

Presbyterian Senior Living

Statements of Financial Position
December 31, 2025 and December 31, 2024

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Assets		
Cash and cash equivalents	\$ 7,850,508	\$ 15,007,790
Investments	176,962,524	133,117,948
Statutory Liquid Reserve	17,316,670	17,063,087
Restricted deposits and funded reserves	12,778,173	12,647,145
Accounts receivable, net	20,030,128	18,888,696
Assets whose use is limited	22,704,429	31,060,764
Assets held for sale	4,930,274	-
Property and equipment, net	613,351,953	619,625,404
Funds held in trust by others	20,856,407	19,953,487
Goodwill	30,597,098	34,973,006
Other assets	15,274,817	12,126,498
	<u>942,652,981</u>	<u>914,463,826</u>
Total assets	\$ 942,652,981	\$ 914,463,826
Liabilities and Net Assets		
Accounts payable	\$ 10,836,047	\$ 9,756,389
Accrued expenses	26,632,553	26,810,568
Lines of credit	20,446,959	11,306,477
Resident deposits	5,450,344	4,505,426
Entrance fees payable	30,878,148	28,107,473
Other liabilities	8,598,696	9,978,223
Long-term debt, senior living	345,174,831	354,333,061
Long-term debt, low income housing	27,783,965	27,673,552
Deferred revenue from entrance fees	185,413,054	175,108,892
	<u>661,214,597</u>	<u>647,580,062</u>
Total liabilities	661,214,597	647,580,062
Net Assets		
Without donor restriction	247,580,568	234,511,454
With donor restriction	33,857,816	32,372,310
Total net assets	<u>281,438,384</u>	<u>266,883,764</u>
Total liabilities and net assets	\$ 942,652,981	\$ 914,463,826

Presbyterian Senior Living

Statements of Operations and Changes in Net Assets

Period ended December 31, 2025 and year ended December 31, 2024

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 272,753,124	\$ 264,853,529
Amortization of entrance fees	27,614,782	23,211,745
Total resident services	<u>300,367,906</u>	<u>288,065,275</u>
Sales of other services and materials	3,097	
Net rental income and developers' fees	155,943	164,089
Contributions, gifts, grants and bequests	711,594	2,095,538
Government stimulus	-	724,297
Other revenues	331,480	-
Net assets released from restrictions	<u>1,297,715</u>	<u>664,249</u>
Total operating revenues and other support	<u>302,867,735</u>	<u>291,713,448</u>
Expenses:		
Nursing services	72,228,138	73,257,783
Rehabilitation	22,016,991	17,605,833
Recreation and special services	5,608,484	5,447,181
Pharmacy	2,446,318	2,485,787
Social Services	1,706,659	1,580,363
Physician Services	371,383	390,102
Dining Services	31,835,035	30,299,748
Building operations and maintenance	47,682,440	43,524,644
Housekeeping	5,283,224	4,913,662
Laundry	1,351,191	1,453,201
Management and general	42,886,189	41,843,136
Employee Benefits	14,439,111	16,117,715
Interest	17,505,019	18,034,533
Depreciation	37,213,772	34,347,023
Amortization	4,449,125	4,599,250
Fundraising	<u>1,169,921</u>	<u>852,661</u>
Total expenses before non-recurring expenses	<u>308,192,998</u>	<u>296,752,624</u>
Operating loss before gains and losses	(5,325,263)	(5,039,177)
(Loss) gain on sale and disposal of property	(157,509)	540,677
Loss on impairment of asset	<u>-</u>	<u>(102,723)</u>
Operating loss	<u>(5,482,772)</u>	<u>(4,601,223)</u>
Other income (loss):		
Investment income, net of investment expense	6,679,731	6,643,179
Realized gain on investments	1,460,655	1,081,393
Unrealized gain on investments	10,394,445	7,272,089
Loss on early extinguishment of debt	<u>-</u>	<u>(27,594)</u>
Total other income	<u>18,534,832</u>	<u>14,969,067</u>
Revenues in excess of expenses	13,052,060	10,367,844
Equity received from tax credit partners	<u>17,054</u>	<u>123,982</u>
Increase in net assets without donor restrictions	<u>13,069,114</u>	<u>10,491,826</u>

