

**RIVERVIEW LUTHERAN RETIREMENT
COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY**

**CONSOLIDATED FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

YEARS ENDED DECEMBER 31, 2025 AND 2024



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**RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
TABLE OF CONTENTS
YEARS ENDED DECEMBER 31, 2025 AND 2024**

INDEPENDENT AUDITORS' REPORT	1
CONSOLIDATED FINANCIAL STATEMENTS	
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION	4
CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)	5
CONSOLIDATED STATEMENTS OF CASH FLOWS	7
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS	9
SUPPLEMENTARY INFORMATION	
CONSOLIDATING STATEMENTS OF FINANCIAL POSITION	30
CONSOLIDATING STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)	32



INDEPENDENT AUDITORS' REPORT

Board of Directors
Riverview Lutheran Retirement Community of Spokane
dba: Riverview Retirement Community
Spokane, Washington

Report on the Audit of the Financial Statements

Opinion

We have audited the consolidated financial statements of Riverview Lutheran Retirement Community of Spokane dba: Riverview Retirement Community (a Washington nonprofit corporation), which comprise the consolidated statements of financial position as of December 31, 2025 and 2024, and the related consolidated statements of activities and changes in net assets (deficit), and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Riverview Retirement Community as of December 31, 2025 and 2024, and the results of its operations, and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

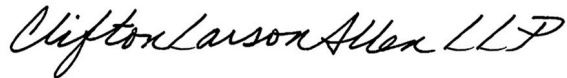
- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Riverview Retirement Community'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Riverview Retirement Community's ability to continue as a going concern for a reasonable period of time.

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

Board of Directors
Riverview Lutheran Retirement Community of Spokane
dba: Riverview Retirement Community

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating statements of financial position and the consolidating statements of activities and changes in net assets (deficit) are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.



CliftonLarsonAllen LLP

Spokane, Washington
March 2, 2026

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 1,057,178	\$ 2,330,986
Investments	16,108,743	14,357,843
Accounts Receivable, Net	355,259	183,797
Prepaid Expenses and Other Assets	251,521	194,122
Total Current Assets	17,772,701	17,066,748
ASSETS LIMITED OR RESTRICTED AS TO USE		
Restricted for Debt Service and Reserve	1,554,567	1,497,609
Other Assets Limited or Restricted as to Use	1,265,669	1,134,305
Total Assets Limited or Restricted as to Use	2,820,236	2,631,914
PROPERTY, BUILDINGS, AND EQUIPMENT, NET		
	29,650,217	29,175,881
Total Assets	\$ 50,243,154	\$ 48,874,543
LIABILITIES AND NET DEFICIT		
CURRENT LIABILITIES		
Accounts Payable	\$ 602,264	\$ 273,126
Accrued Payroll and Related Liabilities	665,677	773,212
Accrued Interest	346,952	356,209
Applicants' Deposits	158,000	116,500
Patient Trust Liability	2,456	2,515
Current Maturities of Long-Term Debt	715,503	673,081
Current Portion of Entrance Fees Refundable Upon Re-Occupancy	1,265,595	1,577,535
Total Current Liabilities	3,756,447	3,772,178
LONG-TERM LIABILITIES		
Long-Term Debt, Net	15,462,072	16,146,804
Entrance Fees Refundable Upon Re-Occupancy, Net of Current Portion	37,827,379	35,258,222
Deferred Revenue from Nonrefundable Entrance Fees	5,010,139	4,646,578
Total Long-Term Liabilities	58,299,590	56,051,604
Total Liabilities	62,056,037	59,823,782
NET DEFICIT		
Without Donor Restrictions:		
Board Designations	(12,818,495)	(11,877,627)
With Donor Restrictions	1,005,612	928,388
Total Net Deficit	(11,812,883)	(10,949,239)
Total Liabilities and Net Deficit	\$ 50,243,154	\$ 48,874,543

See accompanying Notes to Consolidated Financial Statements.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)
YEAR ENDED DECEMBER 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE			
Resident Service Revenue, Net	\$ 15,199,316	\$ -	\$ 15,199,316
Entrance Fees Earned	639,768	-	639,768
Gain (Loss) on Fair Market Value Refund of Residency Agreements	(528,320)	-	(528,320)
Termination Income from Nonrefundable Portion of Residency Agreements	247,095	-	247,095
Tenant Reimbursements	205,623	-	205,623
Investment Income, Net	1,896,969	98,269	1,995,238
Contributions	105,312	44,010	149,322
Gain on Disposal of Assets	8,625	-	8,625
Other Revenue	423,769	(65,055)	358,714
Total Revenue	<u>18,198,157</u>	<u>77,224</u>	<u>18,275,381</u>
EXPENSES			
Health Services	5,890,456	-	5,890,456
Recreational Therapy Services	283,491	-	283,491
Chaplaincy Services	95,341	-	95,341
Dining Services	2,218,600	-	2,218,600
Environmental Services	772,804	-	772,804
Plant Operations and Security	2,387,195	-	2,387,195
Fiscal and Administration	3,017,041	-	3,017,041
Interest Expense	969,048	-	969,048
Taxes and Insurance	671,662	-	671,662
Depreciation	2,833,387	-	2,833,387
Total Expenses	<u>19,139,025</u>	<u>-</u>	<u>19,139,025</u>
CHANGE IN NET ASSETS (DEFICIT)	(940,868)	77,224	(863,644)
Net Assets (Deficit) - Beginning of Year	<u>(11,877,627)</u>	<u>928,388</u>	<u>(10,949,239)</u>
NET ASSETS (DEFICIT) - END OF YEAR	<u>\$ (12,818,495)</u>	<u>\$ 1,005,612</u>	<u>\$ (11,812,883)</u>

See accompanying Notes to Consolidated Financial Statements.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)
YEAR ENDED DECEMBER 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE			
Resident Service Revenue, Net	\$ 12,631,274	\$ -	\$ 12,631,274
Entrance Fees Earned	576,269	-	576,269
Portion of Residency Agreements	193,930	-	193,930
Tenant Reimbursements	192,451	-	192,451
Investment Income, Net	1,334,637	72,354	1,406,991
Contributions	65,908	20,245	86,153
Gain (Loss) on Disposal of Assets	24,620	-	24,620
Other Revenue	399,261	-	399,261
Total Revenue	15,418,350	92,599	15,510,949
EXPENSES			
Health Services	4,692,064	-	4,692,064
Recreational Therapy Services	304,127	-	304,127
Chaplaincy Services	102,102	-	102,102
Dining Services	2,054,285	-	2,054,285
Environmental Services	639,750	-	639,750
Plant Operations and Security	2,296,636	-	2,296,636
Fiscal and Administration	2,634,029	-	2,634,029
Interest Expense	1,009,781	-	1,009,781
Taxes and Insurance	614,596	-	614,596
Depreciation	2,818,855	-	2,818,855
Total Expenses	17,166,225	-	17,166,225
CHANGE IN NET ASSETS (DEFICIT)	(1,747,875)	92,599	(1,655,276)
Net Assets (Deficit) - Beginning of Year	(10,129,752)	835,789	(9,293,963)
NET ASSETS (DEFICIT) - END OF YEAR	\$ (11,877,627)	\$ 928,388	\$ (10,949,239)

