

Presbyterian Senior Living

Statements of Financial Position

February 28, 2026 and December 31, 2025

	<u>February 28, 2026</u>	<u>December 31, 2025</u>
Assets		
Cash and cash equivalents	\$ 10,638,954	\$ 7,852,906
Investments	165,703,267	176,962,524
Statutory Liquid Reserve	17,456,257	17,316,670
Restricted deposits and funded reserves	12,886,880	12,778,173
Accounts receivable, net	19,202,717	20,027,730
Assets whose use is limited	22,829,602	22,704,429
Assets held for sale	3,150,229	3,135,000
Property and equipment, net	611,198,967	615,147,227
Funds held in trust by others	21,236,845	20,856,407
Goodwill	29,891,330	30,597,098
Other assets	15,431,969	15,274,817
	<u>929,627,018</u>	<u>942,652,981</u>
Total assets	<u>\$ 929,627,018</u>	<u>\$ 942,652,981</u>
Liabilities and Net Assets		
Accounts payable	\$ 10,708,315	\$ 10,836,048
Accrued expenses	23,865,966	26,632,553
Lines of credit	8,199,181	20,446,959
Resident deposits	5,247,671	5,450,344
Entrance fees payable	30,532,931	30,878,148
Other liabilities	8,139,418	8,598,696
Long-term debt, senior living	344,208,206	345,174,831
Long-term debt, low income housing	27,774,372	27,783,965
Deferred revenue from entrance fees	185,014,323	185,413,054
	<u>643,690,382</u>	<u>661,214,597</u>
Total liabilities	<u>643,690,382</u>	<u>661,214,597</u>
Net Assets		
Without donor restriction	251,399,513	247,580,568
With donor restriction	34,537,122	33,857,816
Total net assets	<u>285,936,635</u>	<u>281,438,384</u>
Total liabilities and net assets	<u>\$ 929,627,018</u>	<u>\$ 942,652,981</u>

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Statements of Operations and Changes in Net Assets

Period ended February 28, 2026 and year ended December 31, 2025

	<u>February 28, 2026</u>	<u>December 31, 2025</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 46,275,265	\$ 272,753,124
Amortization of entrance fees	4,684,883	27,614,782
Total resident services	<u>50,960,148</u>	<u>300,367,906</u>
Sales of other services and materials	688	3,097
Net rental income and developers' fees	30,984	155,943
Contributions, gifts, grants and bequests	55,552	711,594
Other revenues	-	331,480
Net assets released from restrictions	<u>48,074</u>	<u>1,297,715</u>
Total operating revenues and other support	<u>51,095,446</u>	<u>302,867,735</u>
Expenses:		
Nursing services	11,515,626	72,228,138
Rehabilitation	3,848,111	22,016,991
Recreation and special services	977,084	5,608,484
Pharmacy	366,011	2,446,318
Social Services	271,212	1,706,659
Physician Services	56,400	371,383
Dining Services	5,390,420	31,835,035
Building operations and maintenance	9,086,194	47,682,440
Housekeeping	878,059	5,283,224
Laundry	199,405	1,351,191
Management and general	7,324,433	42,886,189
Employee Benefits	2,920,260	14,439,111
Interest	2,842,104	17,505,019
Depreciation	6,216,550	37,213,772
Amortization	714,041	4,449,125
Fundraising	<u>247,245</u>	<u>1,169,921</u>
Total expenses before non-recurring expenses	<u>52,853,155</u>	<u>308,192,998</u>
Operating loss before gains and losses	(1,757,708)	(5,325,263)
Loss on sale and disposal of property	<u>(42,145)</u>	<u>(157,509)</u>
Operating loss	<u>(1,799,853)</u>	<u>(5,482,772)</u>
Other income (loss):		
Investment income, net of investment expense	499,140	6,679,731
Realized gain on investments	35,417	1,460,655
Unrealized gain on investments	<u>5,084,241</u>	<u>10,394,445</u>
Total other income	<u>5,618,798</u>	<u>18,534,832</u>
Revenues in excess of expenses	3,818,945	13,052,060
Equity received from tax credit partners	-	17,054
Increase in net assets without donor restrictions	<u>3,818,945</u>	<u>13,069,114</u>

