

Presbyterian Senior Living Services, Inc.

Consolidated Statements of Financial Position
January 31, 2021 and December 31, 2020

	<u>January 31, 2021</u>	<u>December 31, 2020</u>
Assets		
Cash and cash equivalents	\$ 1,623,922	\$ 1,472,762
Investments	1,715,934	1,730,791
Restricted deposits and funded reserves	1,798,120	1,798,120
Accounts receivable, net	718,426	909,248
Assets whose use is limited	4,145,440	4,154,919
Property and equipment, net	26,124,825	26,251,649
Other assets	273,842	311,800
	<u>36,400,509</u>	<u>36,629,289</u>
Total assets	<u>\$ 36,400,509</u>	<u>\$ 36,629,289</u>
Liabilities and Net Assets		
Accounts payable	\$ 160,877	\$ 466,468
Accrued expenses	748,402	596,623
Resident deposits	94,100	89,000
Entrance fees payable	13,652,231	13,655,486
Other liabilities	1,627,543	442,192
Long-term debt	14,552,708	14,623,314
Due to affiliated entity	23,365,767	24,402,329
Deferred revenues from entrance fees	4,235,513	4,290,732
	<u>58,437,141</u>	<u>58,566,144</u>
Total liabilities	<u>58,437,141</u>	<u>58,566,144</u>
Net Assets (Deficit)		
Without donor restriction	(22,776,798)	(22,677,021)
With donor restrictions	740,166	740,166
	<u>(22,036,632)</u>	<u>(21,936,855)</u>
Total net deficit	<u>(22,036,632)</u>	<u>(21,936,855)</u>
Total liabilities and net deficit	<u>\$ 36,400,509</u>	<u>\$ 36,629,289</u>

Presbyterian Senior Living Services, Inc.

Consolidated Statements of Operations and Changes in Net Assets
Period ended January 31, 2021 and year ended December 31, 2020

	<u>January 31, 2021</u>	<u>December 31, 2020</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 1,078,859	\$ 12,709,178
Amortization of entrance fees	92,992	947,238
Total resident services	1,171,851	13,656,416
Contributions, gifts, grants and bequests	550	1,011,652
Government Stimulus	-	488,522
Net assets released from restrictions	-	44,293
Total operating revenues and other support	<u>1,172,401</u>	<u>15,200,883</u>
Expenses:		
Nursing services	221,912	2,502,348
Rehabilitation	54,023	715,575
Recreation and special services	36,195	382,365
Pharmacy	4,136	67,881
Social services	6,264	72,787
Physician services	2,083	25,000
Food Services	169,126	2,164,412
Building operations and maintenance	224,395	2,595,101
Housekeeping	31,403	328,278
Laundry and linen	4,278	58,452
General and administrative	236,146	2,501,873
Employee benefits	46,075	589,524
Interest	54,567	577,405
Depreciation	154,652	2,276,474
Fundraising	2,587	44,504
Total expenses	<u>1,247,842</u>	<u>14,901,979</u>
Unusual non-recurring expenses - COVID-19	-	866,349
Operating loss	<u>(75,441)</u>	<u>(567,445)</u>
Other income (loss):		
Investment income, net of investment expense	5,832	55,776
Realized gain (loss) on investments	12,690	(55,083)
Unrealized (loss) gain on investments	<u>(42,858)</u>	<u>245,909</u>
Total other (loss) income	<u>(24,336)</u>	<u>246,602</u>
Revenues (less than) expenses	<u>(99,777)</u>	<u>(320,843)</u>

Presbyterian Senior Living Services, Inc.

Consolidated Statements of Operations and Changes in Net Assets
Period ended January 31, 2021 and year ended December 31, 2020

	<u>January 31, 2021</u>	<u>December 31, 2020</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	\$ -	\$ 30,390
Investment income, net of investment expense	-	28,301
Net assets released from restrictions	-	<u>(44,293)</u>
Increase in net assets with donor restrictions	<u>-</u>	<u>14,398</u>
Change in net deficit	(99,777)	(306,445)
Net Deficit, Beginning	<u>(21,936,855)</u>	<u>(21,630,410)</u>
Net Deficit, Ending	<u><u>\$ (22,036,632)</u></u>	<u><u>\$ (21,936,855)</u></u>

Presbyterian Senior Living Services, Inc.

Consolidated Statements of Cash Flows

Period ended January 31, 2021 and year ended December 31, 2020

	<u>January 31,</u> <u>2021</u>	<u>December 31,</u> <u>2020</u>
Cash Flows From Operating Activities		
(Decrease) in net deficit	\$ (99,777)	\$ (306,445)
Adjustments to reconcile (decrease) increase in net deficit to net cash provided by operating activities:		
Depreciation	154,652	2,276,474
Provision for doubtful collections	2,259	150,831
Proceeds from non-refundable entrance fees and deposits	45,211	879,553
Amortization of entrance fees	(92,992)	(947,238)
Unrealized loss (gain) on investments	42,858	(245,909)
Realized (gain) loss on investments	(12,690)	55,083
Amortization of deferred financing costs	2,168	21,905
Changes in assets and liabilities:		
Accounts receivable	131,902	(173,277)
Entrance fees receivable	56,661	277,922
Other assets	37,958	53,158
Accounts payable	(305,591)	(294,203)
Accrued expenses	151,779	77,422
Other liabilities	1,185,351	317,112
	<u>1,299,749</u>	<u>2,142,388</u>
Net cash provided by operating activities		
Cash Flows From Investing Activities		
Acquisition of property and equipment	(27,828)	(1,099,825)
Purchases of investments	(53,874)	(5,340,602)
Proceeds from sale of investments	48,042	5,220,282
	<u>(33,660)</u>	<u>(1,220,145)</u>
Net cash used in investing activities		
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(45,703)	(2,493,364)
Proceeds from refundable entrance fees and deposits, resales	40,110	1,323,408
Principal payments on long-term debt	(72,774)	(796,664)
Proceeds from issuance of long-term debt	-	4,000,000
Financing costs incurred	-	(69,103)
Change in due to affiliated entity	(1,036,562)	1,434,661
	<u>(1,114,929)</u>	<u>3,398,938</u>
Net cash (used in) provided by financing activities		
Net change in cash, cash equivalents and restricted cash	151,160	4,321,181
Cash, Cash Equivalents and Restricted Cash, Beginning	<u>4,983,147</u>	<u>661,966</u>
Cash, Cash Equivalents and Restricted Cash, Ending		
Unrestricted	\$ 1,623,922	\$ 1,472,762
Restricted	3,510,385	3,510,385
	<u>\$ 5,134,307</u>	<u>\$ 4,983,147</u>