

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

June 30, 2025 and December 31, 2024

Assets	June 30, 2025	December 31, 2024
Cash and cash equivalents	\$ 2,693,732	2,000,439
Investments	587,064	548,464
Restricted deposits and funded reserves	12,682,697	12,647,145
Accounts receivable, net	63,756	66,581
Other assets	1,955,387	2,406,874
Property and equipment (net of accumulated depreciation \$70,259,763 and \$67,658,035, respectively)	128,759,177	130,651,491
Due from Presbyterian Senior Living	—	419,076
 Total assets	 \$ <u>146,741,813</u>	 <u>148,740,070</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Financial Position

June 30, 2025 and December 31, 2024

Liabilities and Net Assets	June 30, 2025	December 31, 2024
Accounts payable	\$ 139,551	341,236
Accrued expenses	4,912,800	4,839,882
Other liabilities	1,286,010	1,336,988
Resident deposits	889,945	868,628
Due to Presbyterian Senior Living	399,768	–
Long-term debt/note to Presbyterian Senior Living	55,457,954	55,496,776
Long-term debt	<u>28,485,181</u>	<u>28,392,305</u>
Total liabilities	<u>91,571,209</u>	<u>91,275,815</u>
 Net assets:		
Without donor restriction (including tax credit equity of \$-23,639 and \$41,439, respectively)	55,169,624	57,463,275
With donor restriction	980	980
Total net assets	<u>55,170,604</u>	<u>57,464,255</u>
 Total liabilities and net assets	 <u>\$ 146,741,813</u>	 <u>148,740,070</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statement of Operations and Change in Net Assets

Quarters ended June 30, 2025 and year ended December 31, 2024

Net Assets Without Donor Restrictions	June 30, 2025	December 31, 2024
Revenues, gains and other support:		
Resident services		
Resident services	\$ 6,161,520	11,813,682
Net rental income and developer's fees	80,036	155,018
Total resident services	<u>6,241,556</u>	<u>11,968,700</u>
Total operating revenues and other support	<u>6,241,556</u>	<u>11,968,700</u>
Expenses:		
Social services	316,601	624,060
Building operations and maintenance	3,241,758	6,054,957
Housekeeping	44,966	95,270
General and administrative	1,518,652	3,023,952
Employee benefits	107,914	271,696
Interest	760,505	1,540,026
Depreciation	2,596,323	5,105,378
Amortization	<u>37,737</u>	<u>82,308</u>
Total expenses	<u>8,624,458</u>	<u>16,797,648</u>
Deficit of revenues and other support over expenses	<u>(2,382,901)</u>	<u>(4,828,948)</u>
Loss on sale and disposal of property	<u>(5,424)</u>	<u>(213,899)</u>
Operating loss	<u>(2,388,326)</u>	<u>(5,042,848)</u>
Other income (loss):		
Investment income, net of investment expense	83,946	350,788
Realized gain on investments	778	–
Unrealized gain on investment	<u>33,588</u>	<u>51,656</u>
Total other income (loss)	<u>118,313</u>	<u>402,443</u>
Deficit of revenues, gains and other support over expenses and losses	<u>(2,270,013)</u>	<u>(4,640,404)</u>
Net Assets without donor restrictions:		
Equity (disbursed to) received from tax credit limited partner	<u>(23,639)</u>	<u>41,439</u>
Change in net assets without donor restrictions	<u>(2,293,652)</u>	<u>(4,598,965)</u>
Change in net assets	<u>(2,293,652)</u>	<u>(4,598,965)</u>
Net assets, beginning of year	<u>57,464,255</u>	<u>62,063,221</u>
Net assets, end of year	<u>\$ 55,170,604</u>	<u>57,464,255</u>

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Combined Statement of Partners' Equity

Quarters ended June 30, 2025 and year ended December 31, 2024

	General Partner	Investor Limited Partner	Special Limited Partner	Total
Partners' equity, December 31, 2024				
Contributions	\$ 20,077,383	37,246,080	140,792	57,464,255
Net gain (loss)	—	(23,639)	—	(23,639)
	<u>369,471</u>	<u>(2,615,133)</u>	<u>(24,351)</u>	<u>(2,270,013)</u>
Partners' equity, December 31, 2025	20,446,854	34,607,309	116,442	55,170,604

PRESBYTERIAN SENIOR LIVING - AFFORDABLE HOUSING

Consolidated Statements of Cash Flows

Quarters ended June 30, 2025 and year ended December 31, 2024

	June 30, 2025	December 31, 2024
Cash Flows From Operating Activities:		
Change in net assets	\$ (2,293,652)	(4,598,965)
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	2,596,323	5,105,378
Provision for doubtful collections	6,806	24,717
Receive entrance fees and deposits	21,317	32,938
Unrealized gain on investments	(33,588)	(51,656)
Loss on sale of community and disposals of property and equipment	5,424	213,899
Amortization of deferred financing costs	2,288	4,577
Change in assets and liabilities:		
Accounts receivable	(3,980)	27,971
Other assets	451,487	134,851
Accounts payable	(201,686)	99,119
Other liabilities	(50,978)	(75,491)
Accrued expenses	<u>72,918</u>	<u>94,805</u>
Net cash provided by operating activities	571,902	1,012,143
Cash Flows From Investing Activities:		
Acquisition of property and equipment, net of disposals	(709,433)	(1,494,848)
Net proceeds from purchase of investments	<u>(39,786)</u>	<u>–</u>
Net cash used in investing activities	(749,219)	(1,494,848)
Cash Flows From Financing Activities:		
Principal payments on and redemptions of long-term debt	(647,308)	(1,044,907)
Proceeds from issuance of long-term debt	699,074	1,108,296
Change in due from/to affiliates	<u>818,844</u>	<u>620,403</u>
Net cash provided by financing activities	<u>870,610</u>	<u>683,791</u>
Net increase in cash and cash equivalents	693,293	201,086
Cash, cash equivalents and restricted cash, beginning	<u>14,681,992</u>	<u>14,480,906</u>
Cash, cash equivalents and restricted cash, ending	<u>\$ 15,375,285</u>	<u>14,681,992</u>
Cash and cash equivalents	2,693,732	2,000,439
Restricted cash in investments	<u>12,681,554</u>	<u>12,681,554</u>
Total cash, cash equivalents and restricted cash	<u>15,375,285</u>	<u>14,681,992</u>