ALIVE HOSPICE, INC.

Financial Statements

December 31, 2018 and 2017

(With Independent Auditors' Report Thereon)

ALIVE HOSPICE, INC.

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INDEPENDENT AUDITORS' REPORT

The Board of Directors of
Alive Hospice, Inc.:

We have audited the accompanying financial statements of Alive Hospice, Inc. (the "Organization"), which comprise the statements of financial position as of December 31, 2018 and 2017, and the related statements of operations and changes in net assets, and cash flows for the years then ended, and the related notes to the financial statements.

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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Alive Hospice, Inc. as of December 31, 2018 and 2017, 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.

LBMC, PC

Brentwood, Tennessee
May 28, 2019

ALIVE HOSPICE, INC.

Statements of Financial Position

December 31, 2018 and 2017

Assets

	2018	2017
Current assets:		
Cash and cash equivalents	$ 6,888,325	$ 5,757,640
Restricted cash	253,916	323,665
Patient accounts receivable, net	2,589,432	2,986,773
Pledges receivable, net	627,070	830,376
Prepaid expenses	255,051	287,004
Other current assets	239,170	180,097
Total current assets	10,852,964	10,365,555
Pledges receivable, net, excluding current portion	1,297,176	2,050,283
Investments	1,890,511	2,123,707
Property and equipment, net	21,671,831	22,417,490
Goodwill	554,293	554,293
Investment in joint venture	1,000	1,000
	$ 36,267,775	$ 37,512,328

Liabilities and Net Assets

	2018	2017
Current liabilities:		
Current portion of long-term debt	$ 97,810	$ 53,960
Accounts payable	622,082	638,971
Accrued expenses and other liabilities	1,761,285	1,615,297
Total current liabilities	2,481,177	2,308,228
Long-term debt, excluding current portion	3,034,532	4,616,893
Other long-term liabilities	104,684	146,284
Total liabilities	5,620,393	7,071,405
Net assets:		
Without donor restrictions		
Undesignated	28,143,267	27,632,176
Board designated	476,679	520,481
Total net assets without donor restrictions	28,619,946	28,152,657
With donor restrictions	2,027,436	2,288,266
Total net assets	30,647,382	30,440,923
	$ 36,267,775	$ 37,512,328

See accompanying notes to the financial statements.

ALIVE HOSPICE, INC.

Statements of Operations and Changes in Net Assets

Years ended December 31, 2018 and 2017

	2018	2017
Net assets without donor restrictions:		
Revenue:		
Net patient service revenue	$ 29,644,922	$ 28,965,890
Contributions and fundraising	3,550,051	1,905,872
Investment income	79,244	63,516
Net realized gain on investments	17,135	2,981
Other revenue	82,634	89,341
Net assets released from restriction used for operations	398,183	6,135,548
Total operating revenue	33,772,169	37,163,148
Operating expenses:		
Salaries and wages	18,873,612	17,887,364
Employee benefits	3,901,166	3,589,558
Contract labor	680,440	475,754
Purchased services	1,327,233	1,317,580
Pharmacy and medical supplies	2,618,078	2,658,046
Occupancy and equipment	1,897,307	1,808,552
Other	2,219,296	2,127,558
Depreciation	1,173,118	801,010
Provision for uncollectible accounts	137,710	111,559
Interest	128,155	84,660
Total operating expenses	32,956,115	30,861,641
Excess of revenues over expenses	816,054	6,301,507
Non-operating revenue (expenses):		
Net unrealized gain (loss) on investments	(92,202)	71,467
Interest expense	(63,569)	(15,101)
Depreciation expense	(61,703)	(10,284)
Net assets released from restriction used for Alive Institute	45,278	85,587
Other expenses, net	(176,569)	(200,904)
Total non-operating expenses	(348,765)	(69,235)
Change in net assets without donor restrictions	467,289	6,232,272
Net assets with donor restrictions:		
Contributions, net	285,178	549,674
Investment income	21,019	18,255
Net realized and unrealized gains (losses) on investments	(123,566)	136,928
Net assets released from restriction used for operations	(398,183)	(6,135,548)
Net assets released from restriction used for Alive Institute	(45,278)	(85,587)
Change in net assets with donor restrictions	(260,830)	(5,516,278)
Change in net assets	206,459	715,994
Net assets at beginning of year	30,440,923	29,724,929
Net assets at end of year	$ 30,647,382	$ 30,440,923

See accompanying notes to the financial statements.

ALIVE HOSPICE, INC.

