$ 66,286</u>	<u>\$ 4,163</u>	<u>\$ 107,221</u>	<u>\$ 6,597,910</u>

2021:

	Nursing Services	Food Services	Administration	Environmental Services	Maintenance	Human Resources	Marketing	Activities	Depreciation	Other	Staff House	Home Care	Total
Salaries, wages, and employee benefits	\$ 2,540,669	\$ 433,160	\$ 267,266	\$ 353,351	\$ 413,803	\$ 35,099	\$ 59,151	\$ 184,954	\$ -	\$ -	\$ -	\$ 251,633	\$ 4,539,086
Consulting and contractual services	239,972	300,290	138,037	53,627	134,892	16,179	-	3,350	-	-	-	-	886,347
Insurance paid by UWFaith	-	-	215,844	-	-	-	-	-	-	-	-	-	215,844
Maintenance	1,344	6,898	-	19,892	55,451	-	-	-	-	-	-	-	83,585
Depreciation	-	-	-	-	-	-	-	-	180,484	-	-	-	180,484
Utilities	-	-	-	-	186,358	-	-	-	-	-	-	-	186,358
Other	119,067	55,820	83,774	19,871	2,850	35,191	22,362	2,002	-	11,567	2,789	4,635	359,928
Total	<u>\$ 2,901,052</u>	<u>\$ 796,168</u>	<u>\$ 704,921</u>	<u>\$ 446,741</u>	<u>\$ 793,354</u>	<u>\$ 86,469</u>	<u>\$ 81,513</u>	<u>\$ 190,306</u>	<u>\$ 180,484</u>	<u>\$ 11,567</u>	<u>\$ 2,789</u>	<u>\$ 256,268</u>	<u>\$ 6,451,632</u>

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

J. AGENCY FUNDS

The Organization handles funds from some residents related to expenses and for funeral expenses. The balances of these funds are shown as agency funds and totaled \$24,208 and \$26,170 at December 31, 2022 and 2021, respectively. Transactions on behalf of residents are not reflected on the financial statements of the Organization.

K. UNITED WOMEN IN FAITH

The Organization collects entrance fees on behalf of UWFaith from residents upon execution of a contract between UWFaith and the resident. The Organization remits these funds to UWFaith, with no revenue or expense recorded in the Organization's financial statements. The UWFaith returns the entrance fees to the Organization as part of its financial support. From time to time, the Organization may also collect bequests to UWFaith, which are remitted to UWFaith, with no revenue or expense record in the Organization's financial statements. At both December 31, 2022 and 2021, there were no amounts owed to UWFaith, relating to entrance fees and bequests, which it collected on behalf of UWFaith.

At December 31, 2022 and 2021, there were no amounts owed the Organization from UWFaith for support or for insurance premiums for the months of December 2022 and 2021.

UWFaith is the provider for the operations of the Organization. Pursuant to North Carolina statute for Continuing Care Retirement Communities, certain operating reserves must be maintained by the provider. The operating reserve must cover a percentage of the forecasted total operating expenses for the facility for the upcoming year, excluding depreciation, amortization, and extraordinary items. Specifically, according to statute § 58-64-33, if a facility maintains an occupancy level in excess of ninety percent, a provider shall be required to maintain an operating reserve of twenty-five percent of operating expenses; however, if the occupancy levels fall below ninety percent, a fifty percent operating reserve must be maintained. As of December 31, 2022 and 2021, UWFaith held \$3,504,500 and \$3,148,000, respectively, in operating reserves for the Organization based on actual occupancy levels of less than ninety percent and anticipated 2022 and 2021 operating expenses, respectively. As UWFaith is the provider for the Organization, the operating reserves are reported in UWFaith's financial statements and not within the accompanying financial statements of the Organization.

See also Note A for additional information on the relationship of the Organization to UWFaith.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

L. CONTINUING OPERATIONS

The Organization's capacity to meet its financial commitments and operational needs are dependent on the Organization's ability to secure ongoing revenues and funding for its activities, including regular contributions and donations, increased fee revenues from proposed changes to entrance requirements and other revenue generation plans, market performance of the endowment funds, and the continued support and grants from UWFaith. Significant changes in these sources or levels of funding, or inability to carry-out certain proposed changes to entrance requirements and other revenue generation plans, would materially affect the Organization's program activities and ability to operate.

During 2020, the Organization received a PPP loan from the U.S. Small Business Administration totaling \$818,077 to assist with payroll and payroll related costs during the pandemic. This loan was forgiven in April 2021. See Note F for additional information.

M. CONTINGENCIES

The Organization has in place insurance coverage for possible litigation in the ordinary course of business related to general and professional liability claims including medical malpractice. Management believes that claims, if asserted, would be settled within the limits of coverage, which is on an occurrence basis.

The healthcare industry is subject to numerous laws and regulations of federal, state and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government healthcare program participation requirements, reimbursements for patient services, and fraud and abuse. Accordingly, the healthcare industry is subject to government activity with respect to investigations and/or allegations concerning possible violations of fraud and abuse statutes and/or regulations by healthcare providers. Violations of these laws and regulations could result in expulsion from government healthcare programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed. Specifically, the Organization is licensed to operate under the Continuing Care Retirement Communities Statute of the state of North Carolina and is regulated by the North Carolina Department of Insurance.

Management believes that the Organization is in compliance with statutes, as well as other applicable government laws and regulations. While no regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretations as well as regulatory actions unknown or unassisted at this time. The Organization is not aware of any pending or threatened investigations involving allegations of potential wrongdoing.

BROOKS-HOWELL HOME
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

N. SUBSEQUENT EVENTS

Subsequent events have been evaluated through April 10, 2023, which is the date the financial statements were available to be issued, and has determined that there were no subsequent events requiring disclosure.

UNITED WOMEN IN FAITH

FINANCIAL FORECAST

**For Each of the Five Years Ending
December 31, 2027**

**(with Independent Accountant's
Compilation Report Thereon)**

UNITED WOMEN IN FAITH

Compilation of Financial Forecast

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Independent Accountant's Compilation Report

The Board of Directors
United Women in Faith
New York City, New York

Management is responsible for the accompanying financial forecast of United Women in Faith ("UW Faith"), which comprises the forecasted statements of financial position as of December 31, 2023, 2024, 2025, 2026, and 2027, and the related forecasted statements of activities and cash flows for the years then ending, and the related summaries of significant assumptions and accounting policies in accordance with guidelines for the presentation of a financial forecast established by the American Institute of Certified Public Accountants ("AICPA"). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not examine or review the financial forecast nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on this financial forecast.

The forecasted results may not be achieved as there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

The accompanying supplementary disclosure for Brooks-Howell Home is presented for purposes of additional analysis and is not a required part of the prospective financial information. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not examined or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

The accompanying forecast and this report were prepared to comply with the requirements of North Carolina General Statutes, Chapter 58, Article 64 and should not be used for any other purpose.

