

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

March 31, 2024 and December 31, 2023

Assets	March 31, 2024	December 31, 2023
Cash and cash equivalents	\$ 2,390,199	2,227,920
Investments	511,983	484,925
Restricted deposits and funded reserves	12,295,378	12,230,796
Accounts receivable, net	79,443	119,269
Other assets	2,530,500	2,541,725
Property and equipment (net of accumulated depreciation \$63,808,081 and \$62,540,072, respectively)	133,415,224	134,475,920
Due from Presbyterian Senior Living	802,184	1,039,478
Total assets	<u>\$ 152,024,912</u>	<u>153,120,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

March 31, 2024 and December 31, 2023

Liabilities and Net Assets	March 31, 2024	December 31, 2023
Accounts payable	\$ 233,877	242,452
Accrued expenses	4,741,803	4,745,078
Other liabilities	1,404,097	1,412,478
Resident deposits	844,147	835,690
Due to Presbyterian Senior Living	–	–
Long-term debt/note to Presbyterian Senior Living	55,447,276	55,198,345
Long-term debt	<u>28,602,505</u>	<u>28,622,770</u>
Total liabilities	<u>91,273,704</u>	<u>91,056,812</u>
Net assets:		
Without donor restriction (including tax credit equity of \$ and \$1,008,330, respectively)	60,750,228	62,062,240
With donor restriction	<u>980</u>	<u>980</u>
Total net assets	<u>60,751,208</u>	<u>62,063,221</u>
Total liabilities and net assets	<u>\$ 152,024,912</u>	<u>153,120,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Operations and Change in Net Assets

Quarter end March 31, 2024 and year end December 31, 2023

	<u>March 31,</u> <u>2024</u>	<u>December 31,</u> <u>2023</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services		
Resident services	\$ 2,880,053	12,118,046
Net rental income and developer's fees	39,128	144,607
Total resident services	2,919,181	12,262,653
Contributions, grants, gifts and bequests	-	56,454
Net assets released from restrictions	-	12,941
Total operating revenues and other support	<u>2,919,181</u>	<u>12,332,049</u>
Expenses:		
Social services	157,516	670,787
Building operations and maintenance	1,457,825	6,428,535
Housekeeping	24,959	74,384
General and administrative	703,468	3,059,832
Employee benefits	61,510	249,074
Interest	385,918	1,630,314
Depreciation	1,271,982	5,024,865
Amortization	20,577	83,015
Total expenses	<u>4,083,755</u>	<u>17,220,807</u>
Unusual non-recurring expenses - Covid-19	-	338
Deficit of revenues and other support over expenses	(1,164,575)	(4,889,096)
Gain on sale and disposal of property	(213,899)	1,965,397
Operating loss	<u>(1,378,474)</u>	<u>(2,923,699)</u>
Other income (loss):		
Investment income, net of investment expense	41,536	283,724
Unrealized gain on investment	24,925	58,626
Loss on early extinguishment of debt	-	(153,620)
Total other income (loss)	<u>66,461</u>	<u>188,730</u>
Deficit of revenues, gains and other support over expenses and losses	(1,312,013)	(2,734,969)
Net Assets without donor restrictions:		
Equity received from tax credit limited partner	-	1,008,330
Change in net assets without donor restrictions	<u>(1,312,013)</u>	<u>(1,726,639)</u>
Net Assets With Donor Restrictions:		
Contributions, gifts and bequests	-	6,880
Net assets released from restrictions	-	(12,941)
Change in net assets with donor restriction	<u>-</u>	<u>(6,061)</u>
Change in net assets	(1,312,013)	(1,732,699)
Net assets, beginning of year	<u>62,063,221</u>	<u>63,795,920</u>
Net assets, end of year	<u>\$ 60,751,207</u>	<u>62,063,221</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Combined Statement of Partners' Equity

Quarter end March 31, 2024 and year end December 31, 2023

	<u>General Partner</u>	<u>Investor Limited Partner</u>	<u>Special Limited Partner</u>	<u>Total</u>
Partners' equity, December 31, 2023	\$ 19,559,913	42,313,896	189,411	62,063,220
Contributions	-	-	-	-
Net gain (loss)	<u>(21,223)</u>	<u>(1,279,596)</u>	<u>(11,194)</u>	<u>(1,312,014)</u>
Partners' equity, December 31, 2024	19,538,690	41,034,299	178,217	60,751,207

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statements of Cash Flows

Quarter end March 31, 2024 and year end December 31, 2023

	<u>March 31,</u> <u>2024</u>	<u>December 31,</u> <u>2023</u>
Cash Flows From Operating Activities:		
Change in net assets	\$ (1,312,013)	(1,732,699)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,271,982	5,024,865
Provision for doubtful collections	6,910	25,568
Proceeds (withdrawals) from entrance fees and deposits	8,457	(44,494)
Unrealized gain on investments	(24,925)	(58,626)
Loss (gain) on sale of community and disposals of property and equipment	213,899	(1,965,397)
Realized gain on investment	-	-
Loss on early extinguishment of debt	-	153,620
Amortization of deferred financing costs	1,145	(207,691)
Change in assets and liabilities:		
Accounts receivable	32,916	12,393
Other assets	11,225	209,717
Accounts payable	(8,575)	81,990
Other liabilities	(8,381)	(75,204)
Accrued expenses	<u>(3,274)</u>	<u>(1,573,788)</u>
Net cash provided by (used in) operating activities	189,365	(149,746)
Cash Flows From Investing Activities:		
Acquisition of property and equipment, net of disposals	(425,186)	(5,400,548)
Proceeds from sale of property and equipment	-	10,300,000
Net proceeds from purchase of investments	<u>(66,715)</u>	<u>-</u>
Net cash (used in) provided by investing activities	(491,901)	4,899,452
Cash Flows From Financing Activities:		
Principal payments on and redemptions of long-term debt	(46,980)	(939,472)
Proceeds from issuance of long-term debt	274,500	1,245,046
Refunding, refinancing, or payoff of long-term debt	-	(4,556,175)
Change in due from/to affiliates	<u>237,294</u>	<u>(1,119,611)</u>
Net cash provided by (used in) financing activities	464,815	(5,370,212)
Net increase (decrease) in cash and cash equivalents	162,279	(620,506)
Cash, cash equivalents and restricted cash, beginning	<u>14,481,241</u>	<u>15,101,747</u>
Cash, cash equivalents and restricted cash, ending	\$ <u>14,643,520</u>	\$ <u>14,481,241</u>
Cash and cash equivalents	2,390,199	2,227,920
Restricted cash in investments	<u>12,253,321</u>	<u>12,253,321</u>
Total cash, cash equivalents and restricted cash	<u>14,643,520</u>	<u>14,481,241</u>