Statements of Cash Flows

Years ended December 31, 2018 and 2017

	2018	2017
Cash flows from operating activities:		
Change in net assets	$ 206,459	$ 715,994
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,234,821	811,294
Loss on disposal of equipment	-	(38)
Net realized and unrealized (gains) losses on investments	198,633	(211,376)
Provision for uncollectible accounts	137,710	111,559
Restricted long-term contributions received	-	(5,000)
Changes in assets and liabilities:		
Patient accounts receivable	259,631	(818,412)
Pledges receivable	956,413	1,060,138
Prepaid expenses	31,953	(35,374)
Other current assets	(59,073)	(109,148)
Accounts payable	(16,889)	(678,871)
Accrued expenses and other liabilities	104,388	216,118
Net cash provided by operating activities	3,054,046	1,056,884
Cash flows from investing activities:		
Proceeds from sale of investments	653,443	632,383
Purchases of investments	(618,880)	(597,799)
Purchases of property and equipment	(489,162)	(8,607,477)
Withdrawals from restricted cash	69,749	167,288
Net cash used by investing activities	(384,850)	(8,405,605)
Cash flows from financing activities:		
Proceeds from long-term debt	-	5,175,000
Payments of long-term debt	(1,538,511)	(504,147)
Proceeds from restricted long-term contributions	-	5,000
Net cash provided (used) by financing activities	(1,538,511)	4,675,853
Increase (decrease) in cash and cash equivalents	1,130,685	(2,672,868)
Cash and cash equivalents at beginning of year	5,757,640	8,430,508
Cash and cash equivalents at end of year	$ 6,888,325	$ 5,757,640
Supplemental disclosure of cash flow information - cash paid for interest	$ 194,890	$ 119,208
Supplemental disclosure of non-cash investing activity - tenant improvements	$ -	$ 187,884

See accompanying notes to the financial statements.

(1) Nature of activities

Alive Hospice, Inc. (the "Organization"), provides medical, psychological, and spiritual care to terminally ill patients and their families, located primarily in Middle Tennessee.

In June 2017, the Organization opened The Residence at Alive Hospice - Murfreesboro, a 10 bed inpatient facility in Murfreesboro, Tennessee.

(2) Summary of significant accounting policies

The financial statements of the Organization are presented on the accrual basis. The significant accounting policies followed are described below.

(a) Recently adopted accounting pronouncement

In August 2016, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2016-14, *Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities,* to improve the current net asset classification requirements and the information presented in financial statements and notes about a not-for-profit entity's liquidity, financial performance and cash flows. The Organization adopted this ASU for the fiscal year ended December 31, 2018 and has applied the provisions retrospectively.

(b) Basis of presentation

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

Net assets without donor restrictions - Net assets that are not restricted by donor-imposed restrictions. The net assets without donor restrictions are comprised of Board designated and unrestricted amounts. Board designated net assets are designated for various purposes based on the direction of the Organization's Board of Directors, and are not specified as an endowment.

Net assets with donor restrictions - Net assets resulting from contributions and other inflows of net assets whose use by the Organization is limited by donor-imposed restrictions. Net assets with donor restrictions at December 31, 2018 and 2017 represent pledges receivable, accumulated earnings on endowment funds, donor-restricted funds designated for various programs offered by the Organization, and donor-restricted gifts that have been invested and are to be maintained in perpetuity, the earnings of which are also restricted to support various programs offered by the Organization.

(c) Cash and cash equivalents

Cash and cash equivalents consist of bank deposits in accounts that are federally insured up to $250,000. The Organization considers all highly liquid investments with original maturities of less than three months to be cash equivalents.

At December 31, 2018 and 2017, and at times during the year, deposits exceeded the federally insured limits. However, management monitors the soundness of the financial institutions and feels the Organization's risk is negligible.

(d) Patient accounts receivable

The patient accounts receivable balance represents the unpaid amounts billed to patients and third-party payors. Contractual adjustments, discounts, and an allowance for uncollectible accounts are recorded to report receivables for patient care services at net realizable value. Past due receivables are determined based on contractual terms. The Organization does not accrue interest on any of its accounts receivable. As of December 31, 2018 and 2017, approximately 83%, respectively, of the Organization's patient accounts receivable are from Medicare and Medicaid.

(e) Allowance for uncollectible accounts

The allowance for uncollectible accounts is determined by management based upon the Organization's historical losses, specific patient circumstances, and general economic conditions. Periodically, management reviews patient accounts receivable and records an allowance based on current circumstances, and charges off the receivable against the allowance when all attempts to collect the receivable are deemed to have failed in accordance with the internal collection policy. Management believes the allowance of $394,813 and $424,853 as of December 31, 2018 and 2017, respectively, is adequate to cover potential losses from uncollectible accounts.