Crosslin, PLLC

Nashville, Tennessee
May 26, 2023

UNITED WOMEN IN FAITH
FORECASTED STATEMENTS OF FINANCIAL POSITION
FOR EACH OF THE FIVE YEARS ENDING DECEMBER 31, 2027
(IN THOUSANDS OF DOLLARS)

	December 31,				
	2023	2024	2025	2026	2027
<u>Assets</u>					
Current assets:					
Cash and investments	\$ 94,044	\$ 91,808	\$ 91,014	\$ 92,061	\$ 94,774
Receivables	6,613	5,929	6,259	6,896	6,745
Inventories and other assets	500	500	500	500	500
Prepaid expenses	540	540	540	540	540
Total current assets	<u>101,697</u>	<u>98,777</u>	<u>98,313</u>	<u>99,997</u>	<u>102,559</u>
Restricted assets:					
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks-Howell Home	1,834	1,809	2,195	1,305	1,306
Perpetual trusts held by others	1,800	1,800	1,800	1,800	1,800
Total restricted assets	<u>3,634</u>	<u>3,609</u>	<u>3,995</u>	<u>3,105</u>	<u>3,106</u>
Long-term assets:					
Operating lease right-of-use-asset	811	-	-	-	-
Land, buildings, and equipment, net	7,169	8,219	9,099	8,379	7,659
Total long-term assets	<u>7,980</u>	<u>8,219</u>	<u>9,099</u>	<u>8,379</u>	<u>7,659</u>
Total assets	<u>\$ 113,311</u>	<u>\$ 110,605</u>	<u>\$ 111,407</u>	<u>\$ 111,481</u>	<u>\$ 113,324</u>
<u>Liabilities and Net Assets</u>					
Current liabilities:					
Accounts payable and accrued expenses	\$ 1,800	\$ 1,700	\$ 1,800	\$ 1,900	\$ 1,800
Long-term debt - current portion	-	-	-	-	-
Total current liabilities	<u>1,800</u>	<u>1,700</u>	<u>1,800</u>	<u>1,900</u>	<u>1,800</u>
Long-term liabilities:					
Long-term debt - less current portion	-	-	-	-	-
Operating lease liability	811	-	-	-	-
Deferred revenue - refundable	-	-	-	-	-
Deferred revenue - nonrefundable	120	120	1,320	120	120
Annuities payable	144	141	138	136	132
Assets held for others	5,360	5,360	5,360	5,360	5,360
Accrued postretirement and pension benefit costs	8,155	7,502	6,902	6,348	5,841
Total long-term liabilities	<u>14,590</u>	<u>13,123</u>	<u>13,720</u>	<u>11,964</u>	<u>11,453</u>
Total liabilities	<u>16,390</u>	<u>14,823</u>	<u>15,520</u>	<u>13,864</u>	<u>13,253</u>
Net assets:					
Net assets without donor restrictions	34,334	34,860	36,470	39,534	43,139
Net assets with donor restrictions	62,587	60,922	59,417	58,083	56,932
Total net assets	<u>96,921</u>	<u>95,782</u>	<u>95,887</u>	<u>97,617</u>	<u>100,071</u>
Total liabilities and net assets	<u>\$ 113,311</u>	<u>\$ 110,605</u>	<u>\$ 111,407</u>	<u>\$ 111,481</u>	<u>\$ 113,324</u>

See the accompanying Independent Accountant's Compilation Report and Summary of Significant Forecast Assumptions and Accounting Policies.

UNITED WOMEN IN FAITH
FORECASTED STATEMENTS OF ACTIVITIES
FOR EACH OF THE FIVE YEARS ENDING DECEMBER 31, 2027
(IN THOUSANDS OF DOLLARS)

	Year Ending December 31,				
	2023	2024	2025	2026	2027
Net Assets Without Donor Restrictions:					
Operating revenues and support:					
Conference Giving	\$ 6,873	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900
Benefits Trust reimbursement	1,200	1,200	1,200	1,200	1,200
Bequests and contributions	800	800	800	800	800
Investment income	4,979	5,407	5,869	6,372	6,914
Brooks-Howell Home:					
Fee revenues	6,205	2,922	4,034	5,234	5,234
Health care revenues	-	-	-	-	-
Publications, rental income, and other program revenue	2,904	2,759	2,621	3,690	2,490
Amortization of entrance fees	-	-	-	-	-
Other revenues	500	500	500	500	500
Net assets released from restrictions	5,290	5,290	5,290	5,290	5,290
Total operating revenues and support	28,751	25,778	27,214	29,986	29,328
Operating expenses:					
Program services	15,588	15,058	14,305	14,790	13,590
Brooks-Howell Home:					
Operating expenses	2,655	2,800	3,568	4,221	4,222
Dietary expenses	603	386	553	733	733
Administrative expenses	584	608	608	608	608
Interest expense	-	-	-	-	-
Depreciation expense	900	900	1,070	1,070	1,070
Supporting services	5,467	5,500	5,500	5,500	5,500
Total operating expenses	25,797	25,252	25,604	26,922	25,723
Sale of properties	-	-	-	-	-
Increase in net assets without donor restrictions	2,954	526	1,610	3,064	3,605
Net Assets With Donor Restrictions:					
From United Methodist Women and other Agencies	460	460	460	460	460
Bequests and contributions	884	884	884	884	884
Rental and other program income	-	-	-	-	-
Investment income	2,132	2,281	2,441	2,612	2,795
Net assets released from restrictions	(5,290)	(5,290)	(5,290)	(5,290)	(5,290)
Decrease in net assets with donor restrictions	(1,814)	(1,665)	(1,505)	(1,334)	(1,151)
Increase (decrease) in net assets	1,140	(1,139)	105	1,730	2,454
Net assets, beginning of year	95,781	96,921	95,782	95,887	97,617
Net assets, end of year	\$ 96,921	\$ 95,782	\$ 95,887	\$ 97,617	\$ 100,071

See the accompanying Independent Accountant's Compilation Report and
Summary of Significant Forecast Assumptions and Accounting Policies.

