

Presbyterian Apartments (pa)

Statements of Financial Position

September 30, 2019 and December 31, 2018

Assets	September 30, 2019	December 31, 2018
Cash and cash equivalents	\$ 204,684	82,491
Restricted deposits and funded reserves	499,544	459,110
Accounts receivable, net	26,021	14,957
Prepaid expenses and other current assets	21,991	14,398
Property and equipment (net of accumulated depreciation of \$5,992,532 and \$5,879,193, respectively)	2,269,748	2,197,545
Assets held under operating leases	—	—
Total assets	<u>\$ 3,021,989</u>	<u>2,768,501</u>

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Statements of Financial Position

September 30, 2019 and December 31, 2018

Liabilities and Net Liabilities	September 30, 2019	December 31, 2018
Accounts payable	\$ 58,677	178,986
Due to affiliated entity	2,280,484	1,955,504
Accrued expenses	444,698	427,070
Residents deposits	64,958	53,611
Long-term debt	1,672,080	1,693,135
Obligations under operating leases	—	—
Total liabilities	4,520,896	4,308,306
Net (liabilities) assets:		
Net liabilities	(1,504,818)	(1,545,715)
Net assets with donor restriction	5,910	5,910
Total net liabilities	(1,498,907)	(1,539,805)
Total liabilities and net liabilities	\$ <u>3,021,989</u>	<u>2,768,501</u>

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Statements of Operations and Changes in Net Assets (Liabilities)

Quarters ended September 30, 2019 and year ended December 31, 2018

	September 30, 2019	December 31, 2018
Revenues and other support		
Resident services		
Resident services	\$ 821,242	1,031,863
Net rental revenue	19,267	25,500
Total resident services revenue	840,509	1,057,363
Contributions, gifts, grants and bequests	50,428	64,383
Net assets released from restrictions	–	40
Total revenues and other support	890,937	1,121,786
Cost of services provided		
Social services	30,107	51,650
Building operations and maintenance	461,020	597,305
Housekeeping	6,371	1,913
General and administrative	202,682	260,627
Employee benefits	24,028	41,978
Interest	12,621	18,892
Depreciation	113,339	143,929
Total cost of services provided	850,169	1,116,294
Excess of revenues and other support over expenses	40,768	5,492
Other income (expense)		
Investment income, net of investment expense	130	189
Total other income	130	189
Excess of revenue, gains and other support over expenses and losses	40,898	5,681
Net (liabilities) assets without donor restrictions:		
Excess of revenue, gains and other support over expenses and losses	40,898	5,681
Change in net assets without donor restriction	40,898	5,681
Net assets with donor restrictions:		
Net assets released from restrictions	–	(40)
Change in net assets with donor restriction	–	(40)
Change in net assets	40,898	5,641
Net liabilities beginning of year	(1,539,805)	(1,545,446)
Net liabilities, end of year	\$ (1,498,907)	(1,539,805)

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Statements of Cash Flows

Quarters ended September 30, 2019 and year ended December 31, 2018

	<u>September 30,</u> <u>2019</u>	<u>December 31,</u> <u>2018</u>
Cash flows from operating activities:		
Excess of revenue, gains and other support over expenses and losses	\$ 40,898	5,641
Adjustments to reconcile change in net liabilities to net cash provided by operating activities:		
Depreciation	113,339	143,929
Bad debt expense	—	17,392
Cash restricted for tenant deposits held in trust	11,347	4,322
Change in assets and liabilities:		
Accounts receivable	(11,064)	(21,013)
Other assets	(7,593)	(1,109)
Accounts payable	(120,309)	111,107
Accrued expenses	17,628	16,728
Net cash provided by operating activities	<u>44,246</u>	<u>276,997</u>
Cash flows used in investing activities:		
Acquisition of property and equipment	(185,543)	(697,160)
Deposits into reserve for replacement	<u>(40,434)</u>	<u>5,254</u>
Net cash used in investing activities	<u>(225,977)</u>	<u>(691,906)</u>
Cash flows from financing activities:		
Principal payments on long-term debt	(21,055)	(95,024)
Proceeds from issuance of long-term debt	—	500
Repayments on operating lease obligations Due to affiliate	<u>324,980</u>	<u>515,250</u>
Net cash provided by financing activities	<u>303,924</u>	<u>420,726</u>
Net increase in cash and cash equivalents	122,193	5,817
Cash and cash equivalents, beginning of year	<u>82,491</u>	<u>76,674</u>
Cash and cash equivalents, end of year	<u>\$ 204,684</u>	<u>82,491</u>