(f) Pledges receivable

Pledges receivable represent the remaining balance of unconditional promises to give that have not yet been paid. Pledges that are expected to be collected within one year or less are recorded at net realizable value. For pledges that are expected to be collected beyond one year, management has determined the difference between net realizable value and the present value of their estimated future cash flows and recorded a discount on pledges receivable for this amount. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

(g) Investments

All investments are valued at their fair values in the statements of financial position. Unrealized gains and losses are included in the change in net assets.

(h) Property and equipment

Property and equipment are stated at cost or, if donated to the Organization, at their fair value at the date of gift. Depreciation is provided over the assets' estimated useful lives using the straight-line method. Additions and improvements over $500 are capitalized; expenditures for routine maintenance are charged to operations. Depreciation is provided over the estimated useful lives of the various classes of assets on the straight-line method (buildings and improvements, 32-40 years; office furniture and equipment, 3-15 years).

Gifts of long-lived assets such as land, buildings, and equipment are reported as unrestricted support unless explicit donor restrictions specify how the donated assets are to be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash and other assets that must be used to acquire long-lived assets are recognized as revenue when the assets are placed in service.

(i) Goodwill

Goodwill represents the excess of the purchase price over the fair value of net assets of businesses acquired. The carrying amount of goodwill is reviewed annually to determine if facts and circumstances suggest that assets may be impaired. As of December 31, 2018 and 2017, management believes that no impairment existed.

(j) Investment in joint venture

The Organization accounts for its investment in a joint venture using the cost method. Under the cost method, the investment is recorded at cost and subsequent distributions from the joint venture are treated as a reduction of the investment.

(k) Net patient service revenue

Net patient service revenue is reported at the estimated net realizable amounts from patients, third-party payors, and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors. Approximately 93% and 96% of the Organization's net patient service revenue was derived from the Medicare and Medicaid programs for the years ended December 31, 2018 and 2017, respectively.

Provisions for estimated third-party payor settlements have been made in the financial statements for estimated contractual adjustments, representing the difference between the standard charges for services and estimated total payments to be received from third-party payors. These estimates are adjusted in future periods as final settlements are determined.

The Organization, like other healthcare providers, may be subject to investigations, regulatory action, lawsuits, and claims arising out of the conduct of its business, including the interpretation of laws and regulations governing the Medicare and Medicaid programs and other third-party payor agreements. At this time, no specific alleged violations, claims, or assessments have been made. Management intends to fully cooperate with any governmental agencies in requests for information. Noncompliance with laws and regulations can make the Organization subject to regulatory action, including fines, penalties, and exclusion from the Medicare and Medicaid programs.

Hospice organizations are subject to two specific payment limit caps under the Medicare program. One limit relates to inpatient care days that exceed 20% of the total days of hospice care provided for the year. The Organization did not exceed the 20% cap related to inpatient days in 2018 and 2017. The second limit relates to an aggregate Medicare reimbursement cap calculated by the Medicare fiscal intermediary. The Organization did not exceed the Medicare cap for the years ended December 31, 2018 and 2017.

(l) Nursing home costs

Patients may reside in their own home or in a facility. The Organization contracts with nursing homes to provide room and board services to its Medicaid patients. The Organization is obligated to bill Medicaid and to pay the nursing home for their room and board services for those Medicaid eligible patients. Medicaid pays the Organization 95% of the facility daily rate less the patient's liability amount. The Organization pays the nursing home 100% of the Medicaid daily rate less the patient's liability amount. Medicaid nursing home costs are offset by Medicaid nursing home reimbursements, and the net amount is included in purchased services in the accompanying statements of operations and changes in net assets. In 2018, the Medicaid nursing home costs totaled $1,405,477 while nursing home reimbursement totaled $1,405,532. In 2017, the Medicaid nursing home costs totaled $1,573,073 while nursing home reimbursement totaled $1,521,642.

(m) Charity care

The Organization has a policy of providing charity care to patients who are unable to pay. Such patients are identified based on financial information obtained from the patient and subsequent analysis. The estimated cost of charity care was approximately $1,586,000 and $938,000 for the years ended December 31, 2018 and 2017, respectively. The cost estimate was based on the organization-wide cost to charge ratio.

(n) Contributions

Contributions are recognized when cash, other assets or an unconditional promise to give is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met.

Gifts of cash and other assets are reported 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 operations and changes in net assets as net assets released from restriction.

If a restriction is fulfilled in the same accounting period in which the contribution is received, the contribution is reported as increases in net assets without donor restrictions.

In-kind contributions are recorded based on their estimated fair value at the date of donation. During 2018 and 2017, the Organization received approximately $20,000 and $42,000 of in-kind contributions, respectively.

