# PHI (D.B.A. PRESBYTERIAN SENIOR LIVING)

Consolidated Financial Statements

December 31, 2011 and 2010

(With Independent Auditors' Report Thereon)

Carbis Walker LLP
*Certified Public Accountants & Consultants*
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**PRESBYTERIAN SENIOR LIVING**

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**Certification of Chief Executive and Chief Financial Officers**

We are responsible for the consolidated financial statements of Presbyterian Senior Living, as of December 31, 2011 and 2010, and attest that they are accurate, complete and fairly presented.

The accuracy and completeness of financial information depends on our systems, process, and most importantly our integrity. Our commitment to integrity is reflected in the code of conduct that the leadership of Presbyterian Senior Living has established as the standard for the entire organization. We believe that this commitment, our processes and internal controls produce financial information that can be trusted.

Consolidated financial statements report our financial position and results using numbers and prescribed rules. They also include a significant amount of information that is required by financial reporting standards. We believe these consolidated financial statements disclose information that is important to create a complete picture of our stewardship of financial resources.

Consolidated financial statements alone can never reflect the breadth and depth of our stewardship of this ministry. They do not report on our most significant assets, our employees and volunteers. They also do not reflect our most important stewardship role; our commitment to provide Christian understanding and compassion to those seniors entrusted to our care. We believe that we continue to successfully fulfill the financial and non-financial aspects of our mission, extending a proud tradition of a combined ministry that has served older persons in the name of Christ for the more than 105 years.

Finally, we believe in openly and honestly sharing information. Please feel free to contact either of us if you have questions on any part of this report, or if we can be of further assistance in understanding Presbyterian Senior Living's mission.

| | |
|---|---|
| Stephen Proctor | Jeffrey J. Davis |
| Chief Executive Officer | Chief Financial Officer |
| Presbyterian Senior Living | Presbyterian Senior Living |

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*Certified Public Accountants & Consultants*
Members: Carbis Walker Group ■ McGladrey Alliance ■ AICPA Alliance for CPA Firms
Meadville, PA
New Castle, PA
Pittsburgh, PA

**Independent Auditors' Report**

The Board of Trustees
Presbyterian Senior Living:

We have audited the accompanying consolidated statements of financial position of PHI, doing business as Presbyterian Senior Living, and affiliates (collectively the Corporation), as of December 31, 2011 and 2010, and the related consolidated statements of operations and changes in net assets and