See accompanying Notes to Consolidated Financial Statements.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Deficit	\$ (863,644)	\$ (1,655,276)
Adjustments to Reconcile Change in Net Deficit to		
Net Cash Provided by Operating Activities		
Depreciation	2,833,387	2,818,855
Amortization of Debt Issuance Costs	25,517	25,517
Nonrefundable Contracts - Entrance Fees Received	1,377,049	1,436,677
Nonrefundable Contracts - Termination Income	(247,095)	(193,930)
Entrance Fees Earned	(639,768)	(576,269)
(Gain) Loss on Fair Market Value Refund of Residency Agreements	528,320	-
Investment Gains	(1,483,292)	(931,260)
Gain on Disposal of Assets	(8,625)	(24,620)
Net Change in:		
Accounts Receivable	(171,462)	(59,294)
Prepaid Expenses	(57,399)	(31,205)
Accounts Payable	329,139	10,071
Accrued Payroll and Related Liabilities	(107,535)	213,569
Accrued Interest	(9,257)	(8,732)
Patient Trust Liability	(59)	(1,511)
Applicants' Deposits	41,500	(183,683)
Net Cash Provided by Operating Activities	1,546,776	838,909
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Investments	(357,529)	(1,458,956)
Proceeds from Sale of Property, Building, and Equipment	-	24,691
Purchase of Property, Buildings, and Equipment	(3,299,098)	(1,239,004)
Net Cash Used by Investing Activities	(3,656,627)	(2,673,269)
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal Payments on Long-Term Debt	(667,827)	(626,798)
Refundable Contracts - Entrance Fees Received	5,508,198	5,416,805
Refundable Contracts - Entrance Fees Refunded	(3,905,926)	(3,904,446)
Net Cash Provided by Financing Activities	934,445	885,561
CHANGE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(1,175,406)	(948,799)
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	3,012,334	3,961,133
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	\$ 1,836,928	\$ 3,012,334

See accompanying Notes to Consolidated Financial Statements.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION		
Cash and Cash Equivalents - Unrestricted	\$ 1,057,178	\$ 2,330,986
Cash and Cash Equivalents - Restricted for Debt Service	627,661	620,797
Cash and Cash Equivalents - Restricted for Debt Service Reserve	149,632	58,036
Cash and Cash Equivalents - Patient Trust Fund	2,456	2,515
Total Cash, Cash Equivalents, and Restricted Cash	\$ 1,836,927	\$ 3,012,334
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Interest Paid in Cash	\$ 952,788	\$ 992,996

See accompanying Notes to Consolidated Financial Statements.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Riverview Lutheran Retirement Community of Spokane dba: Riverview Retirement Community is incorporated under the Washington State Nonprofit Corporation Act for the purpose of owning, operating, and providing retirement housing for the elderly in the local Spokane community and the surrounding communities. Riverview Retirement Community is exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Riverview Retirement Community operates five divisions: Riverview Village provides independent living services, Riverview Terrace provides assisted living services, Riverview Memory Care provides memory care services, RiverCare that provides home care and hospice house services, and Riverview Rehabilitation Center provides outpatient diagnostic, therapeutic, and restorative services.

Riverview Resident Assistance Foundation (the Foundation), a Washington nonprofit corporation and a 501(c)(3) organization, was incorporated on January 19, 2017. The Foundation was organized to generate donations and to provide financial assistance to residents of Riverview Retirement Community who outlive their financial assets. The Foundation is deemed a Type 1 Supporting Organization by the Internal Revenue Service (IRS) and Riverview Retirement Community is identified as the Supported Organization. The initial board of directors of the Foundation was appointed by the board of directors of Riverview Retirement Community and all new members of the Foundation board of directors must first be approved by the board of directors of Riverview Retirement Community.

The financial position of the Foundation and the results of its activities, changes in its net assets, and its cash flows for the year then ended have been consolidated into the financial statements of Riverview Retirement Community. Riverview Retirement Community and Riverview Resident Assistance Foundation are collectively referred to as the Corporation.

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of Riverview Retirement Community and Riverview Resident Assistance Foundation (the Corporation). All inter-organization transactions have been eliminated in consolidation.

Basis of Presentation

The consolidated financial statements are prepared on the accrual basis of accounting pursuant to accounting principles generally accepted in the United States of America.

Performance Indicator

Change in net assets (deficit) without donor restrictions as reflected in the accompanying consolidated statements of activities and changes in net assets is the performance indicator. Items excluded from the performance indicator, consistent with industry practice include, if present, contributions of and assets released from donor restrictions related to long lived assets and investment returns restricted to use by donors or by law.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

Cash and cash equivalents include cash, money market accounts, commercial paper, and other securities with maturities of three months or less at date of acquisition that are not otherwise held by an investment advisor or restricted by donors or other external parties.

Investments

Investments are stated at fair value based on quoted market prices. Investments acquired by gift are recorded at fair value on the date received. Investments in marketable securities are adjusted to fair value through recognition of unrealized gains and losses in the performance indicator as they are classified as trading securities. Gains or losses are calculated based on specific identification of the investments. Dividend, interest, and other investment income are recorded net of related custodial and advisory fees. See Note 8 for fair value hierarchy disclosures.

Accounts Receivable

The Corporation provides services to residents even though they may lack adequate funds or may participate in programs that do not pay full charges. The Corporation receives payment for health services from residents, insurance companies, Medicare, Medicaid, and other third-party payors. As a result, the Corporation is exposed to certain credit risks. The Corporation manages its risk by regularly reviewing its accounts, by providing appropriate allowances for uncollectible accounts, and by having secured the accounts through its Residency and Patient Agreements with the residents of the community.

Accounts receivable are stated at the amount management expects to collect. If necessary, management provides for possible uncollectible amounts through a charge to revenue and a credit to a valuation allowance based on its assessment of the current status of individual balances. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and credit to resident accounts receivable.

Assets Limited or Restricted as to Use

Assets limited or restricted as to use include assets that are restricted for debt reserve and debt service or limited as to use by the board of directors or donors.

Property, Building, and Equipment

Property, building, and equipment are recorded at cost, or fair value when received, if donated. The cost basis includes any interest, finance charges, major replacements and improvements, and other related costs capitalized during construction. The Corporation capitalizes fixed assets with a cost greater than \$5,000. Maintenance, repairs, and minor replacements are charged to expense when incurred.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property, Building, and Equipment (Continued)

Depreciation is computed using the straight-line method over the estimated useful lives of the assets, which range from 3 to 30 years. When assets are retired or otherwise disposed of, the cost of the asset and its related accumulated depreciation are removed from the accounts, and any resulting gain or loss is recognized in revenue or expense for the period.