(o) Income taxes

The Organization is exempt from income taxes under the provisions of Internal Revenue Code Section 501(c)(3), and, accordingly, no provision for income taxes is included in the financial statements.

As of December 31, 2018 and 2017, the Organization has accrued no interest and no penalties related to uncertain tax positions. It is the Organization's policy to recognize interest and/or penalties related to income tax matters in income tax expense. The Organization files a U.S. Federal information tax return.

(p) Long-lived assets

Management evaluates the recoverability of the investment in long-lived assets on an ongoing basis and recognizes any impairment in the year of determination. It is reasonably possible that relevant conditions could change in the near term and necessitate a change in management's estimate of the recoverability of these assets.

(q) Performance indicator

Excess of revenue over expenses reflected in the accompanying statements of operations and changes in net assets is a performance indicator.

(r) Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States ("GAAP") 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. Actual results could differ from those estimates.

(s) New accounting pronouncement

In May 2014, the FASB issued ASU No. 2014-09, *Revenue from Contracts with Customers* (Topic 606) ("ASU 2014-09"), which will eliminate the transaction and industry-specific revenue recognition guidance under current GAAP and replace it with a principles-based approach. ASU 2014-09 affects any entity that either enters into contracts with customers to transfer goods or services or enters into contracts for the transfer of nonfinancial assets unless those contracts are within the scope of other standards. The core principle of the guidance in ASU 2014-09 is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services

The five step model defined by ASU 2014-09 requires the entity to: (i) identify the contract(s) with a customer, (ii) identify the performance obligations in the contract, (iii) determine the transaction price, (iv) allocate the transaction price to the performance obligations in the contract and (v) recognize revenue when (or as) the entity satisfies a performance obligation. The FASB has also issued several ASUs to provide entities further clarity on the application of ASU 2014-09. ASU 2014-09 additionally enhances the required disclosures surrounding the nature, amount, timing and uncertainty of revenues and the associated cash flows. ASU 2014-09 may be applied retrospectively to each period (full retrospective) or retrospectively with the cumulative effect recognized as of the date of initial application (modified retrospective). ASU 2014-09, as amended, is effective beginning January 1, 2019 and management of the Organization is currently evaluating the impact adoption will have on its financial statements and disclosures.

(t) Reclassifications

Certain reclassifications have been made to the 2017 financial statements in order for them to conform to the 2018 presentation. With the adoption of ASU 2016-14, the Organization reclassified $5,606,915 for the year ended December 31, 2017 from net assets with donor restrictions to net assets without donor restrictions related to contributions and unconditional promises to give for assets placed in service during 2017. The Organization also reclassified $674,679 from net assets with donor restrictions to net assets without donor restrictions at December 31, 2017 to beginning net assets at December 31, 2017 for assets placed into service prior to 2017. These reclassifications represent the remaining amounts included in net assets with donor restrictions for assets placed in service in previous years, net of applicable discounts and allowances for doubtful pledges. These reclassifications have no effect on total net assets or changes in net assets as previously reported.

(u) Events occurring after reporting date

The Organization has evaluated events and transactions that occurred between December 31, 2018 and May 28, 2019, which is the date that the financial statements were available to be issued, for possible recognition or disclosure in the financial statements.

(3) Restricted cash

At December 31, 2018 and 2017, restricted cash represents donor contributions collected that are restricted for use on the Murfreesboro, Tennessee inpatient facility. The 2018 and 2017 balances represent contributions collected that will be applied to the related construction note (see Note 12).

(4) Patient accounts receivable

At December 31, 2018 and 2017, accounts receivable consists of the following by payor type:

	2018	2017
Medicare	$ 2,664,913	$ 2,688,850
Medicaid	855,545	846,973
Commercial and other	859,150	836,133
	4,379,608	4,371,956
Allowance for doubtful accounts	(394,813)	(424,853)
Medicare periodic interim payment program	(1,395,363)	(960,330)
	$ 2,589,432	$ 2,986,773

(5) Pledges receivable

The Organization recognizes unconditional promises to give at fair value in the period the promise is made. Pledges receivable are scheduled to be received over the following periods at December 31, 2018 and 2017:

	2018	2017
Less than one year	$ 675,628	$ 892,877
One to five years	1,483,983	2,334,100
Total pledges receivable	2,159,611	3,226,977
Allowance for uncollectible pledges	(101,251)	(146,343)
Discount on pledges	(134,114)	(199,975)
	$ 1,924,246	$ 2,880,659

For 2018 and 2017, a rate of 1.60% was used to determine the estimated discount on the pledges receivable. An allowance for uncollectible pledges receivable has also been established based upon management's judgment including such factors as prior collection history, type of contribution, credit standing of applicable donors and nature of the fundraising activity.