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Statements of Operations and Changes in Net Assets

Period ended February 28, 2026 and year ended December 31, 2025

	<u>February 28, 2026</u>	<u>December 31, 2025</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	191,585	1,155,668
Investment income, net of investment expense	30,307	180,837
Unrealized gain on investments	505,489	1,446,716
Net assets released from restrictions	<u>(48,074)</u>	<u>(1,297,715)</u>
Increase in net assets with donor restrictions	<u>679,306</u>	<u>1,485,506</u>
Increase in net assets	4,498,251	14,554,620
Net Assets, Beginning	<u>281,438,384</u>	<u>266,883,764</u>
Net Assets, Ending	<u>\$ 285,936,635</u>	<u>\$ 281,438,384</u>

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Statements of Cash Flows

Period ended February 28, 2026 and year ended December 31, 2025

	<u>February 28, 2026</u>	<u>December 31, 2025</u>
Cash Flows From Operating Activities		
Increase in net assets	\$ 4,498,251	\$ 14,554,620
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	6,216,550	37,213,772
Provision for credit losses	226,872	1,510,017
Proceeds from non-refundable fees and deposits	4,201,717	46,312,052
Amortization of entrance fees	(4,684,883)	(27,614,782)
Unrealized gain on investments and change in fair value of funds held in trust by others	(5,589,730)	(11,841,161)
Realized gain on investments	(35,417)	(1,460,655)
Loss on sale of community and disposals of property and equipment	42,145	157,509
Equity received from tax credit partners	-	(17,054)
Contributions restricted for long-term purposes	-	(115,015)
Amortization of deferred financing costs	36,960	224,344
Amortization of bond premium	(65,723)	(399,903)
Amortization of bond discount	28,831	173,219
Amortization of goodwill	705,768	4,375,908
Changes in assets and liabilities		
Accounts receivable	(741,619)	(1,620,846)
Entrance fee receivable	1,339,760	(1,028,205)
Other assets	(157,152)	(3,148,319)
Accounts payable	(127,733)	1,079,659
Accrued expenses	(2,766,587)	(178,015)
Other liabilities	(459,278)	(1,379,528)
Net cash provided by operating activities	<u>2,668,733</u>	<u>56,797,616</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(2,325,664)	(36,028,104)
Purchases of investments	(1,482,627)	(50,887,691)
Proceeds from sale of investments	<u>17,613,126</u>	<u>32,440,235</u>
Net cash provided by (used in) investing activities	<u>13,804,835</u>	<u>(54,475,560)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(862,155)	(7,443,789)
Proceeds from refundable entrance fees and deposits, resales	398,700	2,766,275
Principal payments on redemptions of long-term debt	(976,286)	(9,202,062)
Proceeds from issuance of long-term debt	-	156,584
(Repayments) borrowings on lines of credit	(12,247,778)	9,140,482
Equity received from tax credit partners	-	17,054
Contributions restricted for long-term purposes	-	115,015
Net cash used in financing activities	<u>(13,687,519)</u>	<u>(4,450,441)</u>
Net change in cash, cash equivalents and restricted cash	2,786,049	(2,128,385)
Cash, cash equivalents and restricted cash, beginning	<u>77,913,852</u>	<u>80,042,237</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 80,699,901</u>	<u>\$ 77,913,852</u>
Cash and cash equivalents	\$ 10,638,954	\$ 7,852,906
Restricted cash in investments	<u>70,060,946</u>	<u>70,060,946</u>
Total cash, cash equivalents and restricted cash	<u>\$ 80,699,900</u>	<u>\$ 77,913,852</u>