The Corporation, using its best estimates based on reasonable and supportable assumptions and projections, reviews for impairment of long-lived assets when indicators of impairment are identified. The review addresses the estimated recoverability of the assets' carrying value, which is principally determined based on projected undiscounted cash flows generated by the underlying tangible assets. When the carrying value of an asset exceeds estimated recoverability, an asset impairment is recognized. No impairment losses were present for the years ended December 31, 2025 and 2024.

Applicants' Deposits

The Corporation requires each applicant for residency to pay a \$3,000 (nonresident) or \$1,500 (resident) fee to join the waiting list for the independent living, assisted living, or memory care units. This deposit enables the Corporation to objectively determine which applicant will prevail when more than one applicant is interested in the same unit by awarding the unit to the applicant that has been on the waiting list longest. The waiting list deposits are fully refundable for any reason at any time prior to applying the deposit to a resident agreement. When an independent living unit becomes available, the applicant is required to pay a nonrefundable \$4,000 entrance fee deposit to reserve a specific independent living unit prior to occupancy.

Patient Trust Liability

Patient trust liability consists of patients' funds held under agency agreement with the Corporation. A corresponding asset is recorded in assets limited or restricted as to use.

Entrance Fees Refundable Upon Re-Occupancy

Residency Agreements are 75% or 80% refundable at the time of re-occupancy after termination of the contract. There are a limited number of residency agreements in which the refund is equal to 80% of the entrance fee received from subsequent resident of the unit. The refundable portion of entrance fees as of December 31, 2025 and 2024 was \$39,092,974 and \$36,835,757, respectively. As of December 31, 2025 and 2024, \$1,265,595 and \$1,577,535, respectively, of the refundable portions due to residents were included in current portion of entrance fees refundable upon re-occupancy and will be refunded at the time the unit is reoccupied by another resident. Actual refunds of such entrance fees were \$3,905,926 and \$3,904,446 for the years ended December 31, 2025 and 2024, respectively. The nonrefundable portion of the entrance fee for the Residency Agreements is described in the following paragraph.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Revenue from Nonrefundable Entrance Fees

The nonrefundable portion (20% or 25% of the entrance fee) of the Residency Agreements is recorded as deferred revenue. The nonrefundable deferred entrance fees are amortized to income on a straight-line basis over the estimated remaining life expectancy of the resident which is estimated at the time of entrance and is adjusted annually based on actuarially determined, estimated, remaining life expectancy of the resident. Upon voluntary or involuntary termination, the remaining unamortized balance of the nonrefundable portion of the entrance fee is recognized as income. Amounts amortized to income relating to these types of contracts were \$639,768 and \$576,269, respectively, for the years ended December 31, 2025 and 2024, and are presented in entrance fees earned in the consolidated statements of activities and changes in net assets (deficit). At December 31, 2025 and 2024, the Corporation had nonrefundable entrance fees, net of accumulated amortization, of \$5,010,139 and \$4,646,578, respectively, related to entrance fees received that will be recognized as revenue in future years.

Net Assets

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

Net Assets Without Donor Restrictions – Net assets without donor restrictions represent unrestricted resources available to support the Corporation’s operations and restricted resources which have become available for use by the Corporation in accordance with the intention of the donor.

Net Assets With Donor Restrictions – Net assets with donor restrictions represent net assets subject to donor-imposed stipulations that they be maintained by the Corporation in perpetuity. The board of directors has interpreted Washington’s enacted Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of permanently restricted donations absent explicit donor stipulations to the contrary. As a result of this interpretation, the Corporation classifies as net assets with donor restrictions (a) the original value of gifts donated, (b) the original value of subsequent gifts, and (c) accumulations to the permanently restricted fund made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. Generally, the donors of these assets permit the Corporation to use all or part of the investment return on these assets.

Management reports contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire in the reporting period in which the revenue is recognized.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Loss on Fair Value Refund of Residency Agreements

The Corporation entered into certain residency agreements during a previous downturn in the economy that adjusts refunds to prior occupants for market changes. The difference between the entrance fee paid by the former resident and the increase of the total refund paid to the former resident is recognized as loss on fair market value of refund of residency agreements in the consolidated statements of activities and changes in net assets.

Contributions and Grants

The Corporation reports unconditional contributions and grants of cash and other assets at fair value at the date the contribution is received. Conditional contributions are reported at fair value at the date the conditions are substantially met. The gifts are reported as restricted support if they are received with donor stipulations that limit the use of the donated assets.

Tax-Exempt Status

The Corporation has been recognized by the IRS as a nonprofit corporation as described in Section 501(c)(3) of the IRC and is exempt from federal income taxes on related activities. No tax provision has been made in the accompanying statements of activities and changes in net assets.

Concentrations of Risk

The Corporation's cash, cash equivalents, investments, and assets limited or restricted as to use consist of various financial instruments. These financial instruments may subject the Corporation to concentrations of risk as, from time to time, cash and investment balances may exceed amounts insured by the Federal Deposit Insurance Corporation (FDIC) and the Securities Investor Protection Corporation (SIPC), the fair value of debt securities are dependent on the ability of the issuer to honor its contractual commitments, and the fair value of investments are subject to change. Management monitors the financial condition of these institutions on an ongoing basis and does not believe significant credit risk exists at this time.

Concentration of credit risk results from the Corporation granting credit without collateral to its residents and patients, most of whom are local residents and may be insured under third-party payor agreements. See Note 3 for the mix of receivables from residents and third-party payors at December 31, 2025 and 2024.

Unemployment Self-Insurance

The Corporation self-insures for unemployment benefits. Provision for self-insurance claims is made in the period the claims are paid.

Advertising

The Corporation follows the policy of expensing advertising costs as incurred. The Corporation's advertising expense for the years ended December 31, 2025 and 2024 was \$114,640 and \$139,679, respectively.

**RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of the consolidated 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 consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent Events

The board of directors and management have evaluated subsequent events through March 2, 2026, the date the consolidated financial statements were available to be issued.

NOTE 2 LIQUIDITY AND AVAILABILITY

As of December 31, 2025 and 2024, the Corporation had a working capital of \$14,046,254 and \$13,294,570, respectively.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the consolidated statement of financial position date, comprise of the following:

	<u>2025</u>	<u>2024</u>
Cash and Cash Equivalents	\$ 1,057,178	\$ 2,330,986
Investments	16,108,743	14,357,843
Accounts Receivable, Net	355,259	183,797
Total Financial Assets	<u>\$ 17,521,180</u>	<u>\$ 16,872,626</u>

As part of the Corporation's liquidity management plan, cash in excess of daily requirements is invested in short-term investments and money market funds.