(6) Investments

Investments are recorded at fair value and consisted of the following at December 31, 2018 and 2017:

	2018	2017
Money market funds	$ 86,594	$ 60,145
Bond funds	412,278	447,386
Equity mutual funds	1,172,450	1,355,029
Other mutual funds	219,189	261,147
	$ 1,890,511	$ 2,123,707

The following schedule summarizes the investment income (loss) for 2018 and 2017:

	2018	2017
Interest and dividend income	$ 119,534	$ 100,998
Investment expenses	(19,271)	(19,227)
Realized gains (losses) on investments	52,914	(73)
Unrealized gains (losses) on investments	(251,547)	211,449
	$ (98,370)	$ 293,147

Investment securities are exposed to various risks, such as interest rate, market, and credit. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in risks in the near term would result in material changes in the fair value of investments and net assets of the Organization.

(7) Fair value measurements

U.S. GAAP defines fair value as the price that would be received for an asset or paid to transfer a liability (an exit price) in the Organization's principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

A fair value hierarchy requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The guidance describes three levels of inputs that may be used to measure fair value:

Level 1: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date. The fair values of money market funds, bond funds and mutual funds that are readily marketable are determined by obtaining quoted prices on nationally recognized securities exchanges.

Level 2: Significant other observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data. The Organization has no assets or liabilities measured at fair value using Level 2 inputs.

Level 3: Significant unobservable inputs that reflect a reporting entity's own assumptions about the assumptions that market participants would use in pricing an asset or liability. The Organization has no assets or liabilities measured at fair value using Level 3 inputs.

In many cases, a valuation technique used to measure fair value includes inputs from multiple levels of the fair value hierarchy. The lowest level of significant input determines the placement of the entire fair value measurement in the hierarchy.

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

The only assets of the Organization reported at fair value are investments, which are all considered Level 1 within the fair value hierarchy.

(8) Investment in joint venture

During 2015, the Organization entered into a participation agreement with Music City Kidney Care Alliance, LLC and paid $1,000 in cash for a 1% ownership interest. No distributions were made from the joint venture during 2018 or 2017.

(9) Funds with Community Foundation of Middle Tennessee

The Organization has an agency endowment fund with the Community Foundation of Middle Tennessee (the "Community Foundation"). Earnings on this fund are designated for general operations and programs of the Organization. Total funds held by the Community Foundation, which are excluded from the assets of the Organization, amounted to $100,613 and $109,292 at December 31, 2018 and 2017, respectively. The Organization receives a 5% distribution annually from the fund.

The Organization also has an endowment fund with the Community Foundation. Total funds held by the Community Foundation, which are excluded from the assets of the Organization, amounted to $338,124 and $381,019 at December 31, 2018 and 2017, respectively. The Organization receives a 4% to 6% distribution annually from the fund.

During 2017, the Organization established an employee assistance fund with the Community Foundation. Earnings on this fund are designated for emergency financial support to employees of the Organization. Total funds held by the Community Foundation, which are excluded from the assets of the Organization, amounted to $7,978 and $11,504 at December 31, 2018 and 2017.

(10) Property and equipment

Property and equipment at December 31, 2018 and 2017 consisted of the following:

	2018	2017
Land and improvements	$ 7,020,255	$ 7,020,255
Buildings and improvements	19,816,774	19,897,967
Office furniture and equipment	4,767,274	5,043,512
Construction in progress	221,813	49,357
Total	31,826,116	32,011,091
Accumulated depreciation	(10,154,285)	(9,593,601)
Property and equipment, net	$ 21,671,831	$ 22,417,490

Depreciation expense for the years ended December 31, 2018 and 2017 was $1,173,118 and $801,010, respectively.

Construction in progress at December 31, 2018 relates to buildout of additional rooms at the inpatient facility in Murfreesboro, Tennessee, the buildout of a satellite office and various other minor projects. All projects are expected to be completed in 2020, with an estimated cost to complete of $580,000.

Construction in progress at December 31, 2017 relates to landscaping for the inpatient facility in Murfreesboro, Tennessee, county expansion costs, and various other minor projects. All projects were completed 2018.

(11) Liquidity and availability

The Organization regularly monitors liquidity required to meet its operating needs and other commitments, while also striving to maximize the investment of its available funds. As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due.

