

Presbyterian Homes in the Presbytery of Huntingdon

Consolidated Statements of Financial Position
December 31, 2022 and December 31, 2021

	<u>December 31,</u> <u>2022</u>	<u>December 31,</u> <u>2021</u>
Assets		
Cash and cash equivalents	\$ 72,062	\$ 44,054
Investments	11,031,338	13,986,297
Statutory liquid reserves	1,072,545	1,075,038
Accounts receivable, net	2,369,434	2,160,644
Assets whose use is limited	2,306,319	2,250,375
Property and equipment, net	34,539,569	35,897,749
Due from affiliates, net	24,665,501	25,932,423
Funds held in trust by others	654,581	791,859
Other assets	526,421	577,823
Total assets	<u>\$ 77,237,770</u>	<u>\$ 82,716,262</u>
Liabilities and Net Assets		
Accounts payable	\$ 859,374	\$ 951,842
Accrued expenses	2,635,274	2,474,942
Resident deposits	177,635	106,490
Entrance fees payable	263,323	263,699
Other liabilities	375,914	316,337
Cares act funding liabilities	-	579,300
Long-term debt	15,203,025	15,919,965
Deferred revenues from entrance fees	10,225,649	10,527,133
Total liabilities	<u>29,740,194</u>	<u>31,139,708</u>
Net Assets		
Without donor restriction	44,328,197	48,354,063
With donor restrictions	<u>3,169,379</u>	<u>3,222,491</u>
Total net assets	<u>47,497,576</u>	<u>51,576,554</u>
Total liabilities and net assets	<u>\$ 77,237,770</u>	<u>\$ 82,716,262</u>

Presbyterian Homes in the Presbytery of Huntington

Consolidated Statements of Operations and Changes in Net Assets
 Period ended December 31, 2022 and year ended December 31, 2021

	December 31, 2022	December 31, 2021
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 29,287,993	\$ 28,652,470
Amortization of entrance fees	1,471,839	1,650,966
Total resident services	30,759,832	30,303,436
Contributions, gifts, grants and bequests	96,508	178,300
Other revenues	724,650	74,940
Government grants	-	3,160,300
Government stimulus	345,669	1,377,190
Net assets released from restrictions	96,353	265,051
Total operating revenues and other support	32,023,012	35,359,217
Expenses:		
Nursing services	11,338,393	10,306,969
Rehabilitation	2,051,429	3,358,314
Recreation and special services	560,359	637,567
Pharmacy	782,530	686,623
Social services	185,316	203,416
Physician services	149,909	149,157
Food Services	3,817,985	3,668,335
Building operations and maintenance	3,365,345	3,306,693
Housekeeping	513,686	508,923
Laundry and linen	217,222	252,405
General and administrative	5,657,312	5,778,276
Employee benefits	1,733,612	693,279
Interest	526,993	523,876
Depreciation	2,444,694	2,501,633
Fundraising	119,274	123,179
Total expenses	33,464,059	32,698,645
Unusual non-recurring expenses - COVID-19	378,181	510,267
Operating income (loss) before gains and losses	(1,819,228)	2,150,305
Gain on sale of community and disposals of property and equipment	232,986	-
Loss on impairment of asset	-	(2,350,230)
Operating income (loss)	(1,586,242)	(199,925)
Other income (loss):		
Investment income, net of investment expense	246,731	380,147
Realized gain on investments	618,791	211,818
Unrealized (loss) gain on investments	(3,470,789)	1,663,835
Loss on early extinguishment of debt	-	(2,119)
Total other income (loss)	(2,605,267)	2,253,681
Revenues (less than) in excess of expenses	(4,191,509)	2,053,756
Grant revenue - capital	165,643	-
(Decrease) increase in net assets without donor restrictions	(4,025,866)	2,053,756

Presbyterian Homes in the Presbytery of Huntingdon

Consolidated Statements of Operations and Changes in Net Assets
Period ended December 31, 2022 and year ended December 31, 2021

	<u>December 31, 2022</u>	<u>December 31, 2021</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	\$ 186,342	\$ 66,240
Investment income, net of investment expense	330	259
Unrealized (loss) gain on investments	(143,431)	63,952
Net assets released from restrictions	<u>(96,353)</u>	<u>(265,051)</u>
Decrease in net assets with donor restrictions	<u>(53,112)</u>	<u>(134,600)</u>
Change in net assets	(4,078,978)	1,919,156
Net Assets, Beginning	<u>51,576,554</u>	<u>49,657,398</u>
Net Assets, Ending	<u>\$ 47,497,576</u>	<u>\$ 51,576,554</u>

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Presbyterian Homes in the Presbytery of Huntingdon

Consolidated Statements of Cash Flows

Period ended December 31, 2022 and year ended December 31, 2021

	December 31, 2022	December 31, 2021
Cash Flows From Operating Activities		
(Decrease) increase in net assets	\$ (4,078,978)	\$ 1,919,156
Adjustments to reconcile (decrease) increase in net deficit to net cash provided by operating activities:		
Depreciation	2,444,694	2,501,633
Provision for doubtful collections	284,384	533,199
Proceeds from non-refundable entrance fees and deposits	1,649,744	1,283,241
Amortization of entrance fees	(1,471,839)	(1,650,966)
Loss on early extinguishment of debt	-	2,119
Unrealized loss (gain) on investments	3,614,220	(1,727,787)
Realized gain on investments	(618,791)	(211,818)
Gain on sale of property and equipment	(232,986)	-
Amortization of deferred financing costs	4,639	3,701
Loss on impairment of asset	-	2,350,230
Changes in assets and liabilities:		
Accounts receivable	(493,174)	(643,731)
Entrance fees receivable	-	90,750
Other assets	51,402	69,576
Accounts payable	(92,468)	50,381
Accrued expenses	160,332	(1,372,013)
Other liabilities	59,577	(73,070)
Cares act funding liabilities	(579,300)	(3,835,178)
Net cash provided by (used in) operating activities	<u>701,456</u>	<u>(710,577)</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(1,086,514)	(683,266)
Net proceeds from sale of property and equipment	232,986	-
Purchases of investments	(8,393,406)	(388,940)
Proceeds from sale of investments	8,416,933	827,797
Change in due from affiliates	1,266,922	2,928,900
Net cash provided by investing activities	<u>436,921</u>	<u>2,684,491</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(408,620)	(367,201)
Principal payments on long-term debt	(721,579)	(894,802)
Proceeds from issuance of long-term debt	-	4,167,100
Refunding, refinancing or payoff of long-term debt	-	(4,327,271)
Financing costs incurred	-	(73,437)
Net cash used in financing activities	<u>(1,130,199)</u>	<u>(1,495,611)</u>
Net change in cash, cash equivalents and restricted cash	8,178	478,303
Cash, Cash Equivalents and Restricted Cash, Beginning	<u>525,063</u>	<u>46,760</u>
Cash, Cash Equivalents and Restricted Cash, Ending		
Unrestricted	\$ 72,062	\$ 44,054
Restricted	461,179	481,009
	<u>\$ 533,241</u>	<u>\$ 525,063</u>