Additionally, the Corporation maintains a \$500,000 line of credit, as discussed in more detail in Note 6. As of December 31, 2025, \$500,000 remained available on the Corporation's line of credit.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 3 ACCOUNTS RECEIVABLE AND EXPECTED CREDIT LOSSES

The allowance for expected credit loss activity for the years ended December 31 consisted of the following:

	2025	2024
Rollforward Balance of Expected Credit Loss:		
Balance - Beginning of the Period	\$ 20,610	\$ 357,245
Write-Offs	43,255	(346,205)
Provisions	(41,235)	9,570
Ending Balance of Expected Credit Loss	\$ 22,630	\$ 20,610

Accounts receivable consisted of the following at December 31:

	2025		2024	
	Amount	Percentage	Amount	Percentage
Medicare	\$ 51,877	14 %	\$ 44,288	22 %
Managed Care	41,047	11	29,545	14
Private Payors	244,675	67	118,816	58
Medicaid	28,759	8	11,758	6
Accounts Receivable, Gross	366,358	100 %	204,407	100 %
Less: Expected Credit Loss	(22,630)		(20,610)	
Accounts Receivable, Net	\$ 355,259		\$ 183,797	

The opening and closing balances of accounts receivable were as follows:

	Accounts Receivable
Balance as of January 1, 2024	\$ 124,503
Balance as of December 31, 2024	183,797
Balance as of December 31, 2025	355,259

Grants from the government are recognized when all conditions of such grants are fulfilled or there is reasonable assurance that they will be fulfilled.

Grants related to this program are classified as contributions and grants. For the years ended December 31, 2025 and 2024, the Corporation had approximately \$-0- reported as grant revenue in the consolidated statements of operations and changes in net assets (deficit).

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 ASSETS LIMITED OR RESTRICTED AS TO USE

Assets limited or restricted as to use consisted of the following at December 31:

	<u>2025</u>	<u>2024</u>
Restricted for Debt Service and Reserve:		
Series 2012 Bond Debt Service Reserve Fund	\$ 926,906	\$ 876,812
Series 2012 Bond Debt Service Fund	627,661	620,797
Subtotal	<u>1,554,567</u>	<u>1,497,609</u>
Other Assets Limited or Restricted as to Use:		
Beneficial Interest in Perpetual Trust and Endowments	496,390	452,517
Riverview Resident Assistance Foundation	754,353	667,729
Beneficial Interest in Innovia Foundation Funds	12,470	11,544
Patient Trust Funds	2,456	2,515
Subtotal	<u>1,265,669</u>	<u>1,134,305</u>
 Total Assets Limited or Restricted as to Use	 <u><u>\$ 2,820,236</u></u>	 <u><u>\$ 2,631,914</u></u>

NOTE 5 PROPERTY, BUILDINGS, AND EQUIPMENT

Property, buildings, and equipment consisted of the following at December 31:

	<u>2025</u>	<u>2024</u>
Land	\$ 4,067,427	\$ 4,067,427
Land Improvements	6,491,076	6,491,076
Buildings	33,615,075	33,615,075
Building Improvements	27,935,101	26,717,450
Equipment and Furnishings	6,688,217	6,623,130
Vehicles	436,087	436,087
Subtotal	<u>79,232,983</u>	<u>77,950,245</u>
Less: Accumulated Depreciation	<u>(52,153,611)</u>	<u>(49,340,524)</u>
Subtotal	27,079,372	28,609,721
Construction in Progress	2,570,845	566,160
Total Property, Buildings, and Equipment, Net	<u><u>\$ 29,650,217</u></u>	<u><u>\$ 29,175,881</u></u>

The construction in progress costs are related to unit renovations and other routine costs for Village, Terrace, and Veranda. The construction in progress projects are funded by operations.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 6 LONG-TERM DEBT

Long-term debt consisted of the following at December 31:

<u>Description</u>	<u>2025</u>	<u>2024</u>
Washington State Housing Finance Commission 5% Fixed Rate Demand Elderly Housing Revenue Bonds, Series 2012	\$ 13,090,000	\$ 13,370,000
Memory Care Building Note Payable	<u>3,509,898</u>	<u>3,897,724</u>
Long-Term Debt, Gross	16,599,898	17,267,724
Less: Unamortized Debt Issuance Costs	<u>(422,323)</u>	<u>(447,839)</u>
Carrying Amount of Long-Term Debt	16,177,575	16,819,885
Less: Current Maturities	<u>(715,503)</u>	<u>(673,081)</u>
Long-Term Debt, Net	<u>\$ 15,462,072</u>	<u>\$ 16,146,804</u>

Series 2012 Fixed Rate Revenue Bonds

On December 3, 2012, the Washington State Housing Finance Commission (the Commission) issued its \$15,695,000 Nonprofit Housing Revenue and Refunding Revenue Bonds (Riverview Retirement Community Project), Series 2012 bonds. The proceeds of the Series 2012 bonds were used (1) to refund the Series 1997 bonds, (2) to finance and refinance capital improvements, (3) to fund a debt service reserve fund, (4) to pay capitalized interest on the Series 2012 bonds and (5) to pay the costs of issuing the Series 2012 bonds. The Series 2012 bonds were issued pursuant to a Master Trust Indenture agreement between the Commission and U.S. Bank N.A., as Bond Trustee.

These bonds were issued in two tranches: \$2,060,000 of 5.00% term bonds due January 1, 2023 with a yield of 4.25% and \$13,635,000 of 5.00% term bonds due January 1, 2048. Principal is payable annually on January 1, which commenced on January 1, 2014 and interest payments are made semi-annually on January 1 and July 1, which commenced on January 1, 2013. Pledged collateral includes gross receivables, equipment, and a deed of trust on the properties. Holders of the Series 2012 Bonds and Washington Trust Bank who financed the \$6 million credit agreement hold parity collateral positions in the pledged collateral. The bond proceeds included a \$125,495 premium that is amortized over 10 years.

Memory Care Building Note Payable

On October 6, 2017, the Corporation and Washington Trust Bank signed a \$6,000,000 credit agreement to finance the construction of the memory care building. On September 26, 2022, the Corporation and Washington Trust Bank signed a change in terms agreement. The note bears interest and is based on the regular five-year Federal Home Loan Bank Intermediate/Long Term, Fixed Advance rate (the FHLB Rate) as published by the Federal Home Loan Bank of Des Moines, plus a margin of two and one-quarter percent (2.25%). The interest rate was 6.67% for the fiscal year ending December 31, 2025 and 2024, respectively. Principal is payable monthly through October 1, 2032.

**RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 6 LONG-TERM DEBT (CONTINUED)

Memory Care Building Note Payable (Continued)

The note included issuance costs of \$127,085, which are amortized over the term of the note. Pledged collateral includes gross receivables, equipment, and a deed of trust on the properties. Holders of the Series 2012 Bonds and Washington Trust Bank who financed the \$6 million credit agreement hold parity collateral positions in the pledged collateral.

Aggregate maturities of long-term debt are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2026	\$ 715,503
2027	759,838
2028	805,736
2029	854,757
2030	905,668
Thereafter	12,558,396
Total Maturities	<u>\$ 16,599,898</u>

Interest expense consisted of the following for the years ended December 31:

	<u>2025</u>	<u>2024</u>
Interest on Bonds and Notes	\$ 943,531	\$ 984,264
Amortization - Debt Issuance Costs	25,517	25,517
Total Interest Expense	<u>\$ 969,048</u>	<u>\$ 1,009,781</u>

Restrictive Covenants

The provisions of the bond indentures contain various financial covenants. Management is not aware of any debt covenants noncompliance as of December 31, 2025.