Financial assets available for general expenditures within one year of the statement of financial position are as follows:

Cash and cash equivalents	$ 6,888,325
Patient accounts receivable	2,589,432
Current portion of pledges receivable, net	627,070
	$ 10,104,827

None of the above assets are subject to donor or other restrictions. The pledges receivable mainly relate to current portion of pledges to be paid over time for the Organization's inpatient facility in Murfreesboro, Tennessee. As the building was placed in service during 2017, the restriction on these pledges was fulfilled and thus they can be used for general expenditures. The Organization also has investments designated by the Board for various purposes. These investments, which amount to approximately $477,000 at December 31, 2018, could be used for general expenditures by resolution from the Board. The Organization also has a $2,500,000 line of credit that could be utilized (see Note 12).

(12) Line of credit and long-term debt

The Organization maintains a $2,500,000 line of credit with a financial institution which matures in July 2019. Interest only monthly payments are required and any outstanding principal amounts drawn against the line would be due at maturity. The line of credit is secured by property of the Organization and carries an interest rate of 0.75% above the financial institution's prime rate resulting in a rate of 6.25% at December 31, 2018. The Organization had no borrowings outstanding on the line of credit at December 31, 2018 or 2017.

In July 2016, the Organization obtained a construction note with a financial institution. The note allowed the Organization to borrow up to $6,000,000 to help fund the construction of The Residence at Alive Hospice - Murfreesboro. The construction was completed in May 2017 and the first patient was admitted in June 2017. Interest only payments are required through July 2019. Beginning in August 2019, fixed monthly principal and interest payments are required based on a 15 year amortization. Through July 2019, the note is secured by the Organization's pledges. If the note has not been repaid by July 2019, the Organization will execute a deed of trust in favor of the financial institution as collateral so that the ratio of the outstanding principal balance of the note to the current appraised value of the property is less than or equal to 0.80 to 1.00. The note matures in July 2021 and bears interest at an amount equal to the LIBOR rate plus 1.85% (4.33% at December 31, 2018). The Organization owed $1,598,476 and $3,079,465 at December 31, 2018 and 2017, respectively.

In October 2017, the Organization obtained a $1,600,000 promissory note with a financial institution to help fund a real estate purchase. The promissory note accrues interest at a fixed rate of 3.95%, payable in monthly payments of principal and interest in the amount of $9,654 until maturity on October 6, 2022. The Organization owed $1,533,866 and $1,591,388 under this note at December 31, 2018 and 2017. The promissory note is secured by the real estate.

The provisions of the promissory note require the maintenance of certain financial ratios on a quarterly basis.

A summary of future maturities of long-term debt as of December 31, 2018 is as follows:

Year	Amount
2019	$ 97,810
2020	137,182
2021	1,540,196
2022	1,357,154
	$ 3,132,342

(13) Net assets with donor restrictions

Net assets with donor restrictions are either donor-restricted for specific purposes or for use in a specified period of time. At December 31, 2018 and 2017, the restricted purposes are as follows:

	2018	2017
Subject to expenditure for specific purpose:		
Pledges	$ 232,565	$ 202,998
Other	149,292	272,775
Endowment:		
Subject to endowment spending policy and appropriation	1,188,189	1,185,189
Subject to appropriation and expenditure when a specific event occurs	457,390	627,304
Total net assets with donor restrictions	$ 2,027,436	$ 2,288,266

Net assets with donor restrictions were released from restriction for the years ended December 31, 2018 and 2017 for the following purposes:

	2018	2017
Endowment	$ 67,367	$ 62,601
Pledges	-	5,965,439
Other	376,094	193,095
	$ 443,461	$ 6,221,135

(14) Lease commitments

The Organization leases various office space, vehicles, and equipment under operating leases. Rent expense under these leases amounted to $628,043 and $704,457 in 2018 and 2017, respectively. A summary of approximate future minimum payments under these operating leases as of December 31, 2018 is as follows:

Year	Amount
2019	$ 631,000
2020	339,000
2021	171,000
2022	126,000
2023	85,000
	$ 1,352,000

During 2017, the Organization entered into two lease agreements in which the landlord provided funds to the Organization to complete certain improvements to the leased premises. The Organization has recorded a liability for these funds and is amortizing the balance over the shorter of the life of the lease or the life of the asset. At December 31, 2018, total obligations amounted to approximately $147,000, of which approximately $42,000 is included in accrued expenses and other liabilities and $105,000 in other long-term liabilities in the accompanying statement of financial position. At December 31, 2017, total obligations amounted to approximately $188,000, of which approximately $42,000 is included in accrued expenses and other liabilities and $146,000 in other long-term liabilities in the accompanying statement of financial position.

