

# Presbyterian Senior Living Services, Inc.

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

	<u>March 31, 2021</u>	<u>December 31, 2020</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 195,199	\$ 1,472,762
Investments	1,740,852	1,730,791
Restricted deposits and funded reserves	1,860,545	1,798,120
Accounts receivable, net	558,664	909,248
Assets whose use is limited	4,162,609	4,154,919
Property and equipment, net	25,962,195	26,251,649
Other assets	209,834	311,800
	<u>34,689,898</u>	<u>36,629,289</u>
Total assets	<u>\$ 34,689,898</u>	<u>\$ 36,629,289</u>
<b>Liabilities and Net Assets</b>		
Accounts payable	\$ 280,943	\$ 466,468
Accrued expenses	763,291	596,623
Resident deposits	108,570	89,000
Entrance fees payable	13,311,261	13,655,486
Other liabilities	48,425	63,965
Cares act funding liabilities	1,547,236	378,227
Long-term debt	14,405,784	14,623,314
Due to affiliated entity	22,181,817	24,402,329
Deferred revenues from entrance fees	4,135,619	4,290,732
	<u>56,782,946</u>	<u>58,566,144</u>
Total liabilities	<u>56,782,946</u>	<u>58,566,144</u>
<b>Net Assets (Deficit)</b>		
Without donor restriction	(22,836,283)	(22,677,021)
With donor restrictions	743,235	740,166
	<u>(22,093,048)</u>	<u>(21,936,855)</u>
Total net deficit	<u>(22,093,048)</u>	<u>(21,936,855)</u>
Total liabilities and net deficit	<u>\$ 34,689,898</u>	<u>\$ 36,629,289</u>

## Presbyterian Senior Living Services, Inc.

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

	<u>March 31, 2021</u>	<u>December 31, 2020</u>
<b>Net Assets Without Donor Restrictions</b>		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 3,140,824	\$ 12,709,178
Amortization of entrance fees	304,945	947,238
Total resident services	3,445,769	13,656,416
Contributions, gifts, grants and bequests	-	1,011,652
Government Stimulus	42,200	488,522
Net assets released from restrictions	2,027	44,293
Total operating revenues and other support	3,489,996	15,200,883
Expenses:		
Nursing services	637,733	2,502,348
Rehabilitation	151,236	715,575
Recreation and special services	102,364	382,365
Pharmacy	16,663	67,881
Social services	18,250	72,787
Physician services	6,250	25,000
Food Services	501,452	2,164,412
Building operations and maintenance	743,772	2,595,101
Housekeeping	89,510	328,278
Laundry and linen	13,991	58,452
General and administrative	513,029	2,501,873
Employee benefits	131,410	589,524
Interest	153,712	577,405
Depreciation	470,220	2,276,474
Fundraising	13,152	44,504
Total expenses	3,562,744	14,901,979
Unusual non-recurring expenses - COVID-19	163,146	866,349
Operating loss	(235,894)	(567,445)
Other income (loss):		
Investment income, net of investment expense	22,359	55,776
Realized gain (loss) on investments	12,690	(55,083)
Unrealized (loss) gain on investments	41,583	245,909
Total other income	76,632	246,602
Revenues (less than) expenses	(159,262)	(320,843)

**Presbyterian Senior Living Services, Inc.**

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

	<u>March 31, 2021</u>	<u>December 31, 2020</u>
<b>Net Assets With Donor Restrictions</b>		
Contributions, gifts, grants and bequests	\$ 1,550	\$ 30,390
Investment income, net of investment expense	3,546	28,301
Net assets released from restrictions	<u>(2,027)</u>	<u>(44,293)</u>
 Increase in net assets with donor restrictions	 <u>3,069</u>	 <u>14,398</u>
 Change in net deficit	 (156,193)	 (306,445)
<b>Net Deficit, Beginning</b>	<u>(21,936,855)</u>	<u>(21,630,410)</u>
<b>Net Deficit, Ending</b>	<u><u>\$ (22,093,048)</u></u>	<u><u>\$ (21,936,855)</u></u>

**Presbyterian Senior Living Services, Inc.**

Consolidated Statements of Cash Flows

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

	<u>March 31, 2021</u>	<u>December 31, 2020</u>
<b>Cash Flows From Operating Activities</b>		
(Decrease) in net deficit	\$ (156,193)	\$ (306,445)
Adjustments to reconcile (decrease) increase in net deficit to net cash provided by operating activities:		
Depreciation	470,220	2,276,474
Provision for doubtful collections	(38,066)	150,831
Proceeds from non-refundable entrance fees and deposits	177,080	879,553
Amortization of entrance fees	(304,945)	(947,238)
Unrealized loss (gain) on investments	(41,583)	(245,909)
Realized (gain) loss on investments	(12,690)	55,083
Amortization of deferred financing costs	6,504	21,905
Changes in assets and liabilities:		
Accounts receivable	223,355	(173,277)
Entrance fees receivable	165,296	277,922
Other assets	101,966	53,158
Accounts payable	(185,525)	(294,203)
Accrued expenses	166,668	77,422
Other liabilities	(15,540)	(61,118)
Cares act funding liabilities	1,169,009	378,227
	<u>1,725,556</u>	<u>2,142,385</u>
Net cash provided by operating activities		
<b>Cash Flows From Investing Activities</b>		
Acquisition of property and equipment	(180,766)	(1,099,825)
Purchases of investments	(75,584)	(5,340,602)
Proceeds from sale of investments	309,746	5,220,285
	<u>53,396</u>	<u>(1,220,142)</u>
Net cash used in investing activities		
<b>Cash Flows From Financing Activities</b>		
Refunds of entrance fees and deposits	(509,413)	(2,493,364)
Proceeds from refundable entrance fees and deposits, resales	157,510	1,323,408
Principal payments on long-term debt	(224,034)	(796,664)
Proceeds from issuance of long-term debt	-	4,000,000
Financing costs incurred	-	(69,103)
Change in due to affiliated entity	(2,220,512)	1,434,661
	<u>(2,796,450)</u>	<u>3,398,938</u>
Net cash (used in) provided by financing activities		
Net change in cash, cash equivalents and restricted cash	(1,017,498)	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	\$ 195,199	\$ 1,472,762
Restricted	3,770,450	3,510,385
	<u>\$ 3,965,649</u>	<u>\$ 4,983,147</u>