Line of Credit

During the year ended December 31, 2013, the Corporation obtained a \$2,000,000 short-term line of credit with Washington Trust Bank which has been renewed annually since inception. As of August 1, 2023 the maximum principal amount was reduced to \$500,000. The credit line is unsecured. The maturity date is August 1, 2026. The variable interest rate on the line of credit was 6.67% and 7.50% at December 31, 2025 and 2024, respectively. Principal outstanding on this line of credit shall not exceed the lesser of \$500,000 or the maximum nonparty indebtedness permitted in the Master Trust Indenture dated December 1, 2012, that relates to the Series 2012 Bonds.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 7 NET ASSETS WITH DONOR RESTRICTIONS

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

	2025	2024
Residence Assistance Foundation Fund	\$ 754,353	\$ 669,129
Oscar and Marie Peterson Memorial Endowment	249,259	249,259
Innovia Foundation Endowment	10,000	10,000
Total Net Assets With Donor Restrictions	\$ 1,013,612	\$ 928,388

The Corporation's endowment consists of funds in the Oscar and Marie Peterson Memorial fund and Innovia Foundation. Its endowment includes donor-restricted endowment funds. Net assets associated with endowment funds, are classified and reported based on the existence or absence of donor-imposed restrictions.

Net assets with donor restrictions are comprised of investments to be held in perpetuity, the income from which is unrestricted.

The Corporation has interpreted the UPMIFA 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 Corporation 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. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as net assets without donor restrictions until those amounts are appropriated for expenditure by the Corporation, in a manner consistent with the standard of prudence prescribed by UPMIFA.

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

- Duration and preservation of the fund;
- Purpose of the Corporation and donor-restricted endowment fund;
- General economic conditions;
- Possible effects of inflation and deflation;
- Expected total return from income and the appreciation of investments;
- Other resources of the Corporation, and
- Investment policies of the Corporation.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 7 NET ASSETS WITH DONOR RESTRICTIONS (CONTINUED)

Endowments activity by net assets class for the years ended December 31 were as follows:

<u>December 31, 2025</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Endowment Assets - Beginning of Year	\$ 204,802	\$ 259,259	\$ 464,061
Investment Return:			
Investment Income	13,511	-	13,511
Net Change in Value	59,937	-	59,937
Investment Fees	<u>(9,055)</u>	-	<u>(9,055)</u>
Total Investment Return	64,393	-	64,393
Cash Disbursements	<u>(19,594)</u>	-	<u>(19,594)</u>
Endowment Assets - End of Year	<u>\$ 249,601</u>	<u>\$ 259,259</u>	<u>\$ 508,860</u>
<u>December 31, 2024</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Endowment Assets - Beginning of Year	\$ 173,478	\$ 259,259	\$ 432,737
Investment Return:			
Investment Income	13,307	-	13,307
Net Change in Value	36,029	-	36,029
Investment Fees	<u>(8,649)</u>	-	<u>(8,649)</u>
Total Investment Return	40,687	-	40,687
Cash Disbursements	<u>(9,363)</u>	-	<u>(9,363)</u>
Endowment Assets - End of Year	<u>\$ 204,802</u>	<u>\$ 259,259</u>	<u>\$ 464,061</u>

NOTE 8 INVESTMENTS AND FAIR VALUE MEASUREMENTS

The Organization's investments are held for the purpose of generating investment income and funding future operations. Investments are reported in the accompanying statement of financial position at fair value, net asset value (NAV) per share (or its equivalent), or amortized cost, depending on the nature of the investment and the applicable accounting guidance.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)

Investment Valuation Policies

Fair value is defined as the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. The Organization determines fair value using quoted prices in active markets for identical assets when available or other valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs.

Certain investments are measured using NAV per share (or its equivalent) as a practical expedient to estimate fair value. Investments measured at NAV are not classified within the fair value hierarchy.

Debt securities that the Organization has the intent and ability to hold to maturity are recorded at amortized cost, which approximates fair value due to their short-term nature or market interest rates that are consistent with those currently available.

FASB Accounting Standards Codification (ASC) 820 defines fair value as 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. FASB ASC 820 also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices in active markets for identical assets or liabilities.

Level 2 – Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in active markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities; or net assets value per share (or its equivalent) with the ability to redeem the investment in the near term.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)

Level 3 – Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

Following is a description of the valuation methodologies used for instruments measured at fair value on a recurring basis and recognized in the statement of financial position at December 31, 2025 and 2024, as well as the general classification of such instruments pursuant to the valuation hierarchy.

Cash and Cash Equivalents: Cash and cash equivalents approximate fair value due to the short maturity of such instruments. Cash and cash equivalents held by investment advisors are included in money market funds.

Investments: Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. Level 1 securities include cash and cash equivalents held for investment, exchange-traded equities and mutual funds, debt securities, and fixed income securities. If quoted market prices are not available, then fair values are estimated by using pricing models, quoted prices of securities with identical characteristics, discounted cash flows, or net asset values. In certain cases where Level 1 or Level 2 inputs are not available, securities are classified within Level 3 of the hierarchy.

Investments Measured at Net Asset Value (NAV)

The Organization holds investments in alternative investment funds that are measured at NAV as a practical expedient. These investments primarily consist of limited partnerships and commingled funds that invest in private equity, real estate, or hedge strategies. The NAV is provided by the fund managers and is based on the fair value of the underlying assets.

Investments Recorded at Amortized Cost

Investments recorded at amortized cost consist primarily of certificates of deposit and U.S. Treasury securities with original maturities of one year or less. The Organization believes the fair value of investments measured at amortized cost approximates their carrying value due to their short-term maturities and minimal credit risk

The following tables present the fair value hierarchy for those assets measured at fair value, net asset value, and amortized cost on a recurring basis at December 31:

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)

	2025			
	Level 1	Level 2	Level 3	Total
Investments Measured at Fair Value				
Cash and Cash Equivalents	\$ 1,150,816	\$ -	\$ -	\$ 1,150,816
Fixed Income Funds	3,044,469	2,169,858	-	5,214,327
Equities	11,486,047	-	-	11,486,047
Alternatives	24,819	-	-	24,819
Total Investments at Fair Value	<u>\$ 15,706,151</u>	<u>\$ 2,169,858</u>	<u>\$ -</u>	<u>\$ 17,876,009</u>
Investments measured at Net Asset Value				
Alternatives				11,796
Total Investments at Net Asset Value				<u>11,796</u>
Investments measured at Amortized Cost				
Certificates of Deposit				1,041,174
Total Investments at Amortized Cost				<u>1,041,174</u>
Total Investments				<u>\$ 18,928,979</u>
	2024			
	Level 1	Level 2	Level 3	Total
Assets:				
Cash and Cash Equivalents	\$ 1,007,054	\$ -	\$ -	\$ 1,007,054
Fixed Income Funds	3,200,898	1,702,298	-	4,903,196
Equities	10,051,218	-	-	10,051,218
Alternatives	15,943	-	-	15,943
Total Investments at Fair Value	<u>\$ 14,275,113</u>	<u>\$ 1,702,298</u>	<u>\$ -</u>	<u>\$ 15,977,411</u>
Investments measured at Net Asset Value				
Alternatives				12,346
Total Investments at Net Asset Value				<u>12,346</u>
Investments measured at Amortized Cost				
Certificates of Deposit				1,000,000
Total Investments at Amortized Cost				<u>1,000,000</u>
Total Investments				<u>\$ 16,989,757</u>

