HOSPITAL HOSPITALITY HOUSE CORPORATION

INDEPENDENT AUDITORS' REPORT AND FINANCIAL STATEMENTS DECEMBER 31, 2004 and DECEMBER 31, 2003

HOSPITAL HOSPITALITY HOUSE CORPORATION

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1900 Church Street, Suite 200 Nashville, TN 37203 Tel (615) 321-7333 Fax (615) 321-0722

INDEPENDENT AUDITORS' REPORT

To the Board of Directors Hospital Hospitality House Corporation Nashville, Tennessee

We have audited the accompanying statement of financial position of *Hospital Hospitality House Corporation* (a not-for-profit organization) as of December 31, 2004 and December 31, 2003, and the related statements of activities, cash flows and functional expenses for the years then ended. These financial statements are the responsibility of *Hospital Hospitality House Corporation's* management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of *Hospital Hospitality House Corporation* as of December 31, 2004 and December 31, 2003, and the changes in its net assets and its cash flows for the years then ended in conformity with generally accepted accounting principles in the United States of America.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The supplementary schedules are presented for purpose of additional analysis and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole

Hoskins & Company, P. C.

Hoskins Co, P.C

February 25, 2005

HOSPITAL HOSPITALITY HOUSE CORPORATION STATEMENT OF FINANCIAL POSITION DECEMBER 31, 2004 and DECEMBER 31, 2003

	2004	2003
Assets		
Current Assets Cash and Cash Equivalents - unrestricted Prepaid expenses Accounts Receivable	\$ 237,225 300	\$ 260,810 -
Guest Fees Other Pledges, less allowance for doubtul pledges	660 1,727	-
of \$1,050 Total Current Assets	2,775 242,687	260,810
Assets restricted to facilities expansion Cash and Cash Equivalents	21,780	11,362
Endowment Fund - Temporarily Rest. Total Restricted Assets	8,364 30,144	8,197 19,559
Physical properties Land Buildings Furniture and equipment	137,400 1,288,912 <u>87,098</u> 1,513,410	137,400 1,273,920 51,209 1,462,529
Less accumulated depreciation Total Physical Properties Total Assets	(68,341) 1,445,069 \$1,717,900	(16,738) 1,445,791 \$1,726,160
Liabilities and Net Assets		
Current Liabilities Accounts payable Accrued expense Total Current Liabilities	\$ 29,505 600 30,105	\$ 62,288 600 62,888
Net Assets: Unrestricted Unrestricted - Board designated Temporarily Restricted	1,644,100 13,551 30,144 1,687,795	1,550,653 93,060 19,559 1,663,272
Total Liabilities and Net Assets	\$1,717,900	\$1,726,160

HOSPITAL HOSPITALITY HOUSE CORPORATION STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2004

	Unrestricted	Temporarily Restricted	Total
Revenue and Support			
Public support			
Contributions	\$ 234,430	\$ 19,137	\$ 253,567
Special events, net	18,889_		18,889
Total public support	253,319	19,137	272,456
Program services			
Guest registration fees, net	52,305	-	52,305
Interest and investment income	916	-	916
Net assets released from restrictions	8,552	(8,552)	
Total program services revenue	61,773	(8,552)	53,221
Total Revenue and Support	315,092	10,585	325,677
Functional Expenses			
Program services	204,068	-	204,068
Management and general	58,151	-	58,151
Fund-raising	38,935	-	38,935
Total Functional Expenses	301,154		301,154
Increase Net Assets	13,938	10,585	24,523
	. 0,000	10,000	21,020
Net Assets, Beginning of Year	1,643,713	19,559_	1,663,272
Net Assets, End of Year	<u>\$ 1,657,651</u>	\$ 30,144	\$ 1,687,795

HOSPITAL HOSPITALITY HOUSE CORPORATION STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2003

	Unrestricted	Temporarily Restricted	Total
Revenue and Support			
Public support			
Contributions	\$ 263,078	\$ 50	\$ 263,128
Special events, net	55,075		55,075
Total public support	318,153	50	318,203
Program services			
Guest registration fees	7,490	-	7,490
Interest and investment income	7,574	199	7,773
Net assets released from restrictions	906,777	(906,777)	· -
Total program services revenue	921,841	(906,578)	15,263
Total Revenue and Support	1,239,994	(906,528)	333,466
Functional Expenses			
Program services	155,639	-	155,639
Management and general	40,516	-	40,516
Fund-raising	17,041_		17,041
Total Functional Expenses	213,196	-	213,196
Loss on Demolition of Building	98,900	-	98,900
Unrealized gain (loss) on investments	(1,191)	1,373	182
Increase in Net Assets	926,707	(905,155)	21,552
Net Assets, Beginning of Year	717,006	924,714	1,641,720
Net Assets, End of Year	\$ 1,643,713	\$ 19,559	\$ 1,663,272

