

## Presbyterian Senior Living

Statements of Financial Position  
June 30, 2024 and December 31, 2023

	<u>June 30, 2024</u>	<u>December 31, 2023</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 19,874,118	\$ 18,270,338
Investments	105,831,794	103,938,742
Statutory Liquid Reserve	16,986,316	16,783,072
Restricted deposits and funded reserves	12,372,921	12,230,796
Accounts receivable, net	20,685,848	19,306,449
Assets whose use is limited	38,724,593	46,606,102
Assets held for sale	4,322,651	-
Property and equipment, net	616,524,230	619,444,116
Funds held in trust by others	19,401,745	18,867,774
Other assets	47,944,782	51,661,907
Total assets	<u>\$ 902,668,999</u>	<u>\$ 907,109,295</u>
<b>Liabilities and Net Assets</b>		
Accounts payable	\$ 7,335,567	\$ 11,549,707
Accrued expenses	26,942,335	26,009,552
Lines of credit	12,298,915	22,184,392
Resident deposits	4,795,973	4,279,017
Entrance fees payable	27,209,540	27,014,526
Other liabilities	9,243,028	9,519,432
Long-term debt, senior living	361,183,542	366,620,232
Long-term debt, low income housing	27,752,352	27,904,017
Deferred revenue from entrance fees	162,720,632	157,713,741
Total liabilities	<u>639,481,883</u>	<u>652,794,617</u>
<b>Net Assets</b>		
Without donor restriction	231,659,086	224,019,628
With donor restriction	31,528,031	30,295,050
Total net assets (deficit)	<u>263,187,116</u>	<u>254,314,678</u>
Total liabilities, net assets and equity	<u>\$ 902,668,999</u>	<u>\$ 907,109,295</u>

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## Statements of Operations and Changes in Net Assets

Period ended June 30, 2024 and year ended December 31, 2023

	June 30, 2024	December 31, 2023
<b>Net Assets Without Donor Restrictions</b>		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 130,885,926	\$ 227,489,432
Amortization of entrance fees	11,815,400	21,245,015
Total resident services	<u>142,701,327</u>	<u>248,734,448</u>
Sales of other services and materials	-	109,660
Net rental income and developers' fees	73,142	153,419
Contributions, gifts, grants and bequests	985,871	1,039,758
Government grants	-	811,173
Government stimulus	654,762	198,169
FEMA funding	-	29,790
Net assets released from restrictions	<u>412,609</u>	<u>848,776</u>
Total operating revenues and other support	<u>144,827,710</u>	<u>251,925,192</u>
Expenses:		
Nursing services	37,164,219	63,217,709
Rehabilitation	8,741,575	16,953,462
Recreation and special services	2,667,241	4,612,964
Pharmacy	1,353,514	2,947,729
Social Services	772,050	1,512,181
Physician Services	192,073	651,737
Dining Services	14,792,532	26,462,421
Building operations and maintenance	21,569,936	38,792,599
Housekeeping	2,423,626	4,313,240
Laundry	729,469	1,339,473
Management and general	19,519,758	42,600,575
Employee Benefits	7,381,321	12,699,844
Interest	9,176,776	13,950,534
Depreciation	16,971,630	32,402,918
Amortization	2,299,625	2,592,774
Fundraising	<u>742,139</u>	<u>802,076</u>
Total expenses before non-recurring expenses	<u>146,497,485</u>	<u>265,852,236</u>
Non-recurring expenses, COVID-19	<u>-</u>	<u>14,787</u>
Operating income (loss) before gains and losses	(1,669,774)	(13,941,831)
Gain on sale and disposal of property	28,860	4,710,531
Loss on impairment of asset	<u>-</u>	<u>(635,166)</u>
Operating income (loss)	<u>(1,640,914)</u>	<u>(9,866,466)</u>
Other income (loss):		
Investment income, net of investment expense	3,776,552	4,733,312
Realized (loss) gain on investments	(79,178)	190,521
Unrealized gain on investments	5,570,693	10,150,607
Loss on early extinguishment of debt	<u>-</u>	<u>(931,193)</u>
Total other income (loss)	<u>9,268,067</u>	<u>14,143,246</u>
Revenues in excess of expenses	7,627,152	4,276,780
Equity received from tax credit partners	<u>12,305</u>	<u>873,112</u>
Increase in net assets without donor restrictions	<u>7,639,457</u>	<u>5,149,892</u>