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)

The financial instruments are classified as follows in the consolidated statements of financial position at December 31:

	2025	2024
Investments	\$ 16,108,743	\$ 14,357,843
Assets Limited or Restricted as to Use	2,820,236	2,631,914
Total	\$ 18,928,979	\$ 16,989,757

Investment income (loss) for the years ended December 31 consists of the following:

	2025	2024
Interest and Dividends	\$ 595,303	\$ 551,596
Realized Gain	1,336,604	855,984
Unrealized Gain	146,688	75,276
Investment Fees	(83,357)	(75,865)
Total Investment Income	\$ 1,995,238	\$ 1,406,991

NOTE 9 RETIREMENT PLAN

Employee Retirement Plan

The Corporation maintains a safe harbor 403(b) retirement plan for all eligible employees. Riverview matches 100% of the employee's contribution up to 3% of the employee's wage and 50% of contributions over 3% up to 5% of an employee's wage. The employer match in the 403(b) plan vests immediately. For the years ended December 31, 2025 and 2024, the Corporation's contributions to the plan were \$152,817 and \$138,739, respectively.

NOTE 10 RESIDENT REVENUE

Resident revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled in exchange for providing resident care. These amounts are due from residents, third-party payors (including health insurers and government programs), and include variable consideration for retroactive revenue adjustments due to settlement of audits, reviews, and investigations. Generally, the Corporation bills the residents and third-party payors several days after the services are performed. Revenue is recognized as performance obligations are satisfied. For the years ended December 31, 2025 and 2024, approximately 4%, respectively, of resident service revenue was derived under federal and state third-party reimbursement programs.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 10 RESIDENT REVENUE (CONTINUED)

Performance obligations are determined based on the nature of the services provided by the Corporation. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected (or actual) charges. The Corporation believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to residents in the facility receiving health care services or housing residents receiving services in the facility. The Corporation considers daily services provided by the outpatient rehabilitation center, and monthly rental for housing services as a separate performance obligation and measures this on a monthly basis, or upon move-out within the month, whichever is shorter. Nonrefundable entrance fees are considered to contain a material right associated with access to future services, which is the related performance obligation. Revenue from nonrefundable entrance fees is recognized ratably in future periods covering a resident's life expectancy using a time-based measurement.

Revenue for performance obligations satisfied at a point in time is generally recognized when goods are provided to the residents and customers in a retail setting (for example, gift shop, salon, transportation, and cafeteria meals) and the Corporation does not believe it is required to provide additional goods or services related to that sale.

Because all of its performance obligations relate to contracts with a duration of less than one year, the Corporation has elected to apply the optional exemption provided in FASB ASC 606-10-50-14(a) and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period.

The Corporation determines the transaction price based on standard charges for goods and services provided, reduced by contractual adjustments provided to third-party payors, discounts provided to uninsured patients in accordance with the Corporation's policy and/or implicit price concessions provided to residents. The Corporation determines its estimates of contractual adjustments based on contractual agreements, its policies, and historical experience. The Corporation determines its estimate of implicit price concessions based on its historical collection experience.

The Corporation recognizes the majority of its revenues over a period of time from its payors based on fees for services performed. Agreements with third-party payors typically provide for payments at amounts less than established charges. A summary of the payment arrangements with major third-party payors follows:

Medicare

The outpatient rehabilitation center participates in the Medicare program. This federal program is administered by the Centers for Medicare and Medicaid Services (CMS).

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 10 RESIDENT REVENUE (CONTINUED)

Medicare (Continued)

The outpatient rehabilitation center is paid under Medicare Part B with referral by a primary care provider. Rehabilitation facilities licensed for participation in the Medicare and Medical Assistance programs are subject to a six-year licensure renewal.

Medicaid

The assisted living facilities participate in the Medicaid program administered by the Washington State Department of Social and Health Services.

Other

Payment agreements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations provide for payment using prospectively determined daily rates.

Settlements with third-party payors for retroactive adjustments due to audits, reviews, or investigations are considered variable consideration and are included in the determination of the estimated transaction price for providing patient care.

These settlements are estimated based on the terms of the payment agreement with the payor, correspondence from the payor, and the Corporation's historical settlement activity, including an assessment to ensure that it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur when the uncertainty associated with the retroactive adjustment is subsequently resolved. Estimated settlements are adjusted in future periods as adjustments become known (that is, new information becomes available), or as years are settled or are no longer subject to such audits, reviews, and investigations. Adjustments arising from a change in an implicit price concession impacting transaction price, were not significant in 2025 or 2024.

Generally, residents who are covered by third-party payors are responsible for related deductibles and coinsurance, which vary in amount. The Corporation estimates the transaction price for residents with deductibles and coinsurance based on historical experience and current market conditions. The initial estimate of the transaction price is determined by reducing the standard charge by any contractual adjustments, discounts, and implicit price concessions. Subsequent charges to the estimate of the transaction price are generally recorded as adjustments to resident and client services revenue in the period of the change. Additional revenue recognized due to changes in its estimates of implicit price concessions, discounts, and contractual adjustments were not considered material for the years ended December 31, 2025 or 2024. Subsequent changes that are determined to be the result of an adverse change in the resident's ability to pay are recorded as provision for uncollectible accounts and were not considered material for the years ended December 31, 2025 and 2024.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 10 RESIDENT REVENUE (CONTINUED)

The Corporation has determined that the nature, amount, timing, and uncertainty of revenue and cash flows are affected by the following factors: payors, geography, service lines, method of reimbursement, and timing of when revenue is recognized. Tables providing details of these factors are presented below.

The composition of service fees and health care revenue by service line for the years ended December 31 consisted of the following:

	2025	2024
Independent Living	3,569,013	\$ 3,389,727
Assisted Living	9,043,647	7,561,759
Rehabilitation Center	610,658	495,353
Memory Care	2,334,541	1,954,634
Total Resident Revenue	\$ 15,557,859	\$ 13,401,473

The composition of service fees and health care revenue by primary payor for the years ended December 31 consisted of the following:

	2025	2024
Private Payors	\$ 14,915,729	\$ 12,922,260
Third-Party Payors	642,130	479,213
Total Resident Revenue	\$ 15,557,859	\$ 13,401,473

Revenue from resident and patient deductibles and coinsurance are included in the categories presented above based on the primary payor.