UNITED WOMEN IN FAITH
FORECASTED STATEMENTS OF CASH FLOWS
FOR EACH OF THE FIVE YEARS ENDING DECEMBER 31, 2027
(IN THOUSANDS OF DOLLARS)

	Year Ending December 31,				
	2023	2024	2025	2026	2027
Cash flows from operating activities:					
Change in net assets	\$ 1,140	\$ (1,139)	\$ 105	\$ 1,730	\$ 2,454
Adjustments to reconcile change in net assets to net cash (used in) provided by operating activities:					
Contributions restricted for long-term investment	(884)	(884)	(884)	(884)	(884)
Depreciation	900	900	1,070	1,070	1,070
Change in value of annuity obligations	(3)	(3)	(3)	(2)	(4)
Change in working capital	(2,542)	(69)	370	(2,291)	(456)
Net cash (used in) provided by operating activities	<u>(1,389)</u>	<u>(1,195)</u>	<u>658</u>	<u>(377)</u>	<u>2,180</u>
Cash flows from investing activities:					
Purchase of land, buildings, and equipment	(350)	(1,950)	(1,950)	(350)	(350)
Change in assets limited as to use	1,414	25	(386)	890	(1)
Net cash provided by (used in) investing activities	<u>1,064</u>	<u>(1,925)</u>	<u>(2,336)</u>	<u>540</u>	<u>(351)</u>
Cash flows from financing activities:					
Net cash provided by financing activities	<u>884</u>	<u>884</u>	<u>884</u>	<u>884</u>	<u>884</u>
Increase (decrease) in cash and investments	559	(2,236)	(794)	1,047	2,713
Cash and investments, beginning of year	<u>93,485</u>	<u>94,044</u>	<u>91,808</u>	<u>91,014</u>	<u>92,061</u>
Cash and investments, end of year	<u>\$ 94,044</u>	<u>\$ 91,808</u>	<u>\$ 91,014</u>	<u>\$ 92,061</u>	<u>\$ 94,774</u>

See the accompanying Independent Accountant's Compilation Report and Summary of Significant Forecast Assumptions and Accounting Policies.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

1. General

The accompanying financial forecast presents, to the best of the knowledge and belief of management of United Women in Faith (“UWFaith”) and Brooks-Howell Home (“BHH”) (collectively “management”), the expected financial position, results of operations, and cash flows of UWFaith for each of the five years ending December 31, 2027. Accordingly, the accompanying forecast reflects management’s judgment as of May 26, 2023, the date of completion of this forecast, of the expected conditions and its course of action.

Management’s purpose in releasing this financial forecast is for inclusion in UWFaith’s annual disclosure statement in accordance with Chapter 58, Article 64, of the North Carolina General Statutes. Accordingly, this report should not be used for any other purpose. The assumptions disclosed herein are those that management believes are significant to the prospective financial statements. UWFaith recognizes that there will usually be differences between prospective and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Background of UWFaith - UWFaith is a tax-exempt, not-for-profit organization which operates under the *Book of Discipline* of The United Methodist Church (the “Church”), as it is, from time to time, promulgated by the General Conference of the Church, which is the ultimate governing body of the Church. UWFaith relates to United Women in Faith jurisdictions, conferences, districts, and local units in interpreting the purpose of United Women in Faith by advocating for the oppressed and dispossessed, especially women, children, and youth. It works to build a supportive community among women and engages in activities, which foster growth in the Christian faith, mission education, and Christian social involvement throughout the Church.

Funding for UWFaith’s operations is principally pledged by United Women in Faith in local churches through undesignated and designated gifts and channeled to UWFaith via the districts and conferences. Contributions received from United Women in Faith conferences accounted for 38% and 39% of total operating revenue of UWFaith in 2022 and 2021, respectively. In addition to appropriating the funds of United Women in Faith, UWFaith operates the following program areas: Church Center for the United Nations building, a non-profit providing office space for religious and charitable groups working on issues related to the United Nations; UWFaith Mission Resources, a handling and distribution program for the distribution of UWFaith’s media resources; *Response* magazine, the official publication of United Women in Faith; and Brooks-Howell Home.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Brooks-Howell Home Description - UWFaith owns and operates the Brooks-Howell Home (“BHH”), a continuing care retirement community (“CCRC”) that principally provides housing, health care, and other related services to residents through the operation of a retirement facility containing 39 residential apartments, 21 suites, 1 cottage, and 58 licensed nursing care beds, located in Asheville, North Carolina. BHH’s mission is to serve retired missionaries, deaconesses, and staff of UWFaith, a certain number of retirees from other divisions of The United Methodist Church, and a limited number of health care patients from the surrounding area. UWFaith owns the property and provides operating support. No rent is paid to UWFaith for the property. BHH manages the day-to-day operations under the direction of UWFaith. UWFaith is licensed by the state of North Carolina to operate Brooks-Howell Home.

2. Related Parties

UWFaith is affiliated with the Scarritt-Bennett Center (the “Center”), a conference, retreat, and educational center in Nashville, Tennessee. UWFaith appoints certain of the Center’s board members and the Center operates on property, title to which is held by UWFaith. The General Council on Finance and Administration of The United Methodist Church and UWFaith each has an interest in the proceeds from any sale of property.

3. Significant Accounting Policies

Basis of Accounting - The prospective financial statements included in the forecast and supplemental disclosure information have been prepared on the accrual basis of accounting and in accordance with accounting principles generally accepted in the United States of America and prospective reporting. Significant accounting policies are described in the appropriate assumptions and notes to the prospective financial statements. The assumptions described are not all-inclusive.

Use of Estimates - The preparation of prospective financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the prospective financial statements and the revenues and expenses during each reporting period. Actual results could differ from those estimates.

Cash, Cash Equivalents, and Investments - Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with original maturity dates of 90 days or less that are readily convertible to known amounts of cash, except for short-term investments held by UWFaith’s investment manager as part of a long-term investment strategy.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Cash, Cash Equivalents, and Investments - Continued - Securities purchased for investment and those received as gifts are carried at fair value. Except for investments in United Methodist Foundation of Western North Carolina, Inc. (the "Foundation") and Funds of Wespath Benefits and Investments ("Wespath"), fair value is based upon quoted market prices. Investments in funds of the Foundation and Wespath Funds are stated at fair value based on unitized market value of the fund portfolio, as determined by the Foundation and Wespath.

Fair Value of Financial Instruments - The Financial Accounting Standards Board ("FASB") has issued authoritative guidance regarding fair value measurements, which defines fair value, establishes a framework for measuring fair value in generally accepted accounting principles and expands disclosures about fair value measurements. Fair value as defined under generally accepted accounting principles is an exit price, representing the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The estimated fair value amounts are determined based on UWFaith's assessment of available market information and appropriate valuation methodologies.

Inventories - Inventories consist primarily of publications and are valued at the lower of cost or net realizable value, with cost determined principally on the first-in, first-out basis.

Assets Limited as to Use - These assets include restricted investments consisting of endowment funds and investments held in perpetual trusts by others. Securities purchased for investment and those received as gifts are carried at fair value as determined by quoted market prices.

Assets limited as to use also include a statutory operating reserve related to North Carolina General Statute Section 58-64-33, which requires CCRC's to maintain an operating reserve equal to 50 percent of the total operating expenses (adjusted for non-cash items) in a given year, or 25 percent of such total operating expenses (adjusted for non-cash items) if independent living occupancy exceeds 90 percent. UWFaith's current operating reserve is 50 percent of expected operating expenses of BHH, as defined in the statute.

Land, Buildings, and Equipment - Land, buildings, and equipment are recorded at cost basis or at fair value at the date of gift, if donated. It is UWFaith's policy to capitalize expenditures for equipment in excess of \$2,500; purchases that do not exceed this amount are expensed as incurred. Buildings, building improvements, and equipment are depreciated on straight-line basis over their estimated useful lives of 30, 20, and 5 years, respectively.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Land, Buildings, and Equipment - Continued - UWFaith has granted indefinite use of certain properties (land and buildings) to related church organizations under leasing or other arrangements and, accordingly, these properties are not reflected in the accompanying forecasted financial statements. These arrangements may call for nominal payments and are typically renewed so long as the grantee continues to carry out the stated programs. The carrying values of such properties are reflected as program expenditures at the time the arrangements for indefinite use of the property are made.

