

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

September 30, 2024 and December 31, 2023

Assets	September 30, 2024	December 31, 2023
Cash and cash equivalents	\$ 1,831,904	2,227,920
Investments	551,783	484,925
Restricted deposits and funded reserves	12,371,664	12,230,796
Accounts receivable, net	62,034	119,269
Other assets	2,837,336	2,541,725
Property and equipment (net of accumulated depreciation \$66,367,467 and \$62,540,072, respectively)	131,523,672	134,475,920
Due from Presbyterian Senior Living	237,971	1,039,478
Total assets	<u>\$ 149,416,364</u>	<u>153,120,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

September 30, 2024 and December 31, 2023

Liabilities and Net Assets	September 30, 2024	December 31, 2023
Accounts payable	\$ 99,651	242,452
Accrued expenses	4,765,875	4,745,078
Other liabilities	1,353,947	1,412,478
Resident deposits	872,028	835,690
Long-term debt/note to Presbyterian Senior Living	55,233,584	55,198,345
Long-term debt	<u>28,428,362</u>	<u>28,622,770</u>
Total liabilities	<u>90,753,448</u>	<u>91,056,812</u>
Net assets:		
Without donor restriction (including tax credit equity of \$31,439 and \$1,008,330, respectively)	58,661,936	62,062,240
With donor restriction	980	980
Total net assets	<u>58,662,916</u>	<u>62,063,221</u>
 Total liabilities and net assets	 <u>\$ 149,416,364</u>	 <u>153,120,033</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Operations and Change in Net Assets

Quarters ended September 30, 2024 and year end December 31, 2023

	<u>September 30,</u> <u>2024</u>	<u>December 31,</u> <u>2023</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services		
Resident services	\$ 8,804,298	12,118,046
Net rental income and developer's fees	<u>118,591</u>	<u>144,607</u>
Total resident services	8,922,889	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>8,922,889</u>	<u>12,332,049</u>
Expenses:		
Social services	463,061	670,787
Building operations and maintenance	4,459,168	6,428,535
Housekeeping	74,871	74,384
General and administrative	2,234,646	3,059,832
Employee benefits	200,430	249,074
Interest	1,157,938	1,630,314
Depreciation	3,820,004	5,024,865
Amortization	<u>61,731</u>	<u>83,015</u>
Total expenses	<u>12,471,851</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	(3,548,962)	(4,889,096)
(Loss) gain on sale and disposal of property	<u>(213,899)</u>	<u>1,965,397</u>
Operating loss	<u>(3,762,862)</u>	<u>(2,923,699)</u>
Other income (loss):		
Investment income, net of investment expense	270,853	283,724
Unrealized gain on investment	60,265	58,626
Loss on early extinguishment of debt	<u>-</u>	<u>(153,620)</u>
Total other income (loss)	<u>331,118</u>	<u>188,730</u>
Deficit of revenues, gains and other support over expenses and losses	(3,431,744)	(2,734,969)
Net Assets without donor restrictions:		
Equity received from tax credit limited partner	<u>31,439</u>	<u>1,008,330</u>
Change in net assets without donor restrictions	<u>(3,400,304)</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	(3,400,304)	(1,732,699)
Net assets, beginning of year	<u>62,063,221</u>	<u>63,795,920</u>
Net assets, end of year	<u>\$ 58,662,916</u>	<u>62,063,221</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Combined Statement of Partners' Equity

Quarters ended September 30, 2024 and year end December 31, 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	-	41,325	-	41,325
Net gain (loss)	<u>357,117</u>	<u>(3,763,754)</u>	<u>(34,993)</u>	<u>(3,441,630)</u>
Partners' equity, December 31, 2024	19,917,031	38,591,467	154,418	58,662,916

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statements of Cash Flows

Quarters ended September 30, 2024 and year end December 31, 2023

	<u>September 30,</u> <u>2024</u>	<u>December 31,</u> <u>2023</u>
Cash Flows From Operating Activities:		
Change in net assets	\$ (3,400,304)	(1,732,699)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	3,820,004	5,024,865
Provision for doubtful collections	17,312	25,568
Withdrawals from entrance fees and deposits	36,338	(44,494)
Unrealized gain on investments	(60,265)	(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	3,433	(207,691)
Change in assets and liabilities:		
Accounts receivable	39,924	12,393
Other assets	(295,611)	209,717
Accounts payable	(142,466)	81,990
Other liabilities	(58,532)	(75,204)
Accrued expenses	20,798	(1,573,788)
Net cash provided by (used in) operating activities	<u>194,531</u>	<u>(149,746)</u>
Cash Flows From Investing Activities:		
Acquisition of property and equipment, net of disposals	(1,081,656)	(5,400,548)
Proceeds from sale of property and equipment	-	10,300,000
Net proceeds from purchase of investments	<u>(147,461)</u>	<u>-</u>
Net cash (used in) provided by investing activities	<u>(1,229,117)</u>	<u>4,899,452</u>
Cash Flows From Financing Activities:		
Principal payments on and redemptions of long-term debt	(986,929)	(939,472)
Proceeds from issuance of long-term debt	824,328	1,245,046
Refunding, refinancing, or payoff of long-term debt	-	(4,556,175)
Change in due from/to affiliates	<u>801,508</u>	<u>(1,119,611)</u>
Net cash provided by (used in) financing activities	<u>638,906</u>	<u>(5,370,212)</u>
Net decrease in cash and cash equivalents	(395,680)	(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><u>14,085,561</u></u>	\$ <u><u>14,481,241</u></u>
Cash and cash equivalents	1,831,904	2,227,920
Restricted cash in investments	<u>12,253,321</u>	<u>12,253,321</u>
Total cash, cash equivalents and restricted cash	<u><u>14,085,226</u></u>	<u><u>14,481,241</u></u>