

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

March 31, 2023 and December 31, 2022

Assets	March 31, 2023	December 31, 2022
Cash and cash equivalents	\$ 2,468,749	2,267,284
Investments	389,264	415,445
Restricted deposits and funded reserves	12,738,114	12,822,792
Accounts receivable, net	176,054	157,230
Other assets	2,726,624	2,751,442
Assets held for sale	1,898,392	4,187,517
Property and equipment (net of accumulated depreciation \$58,845,735 and \$57,505,529, respectively)	137,203,330	138,247,323
Due from Presbyterian Senior Living	1,430,023	-
Total assets	<u>\$ 159,030,550</u>	<u>160,849,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

March 31, 2023 and December 31, 2022

Liabilities and Net Assets	March 31, 2023	December 31, 2022
Accounts payable	\$ 367,442	160,757
Accrued expenses	5,686,635	6,318,866
Other liabilities	1,453,518	1,487,682
Resident deposits	824,445	879,888
Due to Presbyterian Senior Living	19,164	80,133
Long-term debt/note to Presbyterian Senior Living	55,010,562	54,749,909
Long-term debt	<u>31,032,661</u>	<u>33,375,878</u>
Total liabilities	<u>94,394,427</u>	<u>97,053,113</u>
Net assets:		
Without donor restriction (including tax credit equity of \$ and \$1,641,483, respectively)	64,635,048	63,788,879
With donor restriction	<u>1,075</u>	<u>7,041</u>
Total net assets	<u>64,636,123</u>	<u>63,795,920</u>
 Total liabilities and net assets	 <u>\$ 159,030,550</u>	 <u>160,849,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Operations and Change in Net Assets

Quarter ended March 31, 2023 and year ended December 31, 2022

	March 31, 2023	December 31, 2022
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services		
Resident services	\$ 3,101,569	12,239,102
Net rental income and developer's fees	38,779	194,123
Total resident services	3,140,348	12,433,226
Contributions, grants, gifts and bequests	500	59,868
Net assets released from restrictions	7,494	7,073
Total operating revenues and other support	3,148,341	12,500,167
Expenses:		
Social services	170,841	682,279
Building operations and maintenance	1,696,514	6,735,404
Housekeeping	17,030	22,017
General and administrative	768,626	3,129,477
Employee benefits	65,237	277,166
Interest	408,936	1,597,914
Depreciation	1,249,713	5,052,275
Amortization	21,284	88,725
Total expenses	4,398,181	17,585,257
Unusual non-recurring expenses - Covid-19	151	992
Deficit of revenues and other support over expenses	(1,249,990)	(5,086,082)
Gain on sale and disposal of property	2,104,270	
Operating income (loss)	854,280	(5,086,082)
Other income (loss):		
Investment income, net of investment expense	19,759	60,428
Realized gain on investments	-	10,840
Unrealized (loss) gain on investment	(27,871)	(126,866)
Total other loss	(8,111)	(55,597)
Deficit of revenues, gains and other support over expenses and losses	846,169	(5,141,679)
Equity received from tax credit limited partner	-	1,641,483
Change in net assets without donor restrictions	846,169	(3,500,195)
Net Assets With Donor Restrictions:		
Contributions, gifts and bequests	1,527	7,231
Net assets released from restrictions	(7,494)	(7,073)
Change in net assets with donor restriction	(5,966)	158
Change in net assets	840,203	(3,500,038)
Net assets, beginning of year	63,795,920	67,295,958
Net assets, end of year	\$ 64,636,123	63,795,920

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Combined Statement of Partners' Equity

Quarter ended March 31, 2023 and year ended December 31, 2022

	<u>General Partner</u>	<u>Investor Limited Partner</u>	<u>Special Limited Partner</u>	<u>Total</u>
Partners' equity, December 31, 2022	\$ 17,042,349	46,517,277	236,294	63,795,920
Contributions	-	-	-	-
Net gain (loss)	<u>2,064,264</u>	<u>(1,213,487)</u>	<u>(10,573)</u>	<u>840,203</u>
Partners' equity, December 31, 2023	19,106,613	45,303,789	225,721	64,636,123

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statements of Cash Flows

Quarter ended March 31, 2023 and year ended December 31, 2022

	<u>March 31,</u> <u>2023</u>	<u>December 31,</u> <u>2022</u>
Cash Flows From Operating Activities:		
Change in net assets	\$ 840,203	(3,500,038)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	1,249,713	5,052,275
Provision for doubtful collections	790	14,676
(Withdrawal) proceeds from entrance fees and deposits	(55,443)	66,199
Unrealized loss on investments	27,871	126,866
Gain (loss) on sale of community and disposals of property and equipment	(2,104,270)	-
Realized gain on investment	-	(10,840)
Amortization of deferred financing costs	2,698	11,064
Change in assets and liabilities:		
Accounts receivable	(20,751)	(47,490)
Other assets	24,818	(1,735,207)
Accounts payable	206,685	(1,112,416)
Other liabilities	(34,164)	1,429,318
Accrued expenses	(631,094)	(266,032)
Net cash (used in) provided by operating activities	<u>(492,945)</u>	<u>28,373</u>
Cash Flows From Investing Activities:		
Acquisition of property and equipment, net of disposals	(2,112,324)	(3,104,204)
Proceeds from sale of property and equipment	6,300,000	-
Property and equipment acquired from gift of low-income housing	-	-
Net proceeds from sale of investments	<u>82,989</u>	<u>(210,573)</u>
Net cash provided by (used in) investing activities	4,270,665	(3,314,777)
Cash Flows From Financing Activities:		
Principal payments on and redemptions of long-term debt	(36,027)	(1,026,352)
Proceeds from issuance of long-term debt	272,344	4,234,765
Refunding, refinancing, or payoff of long-term debt	(2,321,580)	-
Change in due from/to affiliates	<u>(1,490,992)</u>	<u>87,085</u>
Net cash (used in) provided by financing activities	<u>(3,576,254)</u>	<u>3,295,498</u>
Net increase in cash and cash equivalents	201,465	9,094
Cash and cash equivalents, beginning of year	<u>2,267,284</u>	<u>2,258,190</u>
Cash and cash equivalents, end of year	<u>\$ 2,468,749</u>	<u>2,267,284</u>