Leases - For operating leases, the lease liability is measured as the present value of the lease payments over the lease term using either the rate implicit in the lease, if it is determinable, or UWFaith's incremental borrowing rate if the implicit rate is not determinable. Operating ROU assets are calculated as the present value of the remaining lease payments plus unamortized initial direct costs and prepayments of rent, less any unamortized lease incentives received. Lease terms may include renewal or extension options to the extent they are reasonably certain to be exercised. Lease expense is recognized on a straight-line basis over the lease term. UWFaith has elected not to recognize a ROU asset and lease liability for leases with an initial term of 12 months or less but includes the expense associated with short-term leases in lease expense in the statements of activities.

Accrued Postretirement and Pension Benefit Costs - UWFaith has an obligation to provide postretirement and pension benefits to its retired missionaries and deaconesses who were once employees. Costs of these benefits are determined by an actuary and recorded as a liability. The residents of Brooks-Howell Home enter into contracts with UWFaith, which obligate UWFaith to provide housing and future services to the residents of Brooks-Howell Home.

Contributions and Bequests - Contributions are recognized as revenue when received. Unconditional promises to give cash and other assets to UWFaith are reported at fair value at the date the promise is received. UWFaith reports contributions of cash and other assets as restricted support, if they are received with donor stipulations that limit the use of the donated assets. 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 assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. Donor restricted contributions whose restrictions are met in the same reporting period as received are reflected as contributions without donor restrictions in the accompanying financial statements. Contributions received on behalf of a specified beneficiary are recorded as a liability to the specified beneficiary concurrent with recognition of the assets received from the donor.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Revenue Recognition

Rental and Service Fee Income - Resident service fees from BHH are reported at the amount that reflects consideration to which UWFaith expects to be entitled in exchange for providing rent, room charges, and related services. Rental income related to CCUN is reported at the amount that reflects consideration to which UWFaith expects to be entitled in exchange from providing rental space and related services in the CCUN building. Generally, rental charges are due at the beginning of each month. Revenue is recognized as the performance obligations are satisfied. Performance obligations are determined based on the nature of the services provided by BHH (resident services fees) and UWFaith (CCUN rental income). Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected or actual charges.

Entrance Fees - In its operation of BHH, UWFaith may collect certain entrance fees upon admittance of a resident. When material, such entrance fees are included in liabilities when received and amortized over the expected life of the resident. Entrance fees for both fiscal year 2022 and 2021 totaled \$-0-.

Net Assets - UWFaith classifies its funds for accounting and reporting purposes as net assets without donor restrictions and net assets with donor restrictions as follows:

Net Assets Without Donor Restrictions - Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of UWFaith. These net assets may be used at the discretion of UWFaith's management and the board of directors.

Net Assets With Donor Restrictions - Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of UWFaith or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity but may permit UWFaith to use or expend part or all of the income derived from the donated assets.

Support is reported as an increase in net assets without donor restrictions unless the use is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. New York State law (substantially in conformity with The Uniform Prudent Management of Institutional Funds Act) authorizes expenditure of appreciation (both realized and unrealized) in the value of endowment funds subject to a standard of business care and prudence. Gains and losses on investments are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by donors or state law. 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 assets without donor restrictions and reported in the accompanying forecasted statements of activities as net assets released from restrictions.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

4. Summary of Significant Statement of Activities Assumptions

Operating Revenue and Support

Management used primarily the 2023 budget approved by the Board of Directors as the basis for the forecasted operating revenue and support for 2023. All other years are forecasted based on the management assumptions below:

From United Women in Faith Conferences - Funding for UWFaith's operations is principally pledged by United Women in Faith in local churches through undesignated and designated gifts and channeled to UWFaith via the districts and conferences. Management expects operating revenue from United Women in Faith to increase to approximately \$6.9 million in 2023 and remain flat through 2027. UWFaith is expected to gain from some new initiatives around giving and branding but is also facing the impact of general church decisions on its membership.

Benefit Trust Reimbursement - Management assumes the Benefit Trust reimbursement to remain relatively consistent during the forecasted period based on the 2023 approved budget.

Bequests and Contributions - Management assumes unrestricted and restricted bequests and other contributions to remain relatively consistent during the forecasted period based on the 2023 approved budget.

Interest and Investment Income, Net of Fees - Management assumes interest and investment income, net of fees, to increase approximately seven percent annually to be in line with the five-year historical average.

Other Revenues - Other revenues are anticipated to remain minimal and consistent throughout the forecasted period based on the 2023 approved budget.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Brooks-Howell Home - Management assumes revenue related to BHH to decrease significantly in 2023 and subsequently increase each year through 2026 and then remain consistent in 2027 based on the BHH strategic plan. The strategic plan contemplates transitioning BHH from being UWFaith subsidy-dependent to being self-sustaining. Over the course of five years BHH will reach levels of operational efficiency, request approval from the UWFaith board for the construction of Medicare beds, and build reserves for unexpected expenses. In accordance with the strategic plan, management expects to achieve 35% independent living capacity in 2023 and maintain that capacity through the remaining forecasted period. Construction on the Medicare wing is expected to begin towards the beginning of 2024 and continue through the beginning of 2025. This new Medicare wing is expected to generate an additional \$2,400,000 in revenue at full capacity. Management expects BHH to reach 50% Medicare wing capacity in 2025 and 100% through the remaining forecasted period.

It should be noted that the reduced capacity was planned based on the continued work with Clifton Larson Allen (“CLA”) in BHH’s sustainability plan. BHH is still in the beginning process of transitioning some of their health care rooms to Medicare certified rooms. Due to COVID-19 and the resulting supply chain issues, that process has been delayed in completion, but nevertheless, the construction is still planned to move forward. Marketing efforts will continue with the help of CLA in preparation for the Medicare certification.

It should be noted that the continued effects of COVID-19 and the staffing shortages also had an effect BHH’s health care admissions for the year. BHH has taken this opportunity to re-structure their health care unit and nursing department to limit expenses while still providing excellent staff to resident ratios and maximizing revenue.

Publication Sales, Rental Income, and Other Program Revenue - During 2023, management assumes revenue consistent with the 2023 budget and then a 5% decrease in 2024 through 2025. During 2026, management assumes an increase of \$1,200,000 related to the recognition of the 2026 UWFaith Assembly registration fees collected and included in deferred revenue nonrefundable during 2025 as UWFaith Assembly registration fees only occur once every four years.