The opening and closing balances of deferred revenue were as follows:

	Deferred Revenue
Balance as of January 1, 2024	\$ 4,017,840
Balance as of December 31, 2024	4,646,578
Balance as of December 31, 2025	5,010,139

Financing Component

The Corporation has elected the practical expedient allowed under FASB ASC 606-10-32-18 and does not adjust the promised amount of consideration from residents and third-party payors for the effects of a significant financing component due to the Corporation's expectation that the period between the time the service is provided to a resident and the time that the resident or a third-party payor pays for that service will be one year or less. However, the Corporation does, in certain instances, enter into payment agreements with residents that allow payments in excess of one year. For those cases, the financing component is not deemed to be significant to the contract.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 10 RESIDENT REVENUE (CONTINUED)

Contract Costs

The Corporation has applied the practical expedient provided by FASB ASC 340-40-25-4 and all incremental customer contract acquisition costs are expensed as they are incurred as the amortization period of the asset that the Corporation otherwise would have recognized is one year or less in duration.

NOTE 11 FUNCTIONAL EXPENSES

The financial statements report certain expense categories that are attributable to more than one life plan service or support function. Therefore, these expenses require an allocation on a reasonable basis that is consistently applied. Costs not directly attributable to a function, including depreciation, interest, and other occupancy costs, are allocated to a function based on a square-footage or units-of-service basis. Allocated life plan services costs not allocated on a units-of-service basis are otherwise allocated based on revenue.

Functional expenses consisted of the following for the years ended December 31:

	2025		
	Program Services	Management and General	Total
Salaries and Benefits	\$ 7,447,788	\$ 2,496,508	\$ 9,944,296
Purchased Services	1,008,287	167,843	1,176,130
Supplies	340,164	179,326	519,490
Depreciation	2,125,040	708,347	2,833,387
Interest	920,595	48,453	969,048
Taxes and Insurance	654,524	17,138	671,662
Other	2,314,241	710,770	3,025,011
Total Expenses	<u>\$ 14,810,639</u>	<u>\$ 4,328,385</u>	<u>\$ 19,139,025</u>
	2024		
	Program Services	Management and General	Total
Salaries and Benefits	\$ 6,349,683	\$ 2,063,364	\$ 8,413,047
Purchased Services	733,274	205,834	939,108
Supplies	314,254	121,910	436,164
Depreciation	2,114,141	704,714	2,818,855
Interest	959,292	50,489	1,009,781
Taxes and Insurance	598,298	16,298	614,596
Other	2,165,848	768,826	2,934,674
Total Expenses	<u>\$ 13,234,790</u>	<u>\$ 3,931,435</u>	<u>\$ 17,166,225</u>

**RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 12 COMMITMENTS AND CONTINGENCIES

The Corporation is party to various claims and legal actions in the normal course of business. In the opinion of management, the Corporation has substantial meritorious defenses to pending or threatened litigation and based upon current facts and circumstances, the resolution of these matters is not expected to have a material adverse effect on the financial position of the Corporation.

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
YEAR ENDED DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

ASSETS	Riverview Retirement Community	Foundation	Eliminations	Total
CURRENT ASSETS				
Cash and Cash Equivalents	\$ 1,057,178	\$ -	\$ -	\$ 1,057,178
Investments	16,108,743	-	-	16,108,743
Accounts Receivable, Net	355,259	-	-	355,259
Prepaid Expenses and Other Assets	251,521	-	-	251,521
Total Current Assets	<u>17,772,701</u>	<u>-</u>	<u>-</u>	<u>17,772,701</u>
ASSETS LIMITED OR RESTRICTED AS TO USE				
Restricted for Debt Service and Reserve	1,554,567	-	-	1,554,567
Other Assets Limited or Restricted as to Use	511,316	754,353	-	1,265,669
Total Assets Limited or Restricted as to Use	<u>2,065,883</u>	<u>754,353</u>	<u>-</u>	<u>2,820,236</u>
PROPERTY, BUILDINGS, AND EQUIPMENT, NET	<u>29,650,217</u>	<u>-</u>	<u>-</u>	<u>29,650,217</u>
Total Assets	<u><u>\$ 49,488,801</u></u>	<u><u>\$ 754,353</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 50,243,154</u></u>
LIABILITIES AND NET ASSETS (DEFICIT)				
CURRENT LIABILITIES				
Accounts Payable	\$ 602,264	\$ -	\$ -	\$ 602,264
Accrued Payroll and Related Liabilities	665,677	-	-	665,677
Accrued Interest	346,952	-	-	346,952
Applicants' Deposits	158,000	-	-	158,000
Patient Trust Liability	2,456	-	-	2,456
Current Maturities of Long-Term Debt	715,503	-	-	715,503
Current Portion of Entrance Fees Refundable Upon Re-Occupancy	1,265,595	-	-	1,265,595
Total Current Liabilities	<u>3,756,447</u>	<u>-</u>	<u>-</u>	<u>3,756,447</u>
LONG-TERM LIABILITIES				
Long-Term Debt, Net	15,462,072	-	-	15,462,072
Entrance Fees Refundable Upon Re-Occupancy, Net of Current Portion	37,827,379	-	-	37,827,379
Deferred Revenue from Nonrefundable Entrance Fees	5,010,139	-	-	5,010,139
Deferred Compensation Payable	-	-	-	-
Total Long-Term Liabilities	<u>58,299,590</u>	<u>-</u>	<u>-</u>	<u>58,299,590</u>
Total Liabilities	<u>62,056,037</u>	<u>-</u>	<u>-</u>	<u>62,056,037</u>
NET ASSETS (DEFICIT)				
Without Donor Restrictions:				
Board Designations	(12,826,495)	-	-	(12,826,495)
With Donor Restrictions	259,259	754,353	-	1,013,612
Total Net Assets (Deficit)	<u>(12,567,236)</u>	<u>754,353</u>	<u>-</u>	<u>(11,812,883)</u>
Total Liabilities and Net Assets (Deficit)	<u><u>\$ 49,488,801</u></u>	<u><u>\$ 754,353</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 50,243,154</u></u>

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
YEAR ENDED DECEMBER 31, 2024
(SEE INDEPENDENT AUDITORS' REPORT)

