

**PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING**

Consolidated Statement of Financial Position

September 30, 2021 and December 31, 2020

<b>Assets</b>	<b>September 30, 2021</b>	<b>December 31, 2020</b>
Cash and cash equivalents	\$ 2,185,077	3,788,504
Investments	509,513	463,874
Restricted deposits and funded reserves	12,637,657	12,894,110
Accounts receivable, net	166,503	140,492
Other assets	1,459,316	1,087,131
Property and equipment (net of accumulated depreciation \$60,861,653 and \$56,882,066, respectively)	140,770,175	138,952,413
Total assets	<u>\$ 157,728,241</u>	<u>157,326,523</u>

**PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING**

Consolidated Statement of Financial Position

September 30, 2021 and December 31, 2020

<b>Liabilities and Net Assets</b>	<b>September 30, 2021</b>	<b>December 31, 2020</b>
Accounts payable	\$ 2,347,021	3,258,647
Accrued expenses	1,008,167	1,308,479
Other liabilities	2,904,354	2,722,964
Resident deposits	818,188	803,676
Due to Presbyterian Senior Living	503,001	302,940
Long-term debt/note to Presbyterian Senior Living	51,874,705	46,284,097
Long-term debt	32,601,831	43,924,732
Total liabilities	<u>92,057,267</u>	<u>98,605,534</u>
Net assets:		
Without donor restriction (including tax credit equity of \$10,357,848 and \$3,270,210, respectively)	65,664,090	58,714,207
With donor restriction	6,884	6,782
Total net assets	<u>65,670,974</u>	<u>58,720,989</u>
Total liabilities and net assets	<u>\$ 157,728,241</u>	<u>157,326,523</u>

**PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING**

Consolidated Statement of Operations and Change in Net Assets

Quarters ended September 30, 2021 and year ended December 31, 2020

	<u>September 30,</u> <u>2021</u>	<u>December 31,</u> <u>2020</u>
Revenues and other support		
Resident services		
Resident services	\$ 8,898,919	11,468,847
Net rental income and developer's fees	116,765	167,610
Total resident services revenue	9,015,684	11,636,457
Contributions, grants, gifts and bequests	-	46,482
Net assets released from restrictions	6,799	-
Total revenues and other support	<u>9,022,483</u>	<u>11,682,939</u>
Costs of services provided		
Social services	461,968	600,148
Building operations and maintenance	4,537,984	5,673,958
Housekeeping	17,255	25,561
General and administrative	2,246,956	2,939,854
Employee benefits	180,926	239,288
Interest	1,292,584	1,506,813
Depreciation	3,690,557	4,758,433
Amortization	64,836	86,444
Total cost of services provided	<u>12,493,065</u>	<u>15,830,499</u>
Unusual non-recurring expenses - Covid-19	-	34,530
Deficit of revenues and other support over expenses	(3,470,582)	(4,182,089)
Other income		
Investment income, net of investment expense	16,980	84,267
Unrealized gain on investment	45,639	71,847
Total other income	<u>62,619</u>	<u>156,114</u>
Deficit of revenues, gains and other support over expenses and losses	(3,407,963)	(4,025,975)
Net Assets without donor restrictions:		
Deficit of revenues, gains and other support over expenses and losses	(3,407,963)	(4,025,975)
Equity received from tax credit limited partner	10,357,848	3,270,210
Change in net assets without donor restrictions	<u>6,949,885</u>	<u>(755,766)</u>
Net assets with donor restriction:		
Contributions, gifts and bequests	6,899	-
Net assets released from restrictions	(6,799)	-
Change in net assets with donor restriction	<u>100</u>	<u>-</u>
Change in net assets	6,949,985	(755,766)
Net assets, beginning of year	<u>58,720,989</u>	<u>59,476,755</u>
Net assets, end of year	<u>\$ 65,670,974</u>	<u>58,720,989</u>

**PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING**

Combined Statement of Partners' Equity

Quarters ended September 30, 2021 and year ended December 31, 2020

	<u>General Partner</u>	<u>Investor Limited Partner</u>	<u>Special Limited Partner</u>	<u>Total</u>
Partners' equity, December 31, 2020	\$ 15,329,474	43,070,203	321,309	58,720,987
Contributions	(7,862)	10,365,711	-	10,357,848
Net gain (loss)	<u>551,577</u>	<u>(3,925,977)</u>	<u>(33,461)</u>	<u>(3,407,861)</u>
Partners' equity, December 31, 2021	15,873,189	49,509,937	287,849	65,670,974

**PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING**

Consolidated Statements of Cash Flows

Quarters ended September 30, 2021 and year ended December 31, 2020

	<u>September 30,</u> <u>2021</u>	<u>December 31,</u> <u>2020</u>
Cash flows from operating activities:		
Change in net assets	\$ 6,949,985	(755,766)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	3,690,557	4,758,433
Provision for bad debt	18,334	55,971
Proceeds from entrance fees and deposits	14,512	58,667
Unrealized gain on investments	(45,639)	(71,847)
Amortization of deferred financing costs	8,323	11,098
Change in assets and liabilities:		
Accounts receivable	(44,345)	(68,587)
Other assets	(372,184)	(7,791)
Accounts payable	(911,625)	(414,993)
Other liabilities	181,389	(13,053)
Accrued expenses	(300,312)	603,435
Net cash provided by operating activities	<u>9,188,995</u>	<u>4,155,567</u>
Cash flows from investing activities:		
Acquisition of property and equipment, net of disposals	(5,508,319)	(13,421,772)
Net proceeds from sale of (purchase of) investments	<u>256,452</u>	<u>(724,478)</u>
Net cash used in investing activities	<u>(5,251,866)</u>	<u>(14,146,250)</u>
Cash flows from financing activities:		
Principal payments on and redemptions of long-term debt	(1,081,802)	(773,695)
Proceeds from issuance of long-term debt	6,341,185	12,328,997
Refunding, refinancing, or payoff of long-term debt	(11,000,000)	-
Change in due from/to affiliates	<u>200,061</u>	<u>(323,809)</u>
Net cash (used in) provided by financing activities	<u>(5,540,555)</u>	<u>11,231,494</u>
Net (decrease) increase in cash and cash equivalents	(1,603,426)	1,240,811
Cash and cash equivalents, beginning of year	<u>3,788,504</u>	<u>2,547,693</u>
Cash and cash equivalents, end of year	<u>\$ 2,185,077</u>	<u>3,788,504</u>