Operating Expenses

Management used the 2023 Board approved budget as the basis for the forecasted operating expenses for 2023. All other years are forecasted based on the management assumptions below:

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Program Services - Program service expenses include grants to other organizations for mission purposes, scholarships, mission education and leadership development programs, advocacy and expenses related to pensions, property repairs and maintenance, and other service center expenses. Management assumes grants to other organizations to decrease slightly throughout the forecasted period. Management assumes mission programs to remain constant throughout the forecast period based on 2022 results. Management assumes pension expenses to decline eight percent annually during the forecasted period due to mortality in the closed plan. Management assumes all other program services expenses, to include property repairs and maintenance and other publication/distribution center expenses, to remain consistent with the 2023 budget during the forecast period. Management assumes an additional \$1,200,000 of other program services expenses in fiscal year 2026 related to UWFaith Assembly expenses.

Brooks-Howell Home - Management assumes resident-related operating expenses for BHH will increase at a rate consistent with that of resident service revenue. The primary resident service expenses are nursing services, food services, activities expense, and ancillary services. Expenses for 2023 nursing services, food services, activities expense, and ancillary services are based on the approved budget. Expenses for 2024 through 2027 nursing services, food services, activities expense, and ancillary services are forecasted to be approximately 50%, 15%, 4%, and 0.2% of resident service revenue, respectively. The expenses for these line items are expected to remain at that percentage of resident service revenue throughout the forecasted period due to the continued effects of COVID-19 and the related staffing shortages that BHH experienced during 2022. Marketing expenses are assumed to increase at a 3% rate per year based on the BHH strategic plan to increase census. The remaining expenses are expected to remain consistent with the 2023 budget.

Depreciation Expense - Depreciation is expected to remain consistent in 2023 and gradually increase through the remaining forecasted period due to the addition of a new Medicare wing for the BHH facility, which was approved by the UWFaith board in 2021. Additionally, BHH anticipates purchasing a new generator in 2024. The Medicare wing construction is expected to begin in the first half of 2024 and be completed towards the first half of 2025. The total cost of the construction and generator is expected to be approximately \$2,000,000 and \$1,200,000, respectively; therefore, an increase to annual depreciation expense will be approximately \$50,000 and \$120,000 per year. The assumption is for the construction in progress related to the Medicare wing to be placed in service towards the middle of 2025; therefore, a half year of depreciation expense will be added in 2025 and a full year of depreciation expense will be added throughout the remaining of the forecasted period.

Supporting Services - Management assumes supporting services to be approximately \$5,467,000 in 2023 based on the 2023 budget and increase to \$5,500,000 throughout the remaining of the forecasted period.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

5. Summary of Significant Statement of Financial Position Assumptions

Current Assets and Current Liabilities

Management has assumed working capital components based on UWFaith's historical trends, which are outlined in the following table:

Table 1
Working Capital

Approximate Historical % of Annual

Receivables	23%	certain operating revenues
Inventories and other assets	2%	total operating expenses
Accounts payable and accrued expenses	7%	total operating expenses

Source: Management

Assets Limited as to Use - Management assumes assets limited as to use to be as follows for the years ending December 31, 2023 through 2027:

Table 2
Assets Limited as to Use
(in thousands of dollars)

	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Restricted investments	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Statutory operating reserve (1)	<u>1,834</u>	<u>1,809</u>	<u>2,195</u>	<u>1,305</u>	<u>1,306</u>
Assets limited as to use	<u>\$3,634</u>	<u>\$3,609</u>	<u>\$3,995</u>	<u>\$3,105</u>	<u>\$3,106</u>

Source: Management

Notes: (1) Management assumes the statutory operating reserve requirement to be 50% of BHH's operating expenses for fiscal years 2023 through 2025 (adjusted for non-cash items) based on an assumed occupancy rate for independent living units of BHH less than 90 percent through 2025. Management assumes the statutory operating reserve requirement to be 25% for fiscal years 2026 through 2027 (adjusted for non-cash items) based on an assumed occupancy rate for independent living units of BHH more than 90 percent for 2026 and 2027.

UNITED WOMEN IN FAITH

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Land, Buildings, and Equipment - Management assumes no gain or loss from the sale or disposal of land, buildings, and equipment. Management assumes routine capital additions of \$250,000 and \$100,000 for UWFaith and BHH, respectively, in each of the years ending December 31, 2023 through 2027. In addition, management assumes significant BHH capital additions for a new generator of approximately \$1,200,000 and a new Medicare wing of approximately \$2,000,000. The construction is expected to begin in the first half of 2024 and continue through the middle of 2025. Therefore, \$1,000,000 of capital additions related to construction in progress of the Medicare wing will be added during 2024 and the remaining \$1,000,000 of capital additions will be added during 2025 when construction is complete. Additionally, the generator is forecasted to be included in construction in progress in 2024 and placed in service during 2025; therefore, \$600,000 of capital additions will be added in 2024 and the remaining \$600,000 will be added in 2025. Forecasted activity for each of the years ending December 31, 2023 through 2027 as follows:

Table 3
Schedule of Property and Equipment
(in thousands of dollars)

	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Beginning balance	\$ 21,945	\$ 22,295	\$ 24,245	\$ 26,195	\$26,545
Capital additions	<u>350</u>	<u>1,950</u>	<u>1,950</u>	<u>350</u>	<u>350</u>
Total capital costs	22,295	24,245	26,195	26,545	26,895
Accumulated depreciation	<u>(15,126)</u>	<u>(16,026)</u>	<u>(17,096)</u>	<u>(18,166)</u>	<u>(19,236)</u>
Property and equipment, net	<u>\$ 7,169</u>	<u>\$ 8,219</u>	<u>\$ 9,099</u>	<u>\$ 8,379</u>	<u>\$ 7,659</u>

Source: Management

Deferred Revenue - Nonrefundable - Management assumes amounts related to deferred revenue - nonrefundable to remain constant throughout the forecasted period. Management assumes an additional \$1,200,000 of deferred revenue- nonrefundable during 2025 related to the collection of registration fees for the 2026 Assembly.

Annuities Payable - Management assumes amounts related to annuities payable to decrease two percent annually throughout the forecast period.

Assets Held for Others - Management assumes amounts related to assets held for others to remain constant throughout the forecast period.

Accrued Postretirement and Pension Benefit Costs - Management assumes amounts related to accrued postretirement and pension benefit costs to decrease eight percent annually throughout the forecasted period, based on a closed plan.

UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
FORECASTED STATEMENTS OF FINANCIAL POSITION
FOR EACH OF THE FIVE YEARS ENDING DECEMBER 31, 2027
(IN THOUSANDS OF DOLLARS)

	December 31,				
	2023	2024	2025	2026	2027
<u>Assets</u>					
Current assets:					
Cash and cash equivalents	\$ 1,004	\$ -	\$ -	\$ -	\$ -
Accounts receivable - residents	50	52	74	98	98
Accounts receivable - other	19	19	19	19	19
Inventories	65	64	80	95	95
Total current assets	<u>1,138</u>	<u>135</u>	<u>173</u>	<u>212</u>	<u>212</u>
Restricted assets:					
Assets limited as to use - current portion	24	24	25	25	25
Total restricted assets	<u>24</u>	<u>24</u>	<u>25</u>	<u>25</u>	<u>25</u>
Other assets:					
Investments	456	474	493	512	533
Assets limited as to use - long-term	601	607	613	619	625
Total other assets	<u>1,057</u>	<u>1,081</u>	<u>1,106</u>	<u>1,131</u>	<u>1,158</u>
Land, buildings, and equipment, net	<u>1,122</u>	<u>2,547</u>	<u>3,807</u>	<u>3,567</u>	<u>3,327</u>
Total assets	<u>\$ 3,341</u>	<u>\$ 3,787</u>	<u>\$ 5,111</u>	<u>\$ 4,935</u>	<u>\$ 4,722</u>
<u>Liabilities and Net Assets</u>					
Current liabilities:					
Accounts payable	\$ 91	\$ 90	\$ 112	\$ 131	\$ 131
Accrued wages and related liabilities	157	156	193	228	228
Agency funds	24	24	25	25	25
Long-term debt - current maturities	-	-	-	-	-
Total current liabilities	<u>272</u>	<u>270</u>	<u>330</u>	<u>384</u>	<u>384</u>
Long-term liabilities:					
Long-term debt - less current maturities	-	-	-	-	-
Deferred revenue - refundable	-	-	-	-	-
Deferred revenue - nonrefundable	-	-	-	-	-
Total long-term liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>272</u>	<u>270</u>	<u>330</u>	<u>384</u>	<u>384</u>
Net assets:					
Without donor restrictions	2,398	2,844	4,106	3,874	3,659
With donor restrictions	671	673	675	677	679
Total net assets	<u>3,069</u>	<u>3,517</u>	<u>4,781</u>	<u>4,551</u>	<u>4,338</u>
Total liabilities and net assets	<u>\$ 3,341</u>	<u>\$ 3,787</u>	<u>\$ 5,111</u>	<u>\$ 4,935</u>	<u>\$ 4,722</u>

See the accompanying Independent Accountant's Compilation Report and
Summary of Significant Forecast Assumptions and Accounting Policies.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
FORECASTED STATEMENTS OF ACTIVITIES
FOR EACH OF THE FIVE YEARS ENDING DECEMBER 31, 2027
(IN THOUSANDS OF DOLLARS)

	Year Ending December 31,				
	2023	2024	2025	2026	2027
Operating revenues and support:					
Resident services	\$ 2,488	\$ 2,576	\$ 3,688	\$ 4,888	\$ 4,888
United Women in Faith support and grants	905	1,239	1,872	5	17
Healthcare revenues	-	-	-	-	-
Amortization of entrance fees	-	-	-	-	-
Contributions	2	2	2	2	2
Investment earnings	74	79	85	91	97
Other operating revenue	344	346	346	346	346
Total operating revenues and support	3,813	4,242	5,993	5,332	5,350
Operating expenses:					
Nursing services	1,104	1,289	1,844	2,445	2,444
Food services	603	386	553	733	733
Administration	584	608	608	608	608
Environmental services	298	304	304	304	304
Maintenance	650	663	663	663	663
Social service	-	-	-	-	-
Human resources	136	136	136	136	136
Marketing	56	56	58	59	61
Activities	158	103	148	196	196
Depreciation	175	175	340	340	340
Other expense	66	66	65	65	65
Resident ancillary	9	5	7	10	10
Staff house	3	3	3	3	3
Home care	-	-	-	-	-
Total operating expenses	3,842	3,794	4,729	5,562	5,563
(Decrease) increase in net assets	(29)	448	1,264	(230)	(213)
Net assets, beginning of year	3,098	3,069	3,517	4,781	4,551
Net assets, end of year	<u>\$ 3,069</u>	<u>\$ 3,517</u>	<u>\$ 4,781</u>	<u>\$ 4,551</u>	<u>\$ 4,338</u>

See the accompanying Independent Accountant's Compilation Report and
Summary of Significant Forecast Assumptions and Accounting Policies.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE**

BROOKS-HOWELL HOME
FORECASTED STATEMENTS OF CASH FLOWS
FOR EACH OF THE FIVE YEARS ENDING DECEMBER 31, 2027
(IN THOUSANDS OF DOLLARS)

	Year Ending December 31,				
	2023	2024	2025	2026	2027
Cash flows from operating activities:					
(Decrease) increase in net assets	\$ (29)	\$ 448	\$ 1,264	\$ (230)	\$ (213)
Adjustments to reconcile change in net assets to net cash provided by operating activities:					
Depreciation	175	175	340	340	340
Change in investments	(18)	(18)	(19)	(19)	(21)
Change in working capital	(33)	(3)	21	15	-
Net cash provided by operating activities	<u>95</u>	<u>602</u>	<u>1,606</u>	<u>106</u>	<u>106</u>
Cash flows from investing activities:					
Purchase of land, buildings, and equipment	(100)	(1,600)	(1,600)	(100)	(100)
Change in assets limited as to use	(6)	(6)	(6)	(6)	(6)
Net cash used in investing activities	<u>(106)</u>	<u>(1,606)</u>	<u>(1,606)</u>	<u>(106)</u>	<u>(106)</u>
Cash flows from financing activities:					
Net cash provided by financing activities	-	-	-	-	-
Decrease in cash and cash equivalents	(11)	(1,004)	-	-	-
Cash and cash equivalents, beginning of year	<u>1,015</u>	<u>1,004</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash and cash equivalents, end of year	<u>\$ 1,004</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See the accompanying Independent Accountant's Compilation Report and Summary of Significant Forecast Assumptions and Accounting Policies.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE
BROOKS-HOWELL HOME**

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

1. General

Brooks-Howell Home (“BHH”) is a part of United Women in Faith (the “UWFaith”) and principally provides housing, health care, and other related services to residents through the operation of a retirement facility containing 39 residential apartments, 21 suites, 1 cottage, and 58 licensed nursing care beds, located in Asheville, North Carolina. UWFaith owns the property and provides operating support; however, no rent is paid to UWFaith for the use of the property. Contracts for services provided by BHH are in the name of United Women in Faith. BHH manages the day-to-day operations under the direction of UWFaith. The forecasted statements of activities of BHH includes only those day-to-day operations at BHH. Other transactions that occur between residents and UWFaith are not recorded on the BHH financial statements. BHH operates in the State of North Carolina under provisions of a Certificate of Authority.

The mission of BHH is to serve retired missionaries, deaconesses, and staff of UWFaith, a certain number of retirees from other divisions of The United Methodist Church, and a limited number of health care patients from the community.

BHH follows the same significant accounting policies as UWFaith.

