

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

December 31, 2024 and 2023

Assets	2024	2023
Cash and cash equivalents	\$ 2,000,439	2,227,920
Investments	548,464	484,925
Restricted deposits and funded reserves	12,647,145	12,230,796
Accounts receivable, net	66,581	119,269
Other assets	2,408,606	2,541,725
Property and equipment (net of accumulated depreciation \$67,658,035 and \$62,540,072, respectively)	130,651,491	134,475,920
Due from Presbyterian Senior Living	419,076	1,039,478
Total assets	<u>\$ 148,741,802</u>	<u>153,120,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

December 31, 2024 and 2023

Liabilities and Net Assets	2024	2023
Accounts payable	\$ 341,236	242,452
Accrued expenses	4,839,882	4,745,078
Other liabilities	1,338,212	1,412,478
Resident deposits	868,628	835,690
Long-term debt/note to Presbyterian Senior Living	55,496,776	55,198,345
Long-term debt	28,392,305	28,622,770
Total liabilities	<u>91,277,039</u>	<u>91,056,812</u>
Net assets:		
Without donor restriction (including tax credit equity of \$41,439 and \$1,008,330, respectively)	57,463,783	62,062,240
With donor restriction	980	980
Total net assets	<u>57,464,763</u>	<u>62,063,221</u>
Total liabilities and net assets	<u>\$ 148,741,802</u>	<u>153,120,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Operations and Change in Net Assets

Years ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services		
Resident services	\$ 11,813,682	12,118,046
Net rental income and developer's fees	<u>155,018</u>	<u>144,607</u>
Total resident services	11,968,700	12,262,653
Contributions, grants, gifts and bequests	-	56,454
Net assets released from restrictions	<u>-</u>	<u>12,941</u>
Total operating revenues and other support	<u>11,968,700</u>	<u>12,332,049</u>
Expenses:		
Social services	624,060	670,787
Building operations and maintenance	6,054,957	6,428,535
Housekeeping	95,270	74,384
General and administrative	3,023,650	3,059,832
Employee benefits	271,696	249,074
Interest	1,539,820	1,630,314
Depreciation	5,105,378	5,024,865
Amortization	<u>82,308</u>	<u>83,015</u>
Total expenses	<u>16,797,141</u>	<u>17,220,807</u>
Unusual non-recurring expenses - Covid-19	<u>-</u>	<u>338</u>
Deficit of revenues and other support over expenses	(4,828,440)	(4,889,096)
(Loss) gain on sale and disposal of property	<u>(213,899)</u>	<u>1,965,397</u>
Operating loss	<u>(5,042,340)</u>	<u>(2,923,699)</u>
Other income (loss):		
Investment income, net of investment expense	350,788	283,724
Unrealized gain on investment	51,656	58,626
Loss on early extinguishment of debt	<u>-</u>	<u>(153,620)</u>
Total other income (loss)	<u>402,443</u>	<u>188,730</u>
Deficit of revenues, gains and other support over expenses and losses	(4,639,897)	(2,734,969)
Net Assets without donor restrictions:		
Equity received from tax credit limited partner	<u>41,439</u>	<u>1,008,330</u>
Change in net assets without donor restrictions	<u>(4,598,457)</u>	<u>(1,726,639)</u>
Net Assets With Donor Restrictions:		
Contributions, gifts and bequests	-	6,880
Net assets released from restrictions	<u>-</u>	<u>(12,941)</u>
Change in net assets with donor restriction	<u>-</u>	<u>(6,061)</u>
Change in net assets	(4,598,457)	(1,732,699)
Net assets, beginning of year	<u>62,063,221</u>	<u>63,795,920</u>
Net assets, end of year	<u>\$ 57,464,763</u>	<u>62,063,221</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Combined Statement of Partners' Equity

Years ended December 31, 2024 and 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	-	51,325	-	51,325
Net gain (loss)	<u>517,469</u>	<u>(5,118,633)</u>	<u>(48,619)</u>	<u>(4,649,782)</u>
Partners' equity, December 31, 2024	20,077,383	37,246,588	140,792	57,464,763

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PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statements of Cash Flows

Years ended December 31, 2024 and 2023

	<u>December 31,</u> <u>2024</u>	<u>December 31,</u> <u>2023</u>
Cash Flows From Operating Activities:		
Change in net assets	\$ (4,598,457)	(1,732,699)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	5,105,378	5,024,865
Provision for doubtful collections	24,717	25,568
Withdrawals from entrance fees and deposits	32,938	(44,494)
Unrealized gain on investments	(51,656)	(58,626)
Loss (gain) on sale of community and disposals of property and equipment	213,899	(1,965,397)
Loss on early extinguishment of debt	-	153,620
Amortization of deferred financing costs	4,577	(207,691)
Change in assets and liabilities:		
Accounts receivable	27,971	12,393
Other assets	133,119	209,717
Accounts payable	99,119	81,990
Other liabilities	(74,267)	(75,204)
Accrued expenses	94,805	(1,573,788)
Net cash provided by (used in) operating activities	<u>1,012,143</u>	<u>(149,746)</u>
Cash Flows From Investing Activities:		
Acquisition of property and equipment, net of disposals	(1,494,848)	(5,400,548)
Proceeds from sale of property and equipment	-	10,300,000
Net proceeds from purchase of investments	<u>(0)</u>	<u>-</u>
Net cash (used in) provided by investing activities	<u>(1,494,848)</u>	<u>4,899,452</u>
Cash Flows From Financing Activities:		
Principal payments on and redemptions of long-term debt	(1,044,907)	(939,472)
Proceeds from issuance of long-term debt	1,108,296	1,245,046
Refunding, refinancing, or payoff of long-term debt	-	(4,556,175)
Change in due from/to affiliates	<u>620,403</u>	<u>(1,119,611)</u>
Net cash provided by (used in) financing activities	<u>683,791</u>	<u>(5,370,212)</u>
Net decrease in cash and cash equivalents	201,086	(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>\$ 14,682,327</u>	<u>14,481,241</u>
Cash and cash equivalents	2,000,439	2,227,920
Restricted cash in investments	<u>12,681,554</u>	<u>12,253,321</u>
Total cash, cash equivalents and restricted cash	<u>14,681,992</u>	<u>14,481,241</u>