

Presbyterian Senior Living

Statements of Financial Position
May 31, 2026 and December 31, 2025

	<u>May 31, 2026</u>	<u>December 31, 2025</u>
Assets		
Cash and cash equivalents	\$ 7,331,796	\$ 7,852,906
Investments	184,936,589	176,962,524
Statutory Liquid Reserve	17,969,081	17,316,670
Restricted deposits and funded reserves	12,882,723	12,778,173
Accounts receivable, net	18,968,319	20,027,730
Assets whose use is limited	19,974,957	22,704,429
Assets held for sale	3,163,291	3,135,000
Property and equipment, net	612,347,857	615,147,227
Funds held in trust by others	21,548,695	20,856,407
Goodwill	28,832,679	30,597,098
Other assets	13,774,139	15,274,817
	<u>941,730,126</u>	<u>942,652,981</u>
Total assets	<u>\$ 941,730,126</u>	<u>\$ 942,652,981</u>
Liabilities and Net Assets		
Accounts payable	7,319,816	\$ 10,836,048
Accrued expenses	23,810,145	26,632,553
Lines of credit	15,450,079	20,446,959
Resident deposits	5,654,896	5,450,344
Entrance fees payable	31,533,532	30,878,148
Other liabilities	9,357,303	8,598,696
Long-term debt, senior living	341,767,041	345,174,831
Long-term debt, low income housing	27,754,682	27,783,965
Deferred revenue from entrance fees	183,684,848	185,413,054
	<u>646,332,341</u>	<u>661,214,597</u>
Total liabilities	<u>646,332,341</u>	<u>661,214,597</u>
Net Assets		
Without donor restriction	260,813,261	247,580,568
With donor restriction	34,584,524	33,857,816
Total net assets	<u>295,397,785</u>	<u>281,438,384</u>
Total liabilities and net assets	<u>\$ 941,730,126</u>	<u>\$ 942,652,981</u>

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Statements of Operations and Changes in Net Assets

Period ended May 31, 2026 and year ended December 31, 2025

	May 31, 2026	December 31, 2025
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 118,072,298	\$ 272,753,124
Amortization of entrance fees	11,486,077	27,614,782
Total resident services	129,558,374	300,367,906
Sales of other services and materials	1,721	3,097
Net rental income and developers' fees	58,290	155,943
Contributions, gifts, grants and bequests	219,924	711,594
Other revenues	-	331,480
Net assets released from restrictions	251,158	1,297,715
Total operating revenues and other support	130,089,468	302,867,735
Expenses:		
Nursing services	30,011,792	72,228,138
Rehabilitation	10,174,848	22,016,991
Recreation and special services	2,560,819	5,608,484
Pharmacy	888,089	2,446,318
Social Services	712,298	1,706,659
Physician Services	139,900	371,383
Dining Services	13,994,058	31,835,035
Building operations and maintenance	20,851,123	47,682,440
Housekeeping	2,240,585	5,283,224
Laundry	559,526	1,351,191
Management and general	19,381,406	42,886,189
Employee Benefits	6,569,110	14,439,111
Interest	7,155,093	17,505,019
Depreciation	15,623,475	37,213,772
Amortization	1,784,649	4,449,125
Fundraising	648,089	1,169,921
Total expenses before non-recurring expenses	133,294,859	308,192,998
Operating loss before gains and losses	(3,205,391)	(5,325,263)
Loss on sale and disposal of property	(47,028)	(157,509)
Operating loss	(3,252,419)	(5,482,772)
Other income:		
Investment income, net of investment expense	2,657,403	6,679,731
Realized gain on investments	34,946	1,460,655
Unrealized gain on investments	13,792,764	10,394,445
Total other income	16,485,113	18,534,832
Revenues in excess of expenses	13,232,694	13,052,060
Equity received from tax credit partners	-	17,054
Increase in net assets without donor restrictions	13,232,694	13,069,114

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Statements of Operations and Changes in Net Assets

Period ended May 31, 2026 and year ended December 31, 2025

	<u>May 31, 2026</u>	<u>December 31, 2025</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	562,492	1,155,668
Investment income, net of investment expense	86,259	180,837
Unrealized gain on investments	329,115	1,446,716
Net assets released from restrictions	<u>(251,158)</u>	<u>(1,297,715)</u>
Increase in net assets with donor restrictions	<u>726,708</u>	<u>1,485,506</u>
Increase in net assets	13,959,401	14,554,620
Net Assets, Beginning	<u>281,438,384</u>	<u>266,883,764</u>
Net Assets, Ending	<u>\$ 295,397,785</u>	<u>\$ 281,438,384</u>

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Statements of Cash Flows

Period ended May 31, 2026 and year ended December 31, 2025

	<u>May 31, 2026</u>	<u>December 31, 2025</u>
Cash Flows From Operating Activities		
Increase in net assets	\$ 13,959,401	\$ 14,554,620
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	15,623,475	37,213,772
Provision for credit losses	787,935	1,510,017
Proceeds from non-refundable fees and deposits	12,566,209	46,312,052
Amortization of entrance fees	(11,486,077)	(27,614,782)
Unrealized gain on investments and change in fair value of funds held in trust by others	(14,121,879)	(11,841,161)
Realized gain on investments	(34,946)	(1,460,655)
Loss on sale of community and disposals of property and equipment	47,028	157,509
Equity received from tax credit partners	-	(17,054)
Contributions restricted for long-term purposes	(32,021)	(115,015)
Amortization of deferred financing costs	92,400	224,344
Amortization of bond premium	(164,308)	(399,903)
Amortization of bond discount	72,079	173,219
Amortization of goodwill	1,764,420	4,375,908
Changes in assets and liabilities		
Accounts receivable	(1,710,526)	(1,620,846)
Entrance fee receivable	1,982,002	(1,028,205)
Other assets	1,500,678	(3,148,319)
Accounts payable	(3,516,231)	1,079,659
Accrued expenses	(2,822,408)	(178,015)
Other liabilities	758,608	(1,379,528)
Net cash provided by operating activities	<u>15,265,839</u>	<u>56,797,616</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(12,899,424)	(36,028,104)
Purchases of investments	(17,609,655)	(50,887,691)
Proceeds from sale of investments	<u>25,072,638</u>	<u>32,440,235</u>
Net cash used in investing activities	<u>(5,436,441)</u>	<u>(54,475,560)</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(3,169,487)	(7,443,789)
Proceeds from refundable entrance fees and deposits, resales	1,221,082	2,766,275
Principal payments on redemptions of long-term debt	(3,437,243)	(9,202,062)
Proceeds from issuance of long-term debt	-	156,584
(Repayments) borrowings on lines of credit	(4,996,880)	9,140,482
Equity received from tax credit partners	-	17,054
Contributions restricted for long-term purposes	<u>32,021</u>	<u>115,015</u>
Net cash used in financing activities	<u>(10,350,507)</u>	<u>(4,450,441)</u>
Net change in cash, cash equivalents and restricted cash	(521,109)	(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>\$ 77,392,743</u>	<u>\$ 77,913,852</u>
Cash and cash equivalents	\$ 7,331,796	\$ 7,852,906
Restricted cash in investments	70,060,946	70,060,946
Total cash, cash equivalents and restricted cash	<u>\$ 77,392,742</u>	<u>\$ 77,913,852</u>