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Statements of Operations and Changes in Net Assets

Period ended June 30, 2024 and year ended December 31, 2023

	<u>June 30, 2024</u>	<u>December 31, 2023</u>
<b>Net Assets With Donor Restrictions</b>		
Contributions, gifts, grants and bequests	898,975	1,705,145
Investment income, net of investment expense	24,070	110,088
Unrealized gain on investments	722,544	1,694,724
Net assets released from restrictions	<u>(412,609)</u>	<u>(848,776)</u>
Increase in net assets with donor restrictions	<u>1,232,981</u>	<u>2,661,182</u>
Increase in net assets	8,872,438	7,811,074
<b>Net Assets (Deficit), Beginning</b>	<u>254,314,678</u>	<u>246,503,605</u>
<b>Net Assets (Deficit), Ending</b>	<u>\$ 263,187,116</u>	<u>\$ 254,314,678</u>

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## Statements of Cash Flows

Period ended June 30, 2024 and year ended December 31, 2023

	June 30, 2024	December 31, 2023
<b>Cash Flows From Operating Activities</b>		
Increase in net assets	\$ 8,872,440	\$ 7,811,074
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	16,971,630	32,402,918
Provision for doubtful collections	880,664	2,465,720
Proceeds from non-refundable fees and deposits	16,835,325	27,683,883
Amortization of entrance fees	(11,815,400)	(21,245,015)
Loss on early extinguishment of debt	-	931,193
Unrealized gain on investments and change in fair value of funds held in trust by others	(6,293,237)	(11,845,331)
Realized loss (gain) on investments	79,178	(190,521)
Gain on sale of community and disposals of property and equipment	(28,860)	(4,710,531)
Equity received from tax credit partners	(12,305)	(873,112)
Contributions restricted for long-term purposes	(45,213)	(103,167)
Amortization of deferred financing costs	132,849	196,694
Amortization of bond premium	(199,952)	(400,757)
Amortization of bond discount	86,628	83,210
Loss on impairment of asset	-	635,166
Changes in assets and liabilities		
Accounts receivable	(1,256,336)	(7,739,545)
Entrance fee receivable	(1,003,727)	373,952
Other assets	3,717,125	3,439,948
Accounts payable	(4,214,141)	2,918,743
Accrued expenses	932,783	5,525,528
Other liabilities	(276,405)	(987,422)
Net cash provided by operating activities	<u>23,363,048</u>	<u>36,372,630</u>
<b>Cash Flows From Investing Activities</b>		
Acquisition of property and equipment	(18,345,535)	(38,724,228)
Proceeds from sale of property and equipment	-	12,900,000
Amounts paid in acquisitions	-	(79,764,976)
Purchases of investments	(6,273,413)	(38,891,786)
Proceeds from sale of investments	<u>17,596,588</u>	<u>38,151,277</u>
Net cash used in investing activities	<u>(7,022,361)</u>	<u>(106,329,712)</u>
<b>Cash Flows From Financing Activities</b>		
Refunds of entrance fees and deposits	(3,491,270)	(7,520,666)
Proceeds from refundable entrance fees and deposits, resales	2,179,965	2,348,529
Proceeds from refundable entrance fees and deposits, new units	2,010,241	1,554,032
Principal payments on redemptions of long-term debt	(5,508,295)	(19,774,190)
Proceeds from issuance of long-term debt	-	213,223,228
Early payoff of long-term debt	-	(105,913,931)
Financing costs incurred	(99,585)	(2,766,713)
Borrowings on lines of credit	(9,885,477)	542,225
Equity received from tax credit partners	12,305	873,112
Contributions restricted for long-term purposes	<u>45,213</u>	<u>103,167</u>
Net cash (used in) provided by financing activities	<u>(14,736,904)</u>	<u>82,668,792</u>
Net change in cash, cash equivalents and restricted cash	1,603,782	12,711,710
<b>Cash, cash equivalents and restricted cash, beginning</b>	<u>80,956,079</u>	<u>68,244,368</u>
<b>Cash, cash equivalents and restricted cash, ending</b>	<u>\$ 82,559,861</u>	<u>\$ 80,956,079</u>
Cash and cash equivalents	\$ 19,874,118	18,270,338
Restricted cash in investments	<u>62,685,742</u>	<u>62,685,740</u>
Total cash, cash equivalents and restricted cash	<u>\$ 82,559,861</u>	<u>\$ 80,956,079</u>