Presbyterian Senior Living

Statements of Operations and Changes in Net Assets

Period ended December 31, 2025 and year ended December 31, 2024

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	1,155,668	1,214,059
Investment income, net of investment expense	180,837	117,214
Unrealized gain on investments	1,446,716	1,410,235
Net assets released from restrictions	<u>(1,297,715)</u>	<u>(664,249)</u>
Increase in net assets with donor restrictions	<u>1,485,506</u>	<u>2,077,259</u>
Increase in net assets	14,554,620	12,569,086
Net Assets, Beginning	<u>266,883,764</u>	<u>254,314,678</u>
Net Assets, Ending	<u>\$ 281,438,384</u>	<u>\$ 266,883,764</u>

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Presbyterian Senior Living

Statements of Cash Flows

Period ended December 31, 2025 and year ended December 31, 2024

	December 31, 2025	December 31, 2024
Cash Flows From Operating Activities		
Increase in net assets	\$ 14,554,620	\$ 12,569,088
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	37,213,772	34,347,023
Provision for doubtful collections	1,510,017	1,780,390
Proceeds from non-refundable fees and deposits	46,312,052	39,935,047
Amortization of entrance fees	(27,614,782)	(23,211,745)
Loss on early extinguishment of debt	-	27,594
Unrealized gain on investments and change in fair value of funds held in trust by others	(11,841,161)	(8,682,323)
Realized gain on investments	(1,460,655)	(1,081,393)
Loss (gain) on sale of community and disposals of property and equipment	157,509	(540,677)
Equity received from tax credit partners	(17,054)	(123,982)
Contributions restricted for long-term purposes	(115,015)	(187,304)
Amortization of deferred financing costs	224,344	267,928
Amortization of bond premium	(399,903)	(457,028)
Amortization of bond discount	173,219	173,255
Amortization of goodwill	4,375,908	4,517,208
Loss on impairment of asset	-	102,723
Changes in assets and liabilities		
Accounts receivable	(1,623,244)	(368,008)
Entrance fee receivable	(1,028,205)	(994,629)
Other assets	(3,148,320)	45,195
Accounts payable	1,079,660	(1,793,321)
Accrued expenses	(178,015)	801,016
Other liabilities	(1,379,528)	458,791
Net cash provided by operating activities	<u>56,795,218</u>	<u>57,584,846</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(36,028,104)	(39,690,357)
Proceeds from sale of property and equipment	-	5,600,000
Purchases of investments	(50,887,691)	(33,152,850)
Proceeds from sale of investments	<u>32,440,235</u>	<u>29,849,327</u>
Net cash used in investing activities	<u>(54,475,560)</u>	<u>(37,393,880)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(7,443,789)	(7,393,125)
Proceeds from refundable entrance fees and deposits, resales	2,766,275	4,491,518
Proceeds from refundable entrance fees and deposits, new units	-	4,892,813
Principal payments on redemptions of long-term debt	(9,202,062)	(10,951,757)
Proceeds from issuance of long-term debt	156,584	10,018
Early payoff of long-term debt	-	(1,488,060)
Financing costs incurred	-	(99,585)
Borrowings (repayment) borrowings on lines of credit	9,140,482	(10,877,915)
Equity received from tax credit partners	17,054	123,982
Contributions restricted for long-term purposes	<u>115,015</u>	<u>187,304</u>
Net cash used in financing activities	<u>(4,450,441)</u>	<u>(21,104,808)</u>
Net change in cash, cash equivalents and restricted cash	(2,130,783)	(913,842)
Cash, cash equivalents and restricted cash, beginning	<u>80,042,237</u>	<u>80,956,079</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 77,911,454</u>	<u>\$ 80,042,237</u>
Cash and cash equivalents	\$ 7,850,508	\$ 15,007,790
Restricted cash in investments	70,060,946	65,034,447
Total cash, cash equivalents and restricted cash	<u>\$ 77,911,454</u>	<u>\$ 80,042,237</u>