

Presbyterian Homes in the Presbytery of Huntington

Statements of Financial Position

December 31, 2023 and December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Assets		
Cash and cash equivalents	\$ 74,000	\$ 72,062
Investments	13,095,975	11,031,338
Statutory Liquid Reserve	931,944	1,072,545
Accounts receivable, net	2,890,020	2,369,434
Assets whose use is limited	5,351,116	2,306,319
Property and equipment, net	33,349,676	34,539,569
Due from affiliates, net	25,110,511	24,665,501
Funds held in trust by others	726,091	654,581
Other assets	709,797	526,421
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Total assets	<u>\$ 82,239,130</u>	<u>\$ 77,237,769</u>
Liabilities and Net Assets		
Accounts payable	\$ 1,151,739	\$ 859,373
Accrued expenses	2,894,661	2,635,274
Resident deposits	260,016	177,635
Entrance fee and deposit payable	263,323	263,323
Other liabilities	416,690	375,914
Cares act funding liabilities	9,174	-
Long-term debt, senior living	19,966,176	15,203,025
Deferred revenue from entrance fees	10,314,166	10,225,649
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Total liabilities	<u>35,275,945</u>	<u>29,740,193</u>
Net Assets		
Without donor restriction	43,456,095	44,328,196
With donor restriction	3,507,089	3,169,380
Total net assets (deficit)	<u>46,963,184</u>	<u>47,497,576</u>
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Total liabilities, net assets and equity	<u>\$ 82,239,130</u>	<u>\$ 77,237,769</u>

Presbyterian Homes in the Presbytery of Huntington

Statements of Operations and Changes in Net Assets

Period ended December 31, 2023 and year ended December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 30,109,779	\$ 29,287,992
Amortization of entrance fees	1,734,900	1,471,839
Total resident services	<u>31,844,678</u>	<u>30,759,831</u>
Contributions, gifts, grants and bequests	80,324	96,508
Government stimulus	38,417	345,669
FEMA funding	-	724,650
Net assets released from restrictions	<u>56,394</u>	<u>96,353</u>
Total operating revenues and other support	<u>32,019,814</u>	<u>32,023,011</u>
Expenses:		
Nursing services	12,520,570	11,336,954
Rehabilitation	1,825,692	2,051,429
Recreation and special services	602,913	560,359
Pharmacy	707,458	782,530
Social Services	185,286	185,316
Physician Services	114,008	149,909
Dining Services	3,903,449	3,817,984
Building operations and maintenance	3,480,403	3,365,345
Housekeeping	584,192	513,686
Laundry	283,710	217,222
Management and general	5,764,054	5,658,751
Employee Benefits	1,760,044	1,733,612
Interest	678,570	526,993
Depreciation	2,382,120	2,444,694
Fundraising	<u>82,453</u>	<u>119,274</u>
Total expenses before non-recurring expenses	<u>34,874,924</u>	<u>33,464,059</u>
Non-recurring expenses, COVID-19	<u>7,526</u>	<u>378,181</u>
Operating income (loss) before gains and losses	(2,862,636)	(1,819,229)
Gain on sale and disposal of property	<u>-</u>	<u>232,986</u>
Operating income (loss)	<u>(2,862,636)</u>	<u>(1,586,244)</u>
Other income (loss):		
Investment income, net of investment expense	406,183	246,731
Realized gain on investments	3,187	618,791
Unrealized gain (loss) on investments	1,582,159	(3,470,789)
Loss on early extinguishment of debt	<u>(994)</u>	<u>-</u>
Total other income (loss)	<u>1,990,535</u>	<u>(2,605,267)</u>
Revenues less than expenses	(872,101)	(4,191,510)
Grant revenue - capital	<u>-</u>	<u>165,643</u>
Decrease in net assets without donor restrictions	<u>(872,101)</u>	<u>(4,025,867)</u>

Presbyterian Homes in the Presbytery of Huntingdon

Statements of Operations and Changes in Net Assets

Period ended December 31, 2023 and year ended December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	322,323	186,342
Investment income, net of investment expense	271	330
Unrealized gain (loss) on investments	71,510	(143,431)
Net assets released from restrictions	<u>(56,394)</u>	<u>(96,353)</u>
Increase (decrease) in net assets with donor restrictions	<u>337,709</u>	<u>(53,111)</u>
Decrease in net assets	(534,392)	(4,078,978)
Net Assets, Beginning	<u>47,497,576</u>	<u>51,576,554</u>
Net Assets, Ending	<u>\$ 46,963,184</u>	<u>\$ 47,497,576</u>

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Presbyterian Homes in the Presbytery of Huntingdon

Statements of Cash Flows

Period ended December 31, 2023 and year ended December 31, 2022

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Cash Flows From Operating Activities		
Decrease in net assets	\$ (534,392)	\$ (4,078,978)
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	2,382,120	2,444,694
Provision for doubtful collections	433,902	284,384
Proceeds from non-refundable fees and deposits	2,358,691	1,649,745
Amortization of entrance fees	(1,734,900)	(1,471,839)
Loss on early extinguishment of debt	994	-
Unrealized (gain) loss on investments and change in fair value of funds held in trust by others	(1,653,669)	3,614,220
Realized gain on investments	(3,187)	(618,791)
Loss on sale of community and disposals of property and equipment	-	(232,986)
Amortization of deferred financing costs	6,149	4,639
Amortization of bond discount	2,673	
Changes in assets and liabilities		
Accounts receivable	(839,016)	(493,174)
Entrance fee receivable	(115,473)	-
Other assets	(183,376)	51,402
Accounts payable	292,365	(92,469)
Accrued expenses	259,387	160,332
Other liabilities	40,776	59,577
CARES act funding liabilities	9,174	(579,300)
Net cash provided by operating activities	<u>722,221</u>	<u>701,456</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(1,192,227)	(1,086,513)
Proceeds from sale of property and equipment	-	232,986
Purchases of investments	(157,206)	(8,966,707)
Proceeds from sale of investments	(2,828,216)	9,020,960
Due from affiliates, net	(445,010)	1,266,922
Net cash (used in) provided by investing activities	<u>(4,622,658)</u>	<u>467,648</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(452,893)	(408,620)
Principal payments on redemptions of long-term debt	(687,178)	(721,579)
Proceeds from issuance of long-term debt	8,030,735	-
Early payoff of long-term debt	(2,296,023)	-
Financing costs paid	(294,199)	-
Net cash provided by (used in) financing activities	<u>4,300,441</u>	<u>(1,130,200)</u>
Net change in cash, cash equivalents and restricted cash	400,004	38,904
Cash, cash equivalents and restricted cash, beginning	<u>563,967</u>	<u>525,063</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 963,971</u>	<u>\$ 563,967</u>
Cash and cash equivalents	\$ 74,000	\$ 72,062
Restricted cash in investments	889,971	491,905
Total cash, cash equivalents and restricted cash	<u>\$ 963,971</u>	<u>\$ 563,967</u>