

Presbyterian Senior Living

Statements of Financial Position
December 31, 2024 and December 31, 2023

	<u>December 31, 2024</u>	<u>December 31, 2023</u>
Assets		
Cash and cash equivalents	\$ 15,007,790	\$ 18,270,338
Investments	133,117,948	103,938,742
Statutory Liquid Reserve	17,063,087	16,783,072
Restricted deposits and funded reserves	12,647,145	12,230,796
Accounts receivable, net	18,888,696	19,306,449
Assets whose use is limited	31,060,764	46,606,102
Property and equipment, net	619,625,404	619,444,116
Funds held in trust by others	19,953,487	18,867,774
Other assets	47,099,504	51,661,907
	<u>914,463,827</u>	<u>907,109,295</u>
Total assets	<u>\$ 914,463,827</u>	<u>\$ 907,109,295</u>
Liabilities and Net Assets		
Accounts payable	\$ 9,756,390	\$ 11,549,707
Accrued expenses	26,810,568	26,009,552
Lines of credit	11,306,477	22,184,392
Resident deposits	4,505,426	4,279,017
Entrance fees payable	28,107,473	27,014,526
Other liabilities	9,978,223	9,519,432
Long-term debt, senior living	354,333,061	366,620,232
Long-term debt, low income housing	27,673,552	27,904,017
Deferred revenue from entrance fees	175,108,892	157,713,741
	<u>647,580,063</u>	<u>652,794,617</u>
Total liabilities	<u>647,580,063</u>	<u>652,794,617</u>
Net Assets		
Without donor restriction	234,511,454	224,019,628
With donor restriction	32,372,310	30,295,050
Total net assets	<u>266,883,764</u>	<u>254,314,678</u>
Total liabilities and net assets	<u>\$ 914,463,827</u>	<u>\$ 907,109,296</u>

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Statements of Operations and Changes in Net Assets

Period ended December 31, 2024 and year ended December 31, 2023

	<u>December 31, 2024</u>	<u>December 31, 2023</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 264,853,529	\$ 227,489,432
Amortization of entrance fees	23,211,745	21,245,015
Total resident services	<u>288,065,275</u>	<u>248,734,448</u>
Sales of other services and materials	-	109,660
Net rental income and developers' fees	164,089	153,419
Contributions, gifts, grants and bequests	2,095,538	1,039,758
Government grants	-	811,173
Government stimulus	724,297	198,169
FEMA funding	-	29,790
Net assets released from restrictions	<u>664,249</u>	<u>848,776</u>
Total operating revenues and other support	<u>291,713,448</u>	<u>251,925,192</u>
Expenses:		
Nursing services	73,257,783	63,217,709
Rehabilitation	17,605,833	16,953,462
Recreation and special services	5,447,181	4,612,964
Pharmacy	2,485,787	2,947,729
Social Services	1,580,363	1,512,181
Physician Services	390,102	651,737
Dining Services	30,299,748	26,462,421
Building operations and maintenance	43,524,644	38,792,599
Housekeeping	4,913,662	4,313,240
Laundry	1,453,201	1,339,473
Management and general	41,843,136	42,600,575
Employee Benefits	16,117,715	12,699,844
Interest	18,091,659	13,950,534
Depreciation	34,347,023	32,402,918
Amortization	4,599,250	2,592,774
Fundraising	<u>852,661</u>	<u>802,076</u>
Total expenses before non-recurring expenses	<u>296,809,749</u>	<u>265,852,236</u>
Non-recurring expenses, COVID-19	<u>-</u>	<u>14,787</u>
Operating loss before gains and losses	(5,096,302)	(13,941,831)
Gain on sale and disposal of property	540,677	4,710,531
Loss on impairment of asset	<u>(102,723)</u>	<u>(635,166)</u>
Operating loss	<u>(4,658,348)</u>	<u>(9,866,466)</u>
Other income (loss):		
Investment income, net of investment expense	6,643,179	4,733,312
Realized (loss) gain on investments	1,081,393	190,521
Unrealized gain on investments	7,272,089	10,150,607
Gain (loss) on early extinguishment of debt	<u>29,531</u>	<u>(931,193)</u>
Total other income	<u>15,026,192</u>	<u>14,143,246</u>
Revenues in excess of expenses	10,367,844	4,276,780
Equity received from tax credit partners	<u>123,982</u>	<u>873,112</u>
Increase in net assets without donor restrictions	<u>10,491,826</u>	<u>5,149,892</u>

