

PRESBYTERIAN APARTMENTS, INC.

Statements of Financial Position

May 31, 2018 and December 31, 2017

| Assets | May 31, 2018 | December 31, 2017 |
|---|-------------------------|------------------------------|
| Cash and cash equivalents | \$ 174,160 | 76,674 |
| Restricted deposits and funded reserves | 421,595 | 464,364 |
| Accounts receivable, net | 20,323 | 11,336 |
| Prepaid expenses and other current assets | 25,808 | 13,289 |
| Property and equipment (net of accumulated depreciation of \$5,793,774 and \$5,735,264 respectively) | <u>1,645,292</u> | <u>1,644,314</u> |
| Total assets | <u>\$ 2,287,177</u> | <u>2,209,977</u> |

PRESBYTERIAN APARTMENTS, INC.

Statements of Financial Position

May 31, 2018 and December 31, 2017

| Liabilities and Net Liabilities | May 31, 2018 | December 31, 2017 |
|--|-------------------------|------------------------------|
| Accounts payable | \$ 49,368 | 67,879 |
| Due to affiliated entity | 1,546,657 | 1,440,254 |
| Accrued expenses | 478,735 | 410,342 |
| Residents deposits | 51,204 | 49,289 |
| Long-term debt | 1,748,403 | 1,787,659 |
| Total liabilities | 3,874,367 | 3,755,423 |
| Net (liabilities) assets: | | |
| Without donor restriction | (1,593,140) | (1,551,396) |
| With donor restriction | 5,950 | 5,950 |
| Total net liabilities | (1,587,190) | (1,545,446) |
| Total liabilities and net liabilities | \$ <u>2,287,177</u> | <u>2,209,977</u> |

PRESBYTERIAN APARTMENTS, INC.

Statements of Operations and Changes in Net Assets (Liabilities)

Periods ended May 31, 2018 and year ended December 31, 2017

| | May 31, 2018 | December 31, 2017 |
|---|-------------------------|------------------------------|
| | | |
| Operating revenues, gains, and other support: | | |
| Resident services | \$ 415,213 | 1,002,312 |
| Net rental revenue | 10,499 | 32,402 |
| Interest and dividend income | 62 | 183 |
| Contributions, gifts, grants and bequests | 43,894 | 500 |
| Net assets released from restrictions | - | 191 |
| | | |
| Total operating revenues, gains, and other support | 469,668 | 1,035,588 |
| Expenses: | | |
| Social services | 20,896 | 49,247 |
| Building operations and maintenance | 296,851 | 602,338 |
| Housekeeping | 5,625 | 9,568 |
| General and administrative | 105,107 | 274,235 |
| Employee benefits | 16,214 | 43,302 |
| Interest | 8,210 | 21,697 |
| Depreciation | 58,510 | 130,924 |
| | | |
| Total expenses | 511,413 | 1,131,311 |
| Increase in net liabilities without donor restriction | (41,744) | (95,723) |
| With donor restriction | | |
| Net assets released from restrictions | - | (191) |
| | | |
| Change in net assets with donor restriction | - | (191) |
| Change in net assets | (41,744) | (95,914) |
| Net liabilities beginning of year | (1,545,446) | (1,449,532) |
| Net liabilities, end of year | \$ (1,587,190) | (1,545,446) |

PRESBYTERIAN APARTMENTS, INC.

Statements of Cash Flows

Periods ended May 31, 2018 and year ended December 31, 2017

| | May 31, 2018 | December 31, 2017 |
|--|-------------------------|------------------------------|
| Cash flows from operating activities: | | |
| Change in net liabilities | \$ (41,744) | (95,914) |
| Adjustments to reconcile change in net liabilities to net cash provided by operating activities: | | |
| Depreciation | 58,510 | 130,924 |
| Bad debt expense | 209 | 29,026 |
| Cash restricted for tenant deposits held in trust | 1,915 | 5,735 |
| Change in assets and liabilities: | | |
| Accounts receivable | (9,196) | (20,275) |
| Other assets | (12,519) | (829) |
| Accounts payable | (18,511) | (47,522) |
| Accrued expenses | 68,393 | 2,099 |
| Net cash provided by operating activities | <u>47,057</u> | <u>3,244</u> |
| Cash flows used in investing activities: | | |
| Acquisition of property and equipment | (59,488) | (137,189) |
| Deposits into reserve for replacement | 42,769 | (64,376) |
| Net cash used in investing activities | <u>(16,718)</u> | <u>(201,565)</u> |
| Cash flows from financing activities: | | |
| Principal payments on long-term debt | (39,256) | (92,218) |
| Due to affiliate | 106,403 | 306,998 |
| Net cash provided by financing activities | <u>67,148</u> | <u>214,780</u> |
| Net increase in cash and cash equivalents | 97,486 | 16,459 |
| Cash and cash equivalents, beginning of year | <u>76,674</u> | <u>60,215</u> |
| Cash and cash equivalents, end of year | <u>\$ 174,160</u> | <u>76,674</u> |