2. Summary of Significant Statement of Activities Assumptions

Operating Revenue and Support

Management used the 2023 Board approved budget as the basis for the forecasted operating revenue for 2023. All other years are forecasted based on management assumptions below:

BHH Strategic Plan 2021-2024 - The strategic plan put in place by UWFaith and BHH during 2020 was a plan to transition BHH from being UWFaith subsidy-dependent to being self-sustaining. Over the course of four years, it was planned for BHH to reach levels of operational efficiency, establish a Medicare wing, and build reserves for unexpected expenses. Due to COVID-19, the supply chain issues, and the nursing industry staffing issues, this plan will take longer than initially planned.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE
BROOKS-HOWELL HOME**

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Resident Services & United Women in Faith Support - In accordance with the strategic plan, management expects to achieve 35% independent living capacity in 2023 and maintain 35% independent capacity through the remaining forecasted period. Construction on the Medicare wing is expected to begin during the first half of 2024 and continue through the first half of 2025. The Medicare wing is expected to generate an additional \$2,400,000 in revenue at full capacity. Management expects BHH to reach 50% Medicare wing capacity in 2025 and 100% through the remaining forecasted period. Also, BHH plans to purchase a new generator that approximates \$1,200,000. Delivery is anticipated for late 2024 with installation and placement into service in 2025.

It should be noted that the reduced capacity was planned based on the continued work with Clifton Larson Allen (“CLA”) in BHH’s sustainability plan. BHH is still in the beginning process of transitioning some of their health care rooms to Medicare certified rooms. Due to COVID-19 and the resulting supply chain issues, that process has been delayed in completion, but nevertheless, the construction is still planned to move forward. Marketing efforts will continue with the help of CLA in preparation for the Medicare certification.

It should be noted that the continued effects of COVID-19 and the staffing shortages also had an effect BHH’s health care admissions for the year. BHH has taken this opportunity to re-structure their health care unit and nursing department to limit expenses while still providing excellent staff to resident ratios and maximizing revenue.

BHH also collects monthly resident fees as determined by the resident contract. Based on the strategic plan, UWFaith will be providing varying support as needed through the forecasted period with the addition of grants totaling \$1,000,000 in both 2024 and 2025 to be used for the Medicare wing construction.

Investment Earnings - Investment earnings for 2023 and throughout the remainder of the forecast have been forecasted to increase approximately seven percent annually to be in line with the five-year historical average.

Other Revenues - Other revenues are anticipated to remain consistent with the 2023 budget throughout the forecasted period.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE
BROOKS-HOWELL HOME**

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Operating Expenses

Management used the 2023 Board approved budget as the basis for the forecasted operating expenses for 2023. All other years are forecasted based on management assumptions below:

Brooks-Howell Home Expenses - Expenses related to Brooks-Howell Home are recorded as incurred. Brooks-Howell Home expenses include primarily salaries, related employee benefits, and raw food costs. Management expects resident related operating expenses for BHH to increase at a rate consistent with that of resident service revenue. The primary resident service expenses are nursing services, food services, activities expense, and ancillary services. Expenses for 2023 nursing services, food services, activities expense, and ancillary services are based on the approved budget. Expenses for 2023 through 2027 nursing services, food services, activities expense, and ancillary services are forecasted to be approximately 50%, 15%, 4%, and 0.2% of resident service revenue, respectively. The expenses for these line items are expected to remain at that percentage of resident service revenue throughout the forecasted period. Marketing expenses are assumed to increase at a 3% rate per year based on the BHH strategic plan to increase census. The remaining expenses are expected to remain consistent with the 2023 budget.

3. Summary of Significant Statement of Financial Position Assumptions

Accounts Receivable - Management assumes resident accounts receivable to be approximately 2% of total resident service revenue throughout the forecasted period based on historical average. Management assumes non-resident accounts receivable to remain consistent throughout the forecast period.

Inventories - Management assumes inventories to remain at approximately 1.70% of total operating expenses, based on historical average.

**UNITED WOMEN IN FAITH
SUPPLEMENTAL DISCLOSURE
BROOKS-HOWELL HOME**

Summary of Significant Forecast Assumptions and Accounting Policies

For Each of the Five Years Ending December 31, 2027

Land, Buildings, and Equipment - Management assumes routine capital additions of \$100,000 in each of the years ending December 31, 2023 through 2027. In addition, management assumes significant BHH capital additions for a new generator and Medicare wing of approximately \$1,200,000, and \$2,000,000, respectively, which was approved by the UWFaith board in 2022 and 2021, respectively. The construction is expected to begin towards the first half of 2024 and continue through the first half of 2025. Therefore, \$1,000,000 of capital additions related to construction in progress of the Medicare wing will be added during 2024 and the remaining \$1,000,000 of capital additions will be added during 2025 when construction is complete. Likewise, \$600,000 of capital additions related to the generator will be added during 2024 and the remaining \$600,000 of capital additions will be added during 2025 when the generator is installed and placed in service. The corresponding depreciation is expected to increase in 2025 and through the forecasted period due to the significant addition. Therefore, annual depreciation expense for the Medicare wing and generator will be approximately \$50,000 and \$120,000, respectively, per year.

Assets Limited as to Use - Management assumes assets limited as to use to remain relatively consistent throughout the forecasted period, with increases of approximately one percent annually.

Investments - Management assumes investments to increase seven percent throughout the forecasted period, based on historical average.

Accounts Payable and Accrued Liabilities - Management assumes accounts payable will remain at approximately 6% of total non-payroll operating expenses based on historical average. Management also assumes accrued wages and related liabilities to remain at approximately 7% of total payroll expenses based on historical average. Based on a 5-year average, payroll has approximated 60% of total operating expense.

UNITED WOMEN IN FAITH
 Statements of Financial Position
 March 31, 2023 (Unaudited) and December 31, 2022

Assets

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents	\$ -	\$ -
Cash and cash equivalents - State of North Carolina operating reserve requirement for Brooks Howell Home	1,834,000	3,504,500
Receivables:		
Due from conferences	324,184	2,904,920
Property sales	682,910	119,757
Other	1,661,600	1,571,256
Inventories and other assets	489,155	500,838
Prepaid expenses	357,235	542,654
Investments in debt securities of The United Methodist Development Fund	5,500	5,500
Investments	99,550,435	93,480,281
Land, buildings, and equipment, net	7,701,820	7,719,116
Operating lease right-of-use asset	1,785,323	1,785,323
Perpetual trusts held by others	<u>1,542,996</u>	<u>1,542,996</u>
Total assets	<u>\$ 115,935,158</u>	<u>\$ 113,677,141</u>

Liabilities and Net Assets

Liabilities:		
Accounts payable and accrued expenses	\$ 1,215,715	\$ 1,622,544
Deferred revenue	215,361	118,898
Annuities payable	147,399	147,399
Assets held for others	7,901,485	5,358,831
Accrued postretirement and pension benefit costs	8,862,724	8,862,724
Operating lease liability	<u>1,785,323</u>	<u>1,785,323</u>
Total liabilities	<u>20,128,007</u>	<u>17,895,719</u>
Net assets:		
Net assets without donor restrictions	29,525,106	31,380,535
Net assets with donor restrictions	<u>66,282,045</u>	<u>64,400,887</u>
Total net assets	<u>95,807,151</u>	<u>95,781,422</u>
Total liabilities and net assets	<u>\$ 115,935,158</u>	<u>\$ 113,677,141</u>