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Statements of Operations and Changes in Net Assets

Period ended December 31, 2024 and year ended December 31, 2023

	<u>December 31, 2024</u>	<u>December 31, 2023</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	1,214,059	1,705,145
Investment income, net of investment expense	117,214	110,088
Unrealized gain on investments	1,410,235	1,694,724
Net assets released from restrictions	<u>(664,249)</u>	<u>(848,776)</u>
Increase in net assets with donor restrictions	<u>2,077,259</u>	<u>2,661,182</u>
Increase in net assets	12,569,086	7,811,074
Net Assets, Beginning	<u>254,314,678</u>	<u>246,503,605</u>
Net Assets, Ending	<u>\$ 266,883,764</u>	<u>\$ 254,314,678</u>

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Statements of Cash Flows

Period ended December 31, 2024 and year ended December 31, 2023

	December 31, 2024	December 31, 2023
Cash Flows From Operating Activities		
Increase in net assets	\$ 12,569,088	\$ 7,811,074
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	34,347,023	32,402,918
Provision for doubtful collections	1,780,390	2,465,720
Proceeds from non-refundable fees and deposits	39,163,972	27,683,883
Amortization of entrance fees	(23,211,745)	(21,245,015)
(Gain) Loss on early extinguishment of debt	(29,531)	931,193
Unrealized gain on investments and change in fair value of funds held in trust by others	(8,682,323)	(11,845,331)
Realized gain on investments	(1,081,393)	(190,521)
Gain on sale of community and disposals of property and equipment	(540,677)	(4,710,531)
Equity received from tax credit partners	(123,982)	(873,112)
Contributions restricted for long-term purposes	(187,304)	(103,167)
Amortization of deferred financing costs	325,053	196,694
Amortization of bond premium	(457,028)	(400,757)
Amortization of bond discount	173,255	83,210
Loss on impairment of asset	102,723	635,166
Changes in assets and liabilities		
Accounts receivable	(368,008)	(7,739,545)
Entrance fee receivable	(994,629)	373,952
Other assets	4,562,403	3,439,948
Accounts payable	(1,793,320)	2,918,743
Accrued expenses	801,016	5,525,528
Other liabilities	458,791	(987,422)
Net cash provided by operating activities	<u>56,813,771</u>	<u>36,372,630</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(39,690,357)	(38,724,228)
Proceeds from sale of property and equipment	5,600,000	12,900,000
Amounts paid in acquisitions	-	(79,764,976)
Purchases of investments	(31,892,443)	(38,891,786)
Proceeds from sale of investments	<u>29,849,327</u>	<u>38,151,277</u>
Net cash used in investing activities	<u>(36,133,473)</u>	<u>(106,329,712)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(7,393,125)	(7,520,666)
Proceeds from refundable entrance fees and deposits, resales	4,491,518	2,348,529
Proceeds from refundable entrance fees and deposits, new units	5,663,888	1,554,032
Principal payments on redemptions of long-term debt	(10,951,757)	(19,774,190)
Proceeds from issuance of long-term debt	10,018	213,223,228
Early payoff of long-term debt	(1,488,060)	(105,913,931)
Financing costs incurred	(99,585)	(2,766,713)
(Repayment) borrowings on lines of credit	(10,877,915)	542,225
Equity received from tax credit partners	123,982	873,112
Contributions restricted for long-term purposes	<u>187,304</u>	<u>103,167</u>
Net cash (used in) provided by financing activities	<u>(20,333,733)</u>	<u>82,668,792</u>
Net change in cash, cash equivalents and restricted cash	346,565	12,711,710
Cash, cash equivalents and restricted cash, beginning	<u>80,956,079</u>	<u>68,244,368</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 81,302,644</u>	<u>\$ 80,956,079</u>
Cash and cash equivalents	\$ 15,007,790	18,270,338
Restricted cash in investments	66,294,854	62,685,740
Total cash, cash equivalents and restricted cash	<u>\$ 81,302,644</u>	<u>\$ 80,956,079</u>