(15) Retirement plan

The Organization sponsors a defined contribution 403(b) retirement plan. Employees meeting certain eligibility requirements can participate in the plan to the extent allowed under ERISA. The plan also provides for discretionary contributions by the Organization. Participants are immediately vested in their voluntary contributions plus related earnings; whereas, participants are fully vested in the Organization contributions plus related earnings after four years of service. The Organization made contributions of $189,075 and $196,888 to the plan in 2018 and 2017, respectively.

(16) Functional expenses

Expenses by functional classification for the years ended December 31, 2018 and 2017 are as follows:

	Total	Program Services	General and Administrative	Fundraising
Expenses incurred for the year ended December 31, 2018:				
Salaries and wages	$ 18,873,612	$ 14,477,203	$ 3,965,798	$ 430,611
Employee benefits	3,901,166	3,077,081	722,128	101,957
Contract labor	680,440	680,440	-	-
Purchased services	1,327,233	1,266,217	56,624	4,392
Pharmacy and medical supplies	2,618,078	2,618,078	-	-
Occupancy and equipment	1,897,307	1,459,336	430,313	7,658
Other	2,219,296	887,424	1,174,064	157,808
Depreciation	1,173,118	950,850	222,268	-
Provision for uncollectible accounts	137,710	137,710	-	-
Interest	128,155	105,895	22,260	-
	$ 32,956,115	$ 25,660,234	$ 6,593,455	$ 702,426

	Total	Program Services	General and Administrative	Fundraising
Expenses incurred for the year ended December 31, 2017:				
Salaries and wages	$ 17,887,364	$ 13,773,753	$ 3,736,666	$ 376,945
Employee benefits	3,589,558	2,796,423	709,661	83,474
Contract labor	475,754	458,357	17,397	-
Purchased services	1,317,580	1,297,817	17,327	2,436
Pharmacy and medical supplies	2,658,046	2,658,046	-	-
Occupancy and equipment	1,808,552	1,384,665	416,062	7,825
Other	2,127,558	772,225	1,176,255	179,078
Depreciation	801,010	611,754	189,256	-
Provision for uncollectible accounts	111,559	111,559	-	-
Interest	84,660	57,901	26,759	-
	$ 30,861,641	$ 23,922,500	$ 6,289,383	$ 649,758

The financial statements report certain categories of expenses that are attributable to one or more programs or supporting functions of the Organization. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include certain salaries and wages, employee benefits, contract labor, purchased services, occupancy and equipment, interest, depreciation, and other expenses. Other than depreciation, these costs are allocated based on management's estimates of time and effort involved for each program or supporting function. Depreciation expense is allocated based on management's assessment of administrative square footage used as a percent of the total facility's square footage.

(17) Alive Institute

The Alive Institute is an initiative launched by the Organization to promote excellence and advance the field of hospice and palliative care. Through the Institute, the Organization shares its considerable gifts with the healthcare community and the community-at-large through education, research and advocacy with an initial focus on education and training. The Organization received contributions of approximately $42,000 and $76,000 for the years ended December 31, 2018 and 2017 to help fund this initiative.

(18) Endowment

Overview: The Organization's endowments consist of one fund that holds investments in securities traded on the public market. The endowments are made up of net assets with donor restrictions. As required by GAAP, net assets associated with these endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Interpretation of Relevant Law: The Organization's Board of Directors has determined the requirements of Tennessee's version of the Uniform Prudent Management of Institutional Funds Act ("UPMIFA") to center around the preservation of the fair value of the original investment as of the date of the asset transfers. Investments resulting from donations directing that they be invested in perpetuity are classified as net assets with donor restrictions. The earnings generated by these investments are classified as net assets without donor restrictions or net assets with donor restrictions depending on the donors' stipulations. The net assets with donor restrictions are reclassified as net assets without donor restrictions upon their appropriation for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by Tennessee's version of UPMIFA. The Organization considers the following factors in making a determination to appropriate or accumulate its endowment funds:

(1) The duration and preservation of the fund
(2) The purposes of the Organization and the donor-restricted endowment fund
(3) General economic conditions
(4) The possible effect of inflation and deflation
(5) The expected total return from income and the appreciation of investments
(6) Other resources of the Organization
(7) The investment policies of the Organization

Return Objectives and Risk Parameters: The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowments while seeking to maintain the purchasing power of the endowment assets. Endowment assets include assets of donor-restricted funds that the Organization must hold in perpetuity. Under this policy, the endowment assets are invested in a manner that is intended to produce a moderate return while assuming a moderate level of investment 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 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: The Organization disburses funds as needed within the guidelines of the endowments. Disbursements to the Organization are used to assist with its programs and services according to donor restrictions.