ASSETS	Riverview Retirement Community	Foundation	Eliminations	Total
CURRENT ASSETS				
Cash and Cash Equivalents	\$ 2,330,986	\$ -	\$ -	\$ 2,330,986
Investments	14,357,843	-	-	14,357,843
Accounts Receivable, Net	174,397	9,400	-	183,797
Prepaid Expenses and Other Assets	194,122	-	-	194,122
Total Current Assets	<u>17,057,348</u>	<u>9,400</u>	<u>-</u>	<u>17,066,748</u>
ASSETS LIMITED OR RESTRICTED AS TO USE				
Restricted for Debt Service and Reserve	1,497,609	-	-	1,497,609
Other Assets Limited or Restricted as to Use	466,576	667,729	-	1,134,305
Total Assets Limited or Restricted as to Use	<u>1,964,185</u>	<u>667,729</u>	<u>-</u>	<u>2,631,914</u>
PROPERTY, BUILDINGS, AND EQUIPMENT, NET	<u>29,175,881</u>	<u>-</u>	<u>-</u>	<u>29,175,881</u>
Total Assets	<u>\$ 48,197,414</u>	<u>\$ 677,129</u>	<u>\$ -</u>	<u>\$ 48,874,543</u>
LIABILITIES AND NET ASSETS (DEFICIT)				
CURRENT LIABILITIES				
Accounts Payable	\$ 273,126	\$ -	\$ -	\$ 273,126
Accrued Payroll and Related Liabilities	773,212	-	-	773,212
Accrued Interest	356,209	-	-	356,209
Applicants' Deposits	116,500	-	-	116,500
Patient Trust Liability	2,515	-	-	2,515
Current Maturities of Long-Term Debt	673,081	-	-	673,081
Current Portion of Entrance Fees Refundable Upon Re-Occupancy	1,577,535	-	-	1,577,535
Total Current Liabilities	<u>3,772,178</u>	<u>-</u>	<u>-</u>	<u>3,772,178</u>
LONG-TERM LIABILITIES				
Long-Term Debt, Net	16,146,804	-	-	16,146,804
Entrance Fees Refundable Upon Re-Occupancy, Net of Current Portion	35,258,222	-	-	35,258,222
Deferred Revenue from Nonrefundable Entrance Fees	4,646,578	-	-	4,646,578
Deferred Compensation Payable	-	-	-	-
Total Long-Term Liabilities	<u>56,051,604</u>	<u>-</u>	<u>-</u>	<u>56,051,604</u>
Total Liabilities	<u>59,823,782</u>	<u>-</u>	<u>-</u>	<u>59,823,782</u>
NET ASSETS (DEFICIT)				
Without Donor Restrictions:				
Board Designations	(11,885,627)	-	8,000	(11,877,627)
With Donor Restrictions	259,259	677,129	(8,000)	928,388
Total Net Assets (Deficit)	<u>(11,626,368)</u>	<u>677,129</u>	<u>-</u>	<u>(10,949,239)</u>
Total Liabilities and Net Assets (Deficit)	<u>\$ 48,197,414</u>	<u>\$ 677,129</u>	<u>\$ -</u>	<u>\$ 48,874,543</u>

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)
YEAR ENDED DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

	Riverview Retirement Community		Foundation		Eliminations	Total
	Without Donor Restrictions	With Donor Restrictions	Without Donor Restrictions	With Donor Restrictions		
REVENUE						
Resident Service Revenue, Net	\$ 15,199,316	\$ -	\$ -	\$ -	\$ -	\$ 15,199,316
Entrance Fees Earned	639,768	-	-	-	-	639,768
Gain (Loss) on Fair Market Value Refund of Residency Agreements	(528,320)	-	-	-	-	(528,320)
Termination Income from Nonrefundable Portion of Residency Agreements	247,095	-	-	-	-	247,095
Tenant Reimbursements	205,623	-	-	-	-	205,623
Investment Income (Loss), Net	1,896,969	-	-	98,269	-	1,995,238
Contributions	105,312	-	-	44,010	-	149,322
Gain (Loss) on Disposal of Assets	8,625	-	-	-	-	8,625
Grant Revenue	-	-	-	-	-	-
Other Revenue	423,769	-	-	(65,055)	-	358,714
Total Revenue	18,198,157	-	-	77,224	-	18,275,381
EXPENSES						
Health Services	5,890,456	-	-	-	-	5,890,456
Recreational Therapy Services	283,491	-	-	-	-	283,491
Chaplaincy Services	95,341	-	-	-	-	95,341
Dining Services	2,218,600	-	-	-	-	2,218,600
Environmental Services	772,804	-	-	-	-	772,804
Plant Operations and Security	2,387,195	-	-	-	-	2,387,195
Fiscal and Administration	3,017,041	-	-	-	-	3,017,041
Interest Expense	969,048	-	-	-	-	969,048
Taxes and Insurance	671,662	-	-	-	-	671,662
Depreciation	2,833,387	-	-	-	-	2,833,387
Total Expenses	19,139,025	-	-	-	-	19,139,025
CHANGE IN NET ASSETS (DEFICIT)	(940,868)	-	-	77,224	-	(863,644)
Net Assets (Deficit) - Beginning of Year	(11,885,627)	259,259	-	677,129	-	(10,949,239)
NET ASSETS (DEFICIT) - END OF YEAR	\$ (12,826,495)	\$ 259,259	\$ -	\$ 754,353	\$ -	\$ (11,812,883)

RIVERVIEW LUTHERAN RETIREMENT COMMUNITY OF SPOKANE
DBA: RIVERVIEW RETIREMENT COMMUNITY
CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)
YEAR ENDED DECEMBER 31, 2024
(SEE INDEPENDENT AUDITORS' REPORT)

	Riverview Retirement Community		Foundation		Eliminations	Total
	Without Donor Restrictions	With Donor Restrictions	Without Donor Restrictions	With Donor Restrictions		
REVENUE						
Resident Service Revenue, Net	\$ 12,631,274	\$ -	\$ -	\$ -	\$ -	\$ 12,631,274
Entrance Fees Earned	576,269	-	-	-	-	576,269
Gain (Loss) on Fair Market Value Refund of Residency Agreements	-	-	-	-	-	-
Termination Income from Nonrefundable Portion of Residency Agreements	193,930	-	-	-	-	193,930
Tenant Reimbursements	192,451	-	-	-	-	192,451
Investment Income (Loss), Net	1,334,637	-	-	72,354	-	1,406,991
Contributions	65,908	-	-	28,245	(8,000)	86,153
Gain (Loss) on Disposal of Assets	24,620	-	-	-	-	24,620
Grant Revenue	-	-	-	-	-	-
Other Revenue	399,261	-	-	-	-	399,261
Total Revenue	15,418,350	-	-	100,599	(8,000)	15,510,949
EXPENSES						
Health Services	4,692,064	-	-	-	-	4,692,064
Recreational Therapy Services	304,127	-	-	-	-	304,127
Chaplaincy Services	102,102	-	-	-	-	102,102
Dining Services	2,054,285	-	-	-	-	2,054,285
Environmental Services	639,750	-	-	-	-	639,750
Plant Operations and Security	2,296,636	-	-	-	-	2,296,636
Fiscal and Administration	2,642,029	-	-	-	(8,000)	2,634,029
Interest Expense	1,009,781	-	-	-	-	1,009,781
Taxes and Insurance	614,596	-	-	-	-	614,596
Depreciation	2,818,855	-	-	-	-	2,818,855
Total Expenses	17,174,225	-	-	-	(8,000)	17,166,225
CHANGE IN NET ASSETS (DEFICIT)	(1,755,875)	-	-	100,599	-	(1,655,276)
Net Assets (Deficit) - Beginning of Year	(10,129,752)	259,259	-	576,530	-	(9,293,963)
NET ASSETS (DEFICIT) - END OF YEAR	\$ (11,885,627)	\$ 259,259	\$ -	\$ 677,129	\$ -	\$ (10,949,239)



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