

Presbyterian Homes in the Presbytery of Huntington

Statements of Financial Position

October 31, 2023 and December 31, 2022

	<u>October 31, 2023</u>	<u>December 31, 2022</u>
Assets		
Cash and cash equivalents	\$ 48,989	\$ 72,062
Investments	11,453,911	11,031,338
Statutory Liquid Reserve	1,072,545	1,072,545
Accounts receivable, net	2,556,260	2,369,434
Assets whose use is limited	5,380,066	2,306,319
Property and equipment, net	33,581,623	34,539,569
Due from affiliates, net	25,434,128	24,665,501
Funds held in trust by others	662,653	654,581
Other assets	794,509	526,421
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Total assets	<u>\$ 80,984,685</u>	<u>\$ 77,237,769</u>
Liabilities and Net Assets		
Accounts payable	\$ 683,652	\$ 859,373
Accrued expenses	3,357,563	2,635,274
Resident deposits	358,298	177,635
Entrance fee and deposit payable	263,323	263,323
Other liabilities	326,856	375,914
Cares act funding liabilities	9,174	-
Long-term debt, senior living	20,055,081	15,203,025
Deferred revenue from entrance fees	9,998,930	10,225,649
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Total liabilities	<u>35,052,878</u>	<u>29,740,193</u>
Net Assets		
Without donor restriction	42,508,163	44,328,196
With donor restriction	3,423,644	3,169,380
Total net assets (deficit)	<u>45,931,807</u>	<u>47,497,576</u>
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Total liabilities, net assets and equity	<u>\$ 80,984,685</u>	<u>\$ 77,237,769</u>

Presbyterian Homes in the Presbytery of Huntingdon

Statements of Operations and Changes in Net Assets

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

	October 31, 2023	December 31, 2022
Net Assets Without Donor Restrictions		
Revenues, gains and other support:		
Resident services:		
Resident services	\$ 25,190,716	\$ 29,287,992
Amortization of entrance fees	1,480,751	1,471,839
Total resident services	26,671,467	30,759,831
Contributions, gifts, grants and bequests	71,990	96,508
Government stimulus	38,417	345,669
FEMA funding	-	724,650
Net assets released from restrictions	34,116	96,353
Total operating revenues and other support	26,815,990	32,023,011
Expenses:		
Nursing services	10,308,232	11,336,954
Rehabilitation	1,569,395	2,051,429
Recreation and special services	509,839	560,359
Pharmacy	608,377	782,530
Social Services	152,814	185,316
Physician Services	99,599	149,909
Dining Services	3,264,028	3,817,984
Building operations and maintenance	2,897,832	3,365,345
Housekeeping	490,456	513,686
Laundry	239,190	217,222
Management and general	4,752,836	5,658,751
Employee Benefits	1,584,865	1,733,612
Interest	538,536	526,993
Depreciation	1,983,607	2,444,694
Fundraising	65,869	119,274
Total expenses before non-recurring expenses	29,065,474	33,464,059
Non-recurring expenses, COVID-19	6,326	378,181
Operating income (loss) before gains and losses	(2,255,810)	(1,819,229)
Gain on sale and disposal of property	-	232,986
Operating income (loss)	(2,255,810)	(1,586,244)
Other income (loss):		
Investment income, net of investment expense	258,320	246,731
Realized gain on investments	-	618,791
Unrealized gain (loss) on investments	178,450	(3,470,789)
Loss on early extinguishment of debt	(994)	-
Total other income (loss)	435,776	(2,605,267)
Revenues less than expenses	(1,820,034)	(4,191,510)
Grant revenue - capital	-	165,643
Decrease in net assets without donor restrictions	(1,820,034)	(4,025,867)

Presbyterian Homes in the Presbytery of Huntingdon

Statements of Operations and Changes in Net Assets

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

	<u>October 31, 2023</u>	<u>December 31, 2022</u>
Net Assets With Donor Restrictions		
Contributions, gifts, grants and bequests	280,037	186,342
Investment income, net of investment expense	271	330
Unrealized gain (loss) on investments	8,072	(143,431)
Net assets released from restrictions	<u>(34,116)</u>	<u>(96,353)</u>
Increase (decrease) in net assets with donor restrictions	<u>254,264</u>	<u>(53,111)</u>
Decrease in net assets	(1,565,769)	(4,078,978)
Net Assets, Beginning	<u>47,497,576</u>	<u>51,576,554</u>
Net Assets, Ending	<u>\$ 45,931,807</u>	<u>\$ 47,497,576</u>

Presbyterian Homes in the Presbytery of Huntingdon

Statements of Cash Flows

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

	October 31, 2023	December 31, 2022
Cash Flows From Operating Activities		
Decrease in net assets	\$ (1,565,769)	\$ (4,078,978)
Adjustments to reconcile increase (decrease) in net assets (deficit) to net cash provided by (used in) operating activities		
Depreciation	1,983,607	2,444,694
Provision for doubtful collections	366,098	284,384
Proceeds from non-refundable fees and deposits	1,740,453	1,649,745
Amortization of entrance fees	(1,480,751)	(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	(186,523)	3,614,220
Realized gain on investments	-	(618,791)
Loss on sale of community and disposals of property and equipment	-	(232,986)
Amortization of deferred financing costs	4,607	4,639
Amortization of bond discount	1,336	-
Changes in assets and liabilities		
Accounts receivable	(552,924)	(493,174)
Other assets	(268,088)	51,402
Accounts payable	(175,721)	(92,469)
Accrued expenses	722,289	160,332
Other liabilities	(49,058)	59,577
CARES act funding liabilities	9,174	(579,300)
Net cash provided by operating activities	<u>549,724</u>	<u>701,456</u>
Cash Flows From Investing Activities		
Acquisition of property and equipment	(1,025,661)	(1,086,513)
Proceeds from sale of property and equipment	-	232,986
Purchases of investments	(3,469,715)	(8,966,707)
Proceeds from sale of investments	151,846	9,020,960
Due from affiliates, net	(768,628)	1,266,922
Net cash (used in) provided by investing activities	<u>(5,112,159)</u>	<u>467,648</u>
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(305,758)	(408,620)
Principal payments on redemptions of long-term debt	(596,933)	(721,579)
Proceeds from issuance of long-term debt	8,030,735	-
Early payoff of long-term debt	(2,296,023)	-
Financing costs paid	(292,660)	-
Net cash provided by (used in) financing activities	<u>4,539,361</u>	<u>(1,130,200)</u>
Net change in cash, cash equivalents and restricted cash	(23,073)	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>\$ 540,894</u>	<u>\$ 563,967</u>
Cash and cash equivalents	\$ 48,989	\$ 72,062
Restricted cash in investments	491,905	491,905
Total cash, cash equivalents and restricted cash	<u>\$ 540,894</u>	<u>\$ 563,967</u>