Fund with Deficiencies: From time to time, the fair value of assets associated with the individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Organization to retain as a fund of perpetual duration. Cumulative deficiencies of this nature that are in excess of related net assets with donor restrictions are reported in net assets without donor restrictions. There were no such deficiencies as of December 31, 2018 and 2017.

Endowment Net Asset Composition by Type of Fund: The Organization's composition of endowment assets for the years ended December 31, 2018 and 2017 is as follows:

2018	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted	$ -	$ 1,645,579	$ 1,645,579

2017	Without Donor Restrictions	With Donor Restrictions	Total
Donor-restricted	$ -	$ 1,812,493	$ 1,812,493

Changes in endowment net assets for the years ended December 31, 2018 and 2017 are as follows:

	Without Donor Restrictions	With Donor Restrictions	Total
Balance at December 31, 2016	$ -	$ 1,714,911	$ 1,714,911
Interest and dividends	-	18,255	18,255
Net investment gains	-	136,928	136,928
Contributions	-	5,000	5,000
Withdrawals	-	(62,601)	(62,601)
Balance at December 31, 2017	-	1,812,493	1,812,493
Interest and dividends	-	21,019	21,019
Net investment losses	-	(123,566)	(123,566)
Contributions	-	3,000	3,000
Withdrawals	-	(67,367)	(67,367)
Balance at December 31, 2018	$ -	$ 1,645,579	$ 1,645,579

(19) Related party transactions

At December 31, 2018 and 2017, the Organization had pledges receivable of $161,000 and $220,000, respectively, due from related parties.

(20) Contingencies

Healthcare industry

The delivery of personal and healthcare services entails an inherent risk of liability. Participants in the healthcare services industry have become subject to an increasing number of lawsuits alleging negligence or related legal theories, many of which involve large claims and result in the incurrence of significant exposure and defense costs. The Organization is insured with respect to medical malpractice risk on a claims-made basis. The policy includes an individual medical incident limit of $1,000,000 and an aggregate limit of $3,000,000 annually. The Organization also maintains insurance for general liability, director and officer liability and property. Certain policies are subject to deductibles. Management is not aware of any claims against the Organization which would have a material financial impact.

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, reimbursement for patient services, and Medicare fraud and abuse. Recently, government activity has increased 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 repayments for patient services previously billed. Management continues to implement policies, procedures, and compliance overview organizational structure to enforce and monitor compliance with the Health Insurance Portability and Accountability Act of 1996 and other government statues and regulations. The Organization's compliance with such laws and regulations is subject to future government review and interpretations, as well as regulatory actions which are unknown or unasserted at this time. Management believes that the Organization is in compliance with fraud and abuse statutes, as well as other applicable government laws and regulations.

Healthcare reform

The healthcare industry in the United States is subject to fundamental changes due to ongoing healthcare reform efforts and related political, economic and regulatory influences. Notably, the Patient Protection and Affordable Care Act and the Health Care and Education Reconciliation Act of 2010 (collectively, the "Affordable Care Act") resulted in expanded healthcare coverage to millions of previously uninsured people beginning in 2014 and has resulted in significant changes to the U.S. healthcare system. To help fund this expansion, the Affordable Care Act outlines certain reductions in Medicare reimbursements for various healthcare providers as well as certain other changes to Medicare payment methodologies. This comprehensive healthcare legislation has resulted and will continue to result in extensive rulemaking by regulatory authorities, and also may be altered, amended, repealed, or replaced.

It is difficult to predict the full impact of the Affordable Care Act due to the complexity of the law and implementing regulations, as well as the Organization's inability to foresee how CMS and other participants in the healthcare industry will respond to the choices available to them under the law. The Organization also cannot accurately predict whether any new or pending legislative proposals will be adopted or, if adopted, what effect, if any, these proposals would have on the Organization's business. Similarly, while the Organization can anticipate that some of the rulemaking that will be promulgated by regulatory authorities will affect the Organization's business and the manner in which the Organization is reimbursed by the federal healthcare programs, the Organization cannot accurately predict today the impact of those regulations on the Organization's business. The provisions of the legislation and other regulations implementing the provisions of the Affordable Care Act or any amended or replacement legislation may increase costs, decrease revenues, expose the Organization to expanded liability or require the Organization to revise the ways in which it conducts business.

Litigation

There is an ongoing legal proceeding against the Organization related to a former employee. In the opinion of management, the financial impact of this claim is not reasonably estimable at this time.

The Organization is subject to legal proceedings and claims that arise in the ordinary course of business. However, management believes the amount of potential liability with respect to these actions will not have a material impact on the Organization's financial position, results of operations or cash flows.