UNITED WOMEN IN FAITH
Statements of Activities
Three Months Ended March 31, 2023 (Unaudited)
(with comparative totals for the year ended December 31, 2022)

	Without Donor Restrictions	With Donor Restrictions	2023	2022
Operating Revenues:				
Mission Giving:				
Pledge to Mission	\$ 435,166	\$ -	\$ 435,166	\$ 7,308,889
Special Edition SMR	40	-	40	260
Supplementary Giving	4,260	365	4,625	105,703
Designated Giving	4,785	23,671	28,455	465,459
Interest Income:				
Interest Income from Cash Equivalents	-	-	-	9
Investment Income (Net of Fees)	8,252	169,262	177,514	1,922,530
Bequests, Trusts, Other Long-term Gifts	8,177	-	8,177	723,130
Publications:				
Response Magazine	72,466	-	72,466	239,853
MRC	95,853	-	95,853	305,826
Rental and Service Fee Income:				
Resident Service Fees from Brooks Howell Home	-	-	-	4,803,257
CCUN	378,980	-	378,980	2,283,470
Other Income:				
Benefits Trust	254,655	-	254,655	1,101,399
Miscellaneous Other Income	34,480	-	34,480	1,284,953
Net assets released from restrictions	(99,566)	99,566	-	-
Total operating revenues	<u>1,197,546</u>	<u>292,864</u>	<u>1,490,410</u>	<u>20,544,738</u>
Operating Expenses:				
Program Services:				
Programs Administered by UWFaith:				
Transformation	470,351	-	470,351	1,881,300
Position	32,260	-	32,260	293,248
Engage	80,458	-	80,458	229,230
Mobilize	36,206	-	36,206	263,921
Connection	104,480	-	104,480	541,927
National Mission Institution Property Management:				
Insurance	179,170	-	179,170	360,913
Repairs and Maintenance	825	-	825	296,633
Mission Education	186,594	-	186,594	737,834
Response Magazine	82,476	-	82,476	308,367
Mission Resources	87,355	-	87,355	563,412
Deaconess, Home Missioners Office and Network	81,574	-	81,574	442,000
Other Programs Administered by UWFaith	210,889	-	210,889	1,896,642
Programs Administered by Other Organizations:				
United Methodist Organizations National Mission	407,694	-	407,694	1,747,773
United Methodist Organizations International Mission	201,710	-	201,710	1,347,101
Ecumenical Organization	11,230	-	11,230	45,389
Social Action Organizations	-	-	-	50,000
Grants from Designated Funds	99,566	-	99,566	2,977,038
Program Support:				
Church Center for the United Nations	332,268	-	332,268	2,305,891
Brooks Howell Retirement Center:				
Retired Deaconess, Missionary Home Operations	-	-	-	5,790,099
Retired Deaconess, Missionary Pension and Health Benefits	373,023	-	373,023	1,646,321
Annuity Fund	-	-	-	19,447
Scarritt-Bennett Center	-	-	-	100,000
Organization-wide Program Support	44,419	-	44,419	64,804
Total program services	<u>3,022,546</u>	<u>-</u>	<u>3,022,546</u>	<u>23,909,290</u>
Supporting Services:				
Management and general Fund-raising	974,417	-	974,417	4,748,325
Fundraising	190,157	-	190,157	599,621
Total supporting services	<u>1,164,574</u>	<u>-</u>	<u>1,164,574</u>	<u>5,347,946</u>
Total operating expenses	<u>4,187,120</u>	<u>-</u>	<u>4,187,120</u>	<u>29,257,236</u>
(Decrease) increase in net assets from operations	<u>(2,989,574)</u>	<u>292,864</u>	<u>(2,696,710)</u>	<u>(8,712,498)</u>
Non-operating Activities:				
Net appreciation (depreciation) in fair value of investments	959,028	1,299,896	2,258,924	(21,608,873)
Net depreciation in perpetual trusts held by others	-	-	-	(427,161)
Change in postretirement and pension benefit costs	-	-	-	(1,077,559)
Gain on sale of properties	175,117	-	175,117	335,743
Endowment contributions	-	288,399	288,399	893,867
Total non-operating activities	<u>1,134,145</u>	<u>1,588,294</u>	<u>2,722,439</u>	<u>(21,883,983)</u>
(Decrease) increase in net assets	<u>(1,855,429)</u>	<u>1,881,158</u>	<u>25,729</u>	<u>(30,596,481)</u>
Net assets at beginning of period/year	<u>31,380,535</u>	<u>64,400,887</u>	<u>95,781,422</u>	<u>126,377,903</u>
Net assets at end of period/year	<u>\$ 29,525,106</u>	<u>\$ 66,282,045</u>	<u>\$ 95,807,151</u>	<u>\$ 95,781,422</u>

UNITED WOMEN IN FAITH

Statements of Cash Flows

Three Months Ended March 31, 2023 (Unaudited) and Year Ended December 31, 2022

	<u>2023</u>	<u>2022</u>
Cash flows from operating activities:		
Increase (decrease) in net assets	\$ 25,729	\$ (30,596,481)
Adjustments to reconcile increase (decrease) in net assets to net cash provided by (used in) operating activities:		
Depreciation	-	900,301
Net (appreciation) depreciation in fair value of investments	(2,258,924)	21,608,873
Net depreciation in perpetual trusts held by others	-	427,161
Gain on sale of properties	(175,117)	(335,743)
Contributions and investment return restricted for long-term investment	(288,399)	(893,867)
Actuarial gain on annuity obligations	-	21,203
Change in receivables	1,927,238	204,431
Change in inventories and other assets	11,683	(69,316)
Change in prepaid expenses	185,419	(304,505)
Change in accounts payable and accrued expenses	(406,829)	(738,064)
Change in deferred revenue	96,463	(631,001)
Change in assets held for others	2,542,654	(937,904)
Change in accrued postretirement and pension benefit costs	-	1,077,559
Net cash provided by (used in) operating activities	<u>1,659,917</u>	<u>(10,267,353)</u>
Cash flows from investing activities:		
Proceeds from sale of properties	175,117	335,743
Purchases of equipment and improvements	17,296	(483,596)
(Purchases) sales of investments, net	<u>(3,811,229)</u>	<u>6,967,461</u>
Net cash (used in) provided by investing activities	<u>(3,618,816)</u>	<u>6,819,608</u>
Cash flows from financing activities:		
Contributions and investment return restricted for long-term investment	288,399	893,867
Payments of annuity obligations	<u>-</u>	<u>(21,203)</u>
Net cash provided by financing activities	<u>288,399</u>	<u>872,664</u>
Net decrease in cash and cash equivalents	(1,670,500)	(2,575,081)
Cash and cash equivalents at beginning of period/year	<u>3,504,500</u>	<u>6,079,581</u>
Cash and cash equivalents at end of period/year	<u>\$ 1,834,000</u>	<u>\$ 3,504,500</u>