

# Presbyterian Senior Living Services, Inc.

Consolidated Statements of Financial Position  
June 30, 2021 and December 31, 2020

	<u>June 30, 2021</u>	<u>December 31, 2020</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 301,513	\$ 1,472,762
Investments	1,887,902	1,730,791
Restricted deposits and funded reserves	1,860,545	1,798,120
Accounts receivable, net	693,903	909,248
Assets whose use is limited	3,759,095	4,154,919
Property and equipment, net	25,913,496	26,251,649
Other assets	102,801	311,800
	<u>34,519,255</u>	<u>36,629,289</u>
Total assets	<u>\$ 34,519,255</u>	<u>\$ 36,629,289</u>
<b>Liabilities and Net Assets</b>		
Accounts payable	\$ 1,049,971	\$ 466,468
Accrued expenses	928,014	596,623
Resident deposits	104,708	89,000
Entrance fees payable	12,969,969	13,655,486
Other liabilities	33,871	63,965
Cares act funding liabilities	1,476,304	378,227
Long-term debt	14,189,193	14,623,314
Due to affiliated entity	21,562,994	24,402,329
Deferred revenues from entrance fees	4,467,408	4,290,732
	<u>56,782,432</u>	<u>58,566,144</u>
Total liabilities	<u>56,782,432</u>	<u>58,566,144</u>
<b>Net Assets (Deficit)</b>		
Without donor restriction	(23,008,820)	(22,677,021)
With donor restrictions	745,643	740,166
	<u>(22,263,177)</u>	<u>(21,936,855)</u>
Total net deficit	<u>(22,263,177)</u>	<u>(21,936,855)</u>
Total liabilities and net deficit	<u>\$ 34,519,255</u>	<u>\$ 36,629,289</u>

## Presbyterian Senior Living Services, Inc.

Consolidated Statements of Operations and Changes in Net Assets  
Period ended June 30, 2021 and year ended December 31, 2020

	<u>June 30, 2021</u>	<u>December 31, 2020</u>
<b>Net Assets Without Donor Restrictions</b>		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 6,265,486	\$ 12,709,178
Amortization of entrance fees	526,142	947,238
Total resident services	6,791,628	13,656,416
Contributions, gifts, grants and bequests	3,124	1,011,652
Government stimulus	42,200	488,522
Net assets released from restrictions	2,027	44,293
Total operating revenues and other support	6,838,979	15,200,883
Expenses:		
Nursing services	1,328,145	2,502,348
Rehabilitation	321,829	715,575
Recreation and special services	208,293	382,365
Pharmacy	37,420	67,881
Social services	38,198	72,787
Physician services	12,500	25,000
Food Services	1,008,871	2,164,412
Building operations and maintenance	1,409,236	2,595,101
Housekeeping	170,792	328,278
Laundry and linen	26,857	58,452
General and administrative	1,046,705	2,501,873
Employee benefits	284,465	589,524
Interest	308,844	577,405
Depreciation	940,066	2,276,474
Fundraising	17,649	44,504
Total expenses	7,159,870	14,901,979
Unusual non-recurring expenses - COVID-19	260,943	866,349
Operating loss	(581,834)	(567,445)
Other income (loss):		
Investment income, net of investment expense	38,661	55,776
Realized gain (loss) on investments	18,755	(55,083)
Unrealized gain on investments	192,619	245,909
Total other income	250,035	246,602
Revenues (less than) expenses	(331,799)	(320,843)

## Presbyterian Senior Living Services, Inc.

Consolidated Statements of Operations and Changes in Net Assets  
Period ended June 30, 2021 and year ended December 31, 2020

	<u>June 30, 2021</u>	<u>December 31, 2020</u>
<b>Net Assets With Donor Restrictions</b>		
Contributions, gifts, grants and bequests	\$ 400	\$ 30,390
Investment income, net of investment expense	7,104	28,301
Net assets released from restrictions	<u>(2,027)</u>	<u>(44,293)</u>
Increase in net assets with donor restrictions	<u>5,477</u>	<u>14,398</u>
Change in net deficit	(326,322)	(306,445)
<b>Net Deficit, Beginning</b>	<u>(21,936,855)</u>	<u>(21,630,410)</u>
<b>Net Deficit, Ending</b>	<u><u>\$ (22,263,177)</u></u>	<u><u>\$ (21,936,855)</u></u>

**Presbyterian Senior Living Services, Inc.**

Consolidated Statements of Cash Flows

Period ended June 30, 2021 and year ended December 31, 2020

	<u>June 30, 2021</u>	<u>December 31, 2020</u>
<b>Cash Flows From Operating Activities</b>		
(Decrease) in net deficit	\$ (326,322)	\$ (306,445)
Adjustments to reconcile (decrease) increase in net deficit to net cash provided by operating activities:		
Depreciation	940,066	2,276,474
Provision for doubtful collections	(23,505)	150,831
Proceeds from non-refundable entrance fees and deposits	743,319	879,553
Amortization of entrance fees	(526,142)	(947,238)
Unrealized gain on investments	(192,619)	(245,909)
Realized (gain) loss on investments	(18,755)	55,083
Amortization of deferred financing costs	13,009	21,905
Changes in assets and liabilities:		
Accounts receivable	265,487	(173,277)
Entrance fees receivable	(26,637)	277,922
Other assets	208,999	53,158
Accounts payable	583,503	(294,203)
Accrued expenses	331,391	77,422
Other liabilities	(30,094)	(61,118)
Cares act funding liabilities	1,098,077	378,227
Net cash provided by operating activities	<u>3,039,777</u>	<u>2,142,385</u>
<b>Cash Flows From Investing Activities</b>		
Acquisition of property and equipment	(601,913)	(1,099,825)
Purchases of investments	(125,824)	(5,340,602)
Proceeds from sale of investments	<u>773,551</u>	<u>5,220,285</u>
Net cash provided by (used in) investing activities	<u>45,814</u>	<u>(1,220,142)</u>
<b>Cash Flows From Financing Activities</b>		
Refunds of entrance fees and deposits	(1,437,920)	(2,493,364)
Proceeds from refundable entrance fees and deposits, resales	727,610	1,323,408
Principal payments on long-term debt	(447,130)	(796,664)
Proceeds from issuance of long-term debt	-	4,000,000
Financing costs incurred	-	(69,103)
Change in due to affiliated entity	<u>(2,839,335)</u>	<u>1,434,661</u>
Net cash (used in) provided by financing activities	<u>(3,996,775)</u>	<u>3,398,938</u>
Net change in cash, cash equivalents and restricted cash	(911,184)	4,321,181
<b>Cash, Cash Equivalents and Restricted Cash, Beginning</b>	<u>4,983,147</u>	<u>661,966</u>
<b>Cash, Cash Equivalents and Restricted Cash, Ending</b>		
Unrestricted	\$ 301,513	\$ 1,472,762
Restricted	<u>3,770,450</u>	<u>3,510,385</u>
	<u>\$ 4,071,963</u>	<u>\$ 4,983,147</u>