HOSPITAL HOSPITALITY HOUSE CORPORATION STATEMENT OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2004 and DECEMBER 31, 2003

	2004	2003
Cash Flows from Operating Activities		
Increase in Net Assets	\$ 24,523	\$ 21,552
Adjustments to reconcile net assets to net cash provided by operating activities:		
Depreciation	51,603	14,415
Increase in prepaid expenses	(300)	-
Increase in accounts and pledges receivable	(5,162)	-
(Decrease) Increase in accounts payable	(32,783)	61,185
Increase in accrued expenses	-	(2,938)
Net cash provided by operating activities	37,881	94,214
Cash Flows from Investing Activities		
Construction costs	(14,992)	(1,170,244)
Purchase of Furniture and Fixtures	(35,889)	
Loss on disposal of fixed assets	-	98,900
Reinvestment into endowment fund	(167)	(1,578)
Net cash used in investing activities	(51,048)	(1,072,922)
Cash Flows from Financing Activities	_	-
odon i jono nom i manomy / odi mos		
Decrease in Cash and Cash Equivalents	(13,167)	(978,708)
Cash and Cash Equivalents, Beginning of Year	272,172	1,250,880
Cash and Cash Equivalents, Beginning of Year	\$ 259,005	\$ 272,172
Cach and Cach Education		

HOSPITAL HOSPITALITY HOUSE CORPORATION STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2004

		gram vices	agement General	Fund	d-raising	 Total
	Salaries and wages	\$ 80,394	20,925		8,809	\$ 110,128
	Other employee benefits	5,765	1,501		630	7,896
	Payroll taxes	6,860	1,786		750	9,396
_	Contract labor	6,176	1,608		17,676	25,460
	Professional fees	-	7,855		-	7,855
	Office supplies and equipment	1,515	395		164	2,074
_	Dues and licenses	1,072	279		117	1,468
	Communications and Telephone	12,111	4,036		200	16,347
	Postage and shipping	2,112	550		230	2,892
	Occupancy	30,701	7,991		3,364	42,056
1	Property taxes	1,987	517		217	2,721
	Guest accommodations	2,237	-		-	2,237
_	Food and supplies	12,000	-		-	12,000
r	Equipment rental and maintenance	1,728	450		189	2,367
	Bank fees	771	201		83	1,055
_	Printing and publications	-	-		1,223	1,223
	Uncollectible Pledges	-	-		1,050	1,050
	Depreciation	37,671	9,805		4,127	51,603
_	Miscellaneous	968	252		106	 1,326
	Total Functional Expenses	\$ 204,068	\$ 58,151	\$	38,935	\$ 301,154

HOSPITAL HOSPITALITY HOUSE CORPORATION STATEMENT OF FUNCTIONAL EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2003

		Program Services	Management and General	Fund-raising	Total
_	Salaries and wages	\$ 84,14	21,900	9,220	\$ 115,260
	Other employee benefits	3,93	9 1,026	430	5,395
	Payroll taxes	5,54	6 1,444	607	7,597
_	Contract labor	7	3 19	8	100
	Professional fees	3,63	8 947	398	4,983
1	Office supplies	1,09	0 284	119	1,493
_	Telephone	4,35	1,133	476	5,960
	Postage and shipping	1,52	8 398	167	2,093
	Occupancy	30,23	9 7,871	3,312	41,422
_	Property taxes	5,36	1,396	586	7,343
	Printing and publications	17	8 47	18	243
	Depreciation	10,52	3 2,739	1,153	14,415
_	Dues and licenses	60	6 158	66	830
'	Food and laundry supplies	24	0 63	25	328
	Bank fees	51	2 134	55	701
_	Miscellaneous	3,67	5 957	401	5,033_
	Total Functional Expenses	\$ 155,63	9 \$ 40,516	\$ 17,041	\$ 213,196

NOTE 1-- NATURE OF ORGANIZATION

Hospital Hospitality House Corporation (HHH) was founded to provide humanitarian services. Specifically, HHH offers a "home away from home" for families and patients who face a medical crisis. The services provided include emotional support as well as food, shelter, and other assistance. All guests are referred by a local hospital or doctor's office. Historically, the guests have primarily been either relatives of seriously ill patients or outpatients who live outside of Metropolitan Davidson County (Nashville), Tennessee; however, the majority of guests have come from the State of Tennessee or its contiguous states.

HHH's facility is located at 214 Reidhurst Avenue, in Nashville, Tennessee. In September 2003, HHH's administrative staff moved back to its Reidhurst location from a temporary, donated facility at 25th Avenue North. HHH's renovation and expansion was complete in December 2003. In January 2004, the facility was reopened for overnight accommodations. The average stay for guests has been between one and two weeks, although residents have stayed for as long as one year. Annually, the facility hosts about 7,500 overnight accommodations. Since its inception, HHH has housed over 400,000 guests from each of the counties within the State of Tennessee and from all other states within the United States as well as approximately 40 foreign countries.

Historically, a majority of the contributors, particularly organizations or groups, have been located in Metropolitan Nashville, Tennessee or its contiguous counties. HHH is certified to receive designations in the United Way of Metro Nashville and HHH's name is currently listed in the United Way campaign brochure.

Guest registration fees of \$20 per room for rooms with private bathrooms are requested; however, it is HHH's policy that no one will be turned away because of their inability to pay the fee. 25% of accommodations are at no costs to guests.

NOTE 2-- SIGNIFICANT ACCOUNTING POLICIES

Income Taxes

HHH is a tax-exempt entity under Section 501 (c) (3) of the Internal Revenue Code. Therefore, no provisions for income taxes are applicable.

Basis of Presentation

The financial statements of HHH have been prepared on the accrual basis of accounting. Revenue is recognized when earned, support and promises to give are recognized when received and expenses are recorded when incurred.

HHH applies the provisions of Statement of Financial Accounting Standards (SFAS) No. 116, Accounting For Contributions Received and Contributions

Made. Under SFAS No. 116, contributions received, including unconditional promises to give, are recognized at their fair values. Contributions made, including unconditional promises to give are recognized as expenses in the period made at their fair values. Conditional promises to give, whether received or made, are recognized when conditions are substantially met.

Support and Expenses

In accordance with Statement of Financial Accounting Standards (SFAS) No.117, Financial Statements for Not-for-Profit Organizations, HHH records contributions received at fair value as an increase in unrestricted, temporarily restricted or permanently restricted net assets, depending on explicit donor stipulations that specify how the donated assets must be used. HHH has not received any contributions with donor-imposed restrictions that would result in permanently restricted net assets.

Fixed Assets

Fixed assets are recorded at cost at the date of purchase or fair value at the date of donation less accumulated depreciation. Depreciation is taken on a straight-line basis over the estimated useful life of the assets. Expenditures that substantially increase the useful lives of existing property and equipment items are capitalized, while expenditures for maintenance, repairs, and minor improvements are expensed as paid. Management periodically reviews the values assigned to long-lived assets to determine if any impairments are other than temporary.

Depreciation is taken on a straight-line basis over the following estimated useful lives.

Buildings	25-40 years
Equipment	5- 7 years
Furniture and fixtures	5-10 years
Improvements	10-40 years

The physical facilities of HHH were insured against total damages not to exceed \$1,000,000, which is based on estimated current replacement costs, as determined by the Board and its insurance agent.

Functional Allocation of Expenses

Functional expenses are charged to each program based on direct expenses incurred if specifically identified. Functional expenses not directly charged to a program are allocated to certain programs based on management's estimates, which primarily correlate with budgeted amounts approved by the Board. Certain programs do not receive an allocation of functional expenses because administrative employees of HHH are infrequently associated with their programs.

Contributed Services and Supplies

HHH recognizes as support and expense, donated services that require special skills and are provided by professionals possessing those skills, such as accounting and payroll services. HHH recognized \$12,000 for contributed food, services and supplies for the year ended December 31, 2004. HHH does not recognize any support or expense for services contributed by volunteers.

Donated Facilities

HHH recognizes as support and expense, donated facilities (office space, utilities, telephone service, equipment, etc) that are made available by donors. From March 2003 through September 2003, HHH utilized donated facilities at 25th Avenue North. HHH recognized \$15,000 as donated facilities for the year ended December 31, 2003.

Compensated Absences

Employees of HHH are entitled to paid vacations, depending on job classification, length of service, and other factors. HHH's policy is to recognize the cost of compensated absences when actually paid to employees.

Cash and Cash Equivalents

Cash equivalents consist of highly liquid investments with maturities of three months or less, including demand accounts, and mutual funds. Due to the liquidity of these investments, e.g. money market accounts, and mutual funds, they are reported at market value.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the 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.

NOTE 3--CASH AND CASH EQUIVALENTS

As of December 31, 2004 and December 31, 2003, cash and cash equivalents included the following:

	2004		2003	
Cash - Unrestricted			•	104 100
Bank of Nashville - Operations	\$	189,629	\$	134,122
Bank of Nashville - Capital Campaign		-		335
Petty Cash		200		23
Bank of Nashville - Construction Acct.		13,551		92,725
Total Cash - Unrestricted		203,380		227,205
Money Market Accounts - Unrestricted				
RJ FS, Inc. Money Market Account - Operations		<u> 33,845 </u>		33,605
Total Money Market Accounts - Unrestricted		33,845		33,605
Cook & Cook Equity Unrestricted		237,225		260,810
Cash & Cash Equiv - Unrestricted		21,780		11,362
Cash & Cash Equiv - Temporarily Restricted (Note 4)		21,700		11,302
Total Cash and Cash Equivalents	\$	259,005	\$	272,172

Accounts are designated as Operations or Capital Campaign by the Board or by donor restriction. The Board has designated unrestricted net assets of \$13,551 and \$93,060 as of December 31, 2004 and December 31, 2003, respectively to be used for the Capital Campaign. (See Note 6)

Demand deposits and money market accounts totaling \$203,180 and \$227,182 as of December 31, 2004 and December 31, 2003, respectively, are maintained at the Bank of Nashville (BON). These account balances are insured by the Federal Deposit Insurance Corporation (FDIC) for up to \$100,000. Management believes that this bank is a financial institution of sound quality and that the funds in excess of the insured limit are not exposed to any significant credit risk.

Mutual fund shares are held in accounts with the securities brokerage firm. They are protected by the Securities Investor Protection Corporation (SIPC) against certain losses of cash or securities held in such accounts if a member brokerage firm fails financially. Losses up to \$500,000, including \$100,000 for claims for cash, are covered; however, losses due to market value fluctuations are not protected.

NOTE 4 -- TEMPORARILY RESTRICTED NET ASSETS

As of December 31, 2004 and December 31, 2003, temporarily restricted assets included the following (See Note 6):

	2004	2003
Demand deposits	\$ 21,780	\$ 11,362
Endowment Fund	8,364	 8,197
Total Assets Restricted to Facilities Expansion	\$ 30,144	\$ 19,559

The bank accounts and money market accounts are insured by the FDIC or the SPIC as described in Note 3, above.

NOTE 5-- EMPLOYEE BENEFIT PLAN

HHH has established a Section 403 (b) tax-deferred annuity (salary deferral) plan for its employees. During 2004 and 2003, HHH did not make any discretionary matching contributions related to the employees' salary deferral contributions. All active employees are eligible to participate in the plan as of the date of their employment. The general combined total limitation for contributions is the lesser of \$41,000 or 25% of the employee's annual compensation; however, the general limitation for salary reduction contributions by employees was \$13,000 (\$16,000 if over 50) and \$12,000 of the employee's annual compensation for 2004 and 2003.

NOTE 6--COMMITMENTS AND CONTINGENCIES

HHH has various special events for fund-raising purposes during the year. In 2004 and 2003, these events generated net receipts of \$18,889 and \$55,075, respectively.

HHH negotiated an agreement with Vanderbilt University Medical Center (VUMC) to begin a cooperative fund-raising campaign called the "Collaborative Campaign". Collaborative campaign funds are required to be held in a separate bank account (see Note 4). Disbursements from this account require the approval of representatives of both HHH and VUMC.

In June 2000, this "agreement in principle" was formalized in a written, yet non-binding, Memorandum of Understanding (MOU), in which both parties agreed to work in good faith to produce desired goals. VUMC has indicated that it would provide \$225,000, over five years, of ongoing support for annual operations. HHH has indicated that it will designate one seat on its Board for a VUMC representative and give VUMC right of first refusal on seven rooms in the new facility.

Phase I of the Collaborative Campaign for facilities expansion was completed in December 2003. Phase II of the Collaborative Campaign for facilities expansion began in 2004. The balance of the Collaborative Campaign fund as of December 31, 2004 and 2003 was \$21,780 and \$11,362, respectively.

In 2000, HHH began a Board Designated Capital Campaign to raise funds restricted to facilities expansion. The Capital Campaign officially ended in 2002. The balance of Board Designated funds as of December 31, 2004 and 2003 was \$13,551 and 93,060, respectively.

HHH has an endowment fund with the Community Foundation of Middle Tennessee. This endowment fund is restricted for future funding of operations. The balance in this fund as of December 31, 2004 and 2003 was \$8,364 and \$8,197, respectively.

In 2004, a donor pledged \$1 million to Vanderbilt University to provide funds to support HHH through a shared vision for the expansion of the current facility. This shared vision includes goals of securing additional property contiguous to HHH, securing a gift of the adjacent 15-unit apartment building, and obtaining an additional \$1 million in pledges, property or gifts.

According to IRS regulations, rental income received from the 208 Reidhurst property will not be considered unrelated business income subject to income tax if the demolition and construction referenced above are completed within ten (10) years of the acquisition of the property. The ten-year period will expire on January 31, 2006. The demolition and construction was substantially complete as of December 31, 2003.

NOTE 7 -- CONTINGENT LIABILITIES

HHH has a business credit card, with a total credit line of \$5,000, with an interest rate of 13.15%, with \$4,177 and \$4,581 available as of December 31, 2004 and December 31, 2003, respectively.

HHH has a revolving credit plan with Office Depot with a total credit limit of \$1,250, with an interest rate of 20.80%, with \$1,180 and \$1,250 available as of December 31, 2004 and December 31, 2003, respectively.

HHH has a credit plan with Home Depot with a total credit limit of \$5,000, with an interest rate of 21%, with \$4,980 available as of December 31, 2004.

HOSPITAL HOSPITALITY HOUSE CORPORATION SCHEDULE 1 - CONTRIBUTIONS FOR THE YEARS ENDED DECEMBER 31, 2004 and DECEMBER 31, 2003

	2004	2003
Unrestricted		
Individuals	\$ 63,590	\$ 41,461
Congregations	32,861	25,934
Corporations	3,900	5,520
Foundations	62,924	92,500
Veterans	50	1,050
Clubs and organizations	8,770	6,571
Current residents	-	42
Hospitals	50,000	75,000
Past residents	335	
Total Unrestricted	222,430	248,078
Temporarily Restricted - Collaborative Campaign	19,137	
Temporarily Restricted - Community Foundation		50
Total Monetary Contributions	241,567	248,128
Non-Monetary Contributions Food, Supplies, etc. Donated Facility Total Non-Monetary Contributions	12,000	15,000 15,000
Total Contributions	\$ 253,567	\$ 263 ,128

See accompanying independent auditors' report.

HOSPITAL HOSPITALITY HOUSE CORPORATION SCHEDULE 2 - SPECIAL EVENTS FOR THE YEARS ENDED DECEMBER 31, 2004 and DECEMBER 31, 2003

December 31, 2004

Description	Revenue	Expenses	Net
Annual Campaign	\$ 1,600	-	\$ 1,600
Golf Tournament	16,360	4,260	12,100
Newsletter	2,841	23	2,818
Razz Sutton Concert	3,250	-	3,250
Black Tie Event	23,925	31,135	(7,210)
Beauty Bar	1,067	1,067	-
Adopt a day	850	-	850
Cookbooks	784	-	784
Draft Party	1,361	125	1,236
Gas Promotion	2,236	-	2,236
Fashion Show	1,225	_ .	1,225
	\$ 55,499	36,610	\$ 18,889

December 31, 2003

Description	Rev	enue	Expenses	Net Net	
Draft Party	\$	4,213	4,49	1 \$	(278)
Razz Party		2,908	, -		2,908
Post 88 Benefit		5,000	_		5,000
Dance Party		9,488	2,47	6	7,012
Patrons Party		100	-		100
Cookbooks		536	-		536
Gas Promotion		2,700	-		2,700
Adopt a day		600	-		600
Fashion Show		3,575	1,70	7	1,868
Annual Campaign		6,525	-		6,525
Furnishings/ Room Adopt		24,725	-		24,725
Triathlon		3,379	-		3,379
	\$	63,749	8,67	4 \$	55,075

See accompanying independent auditors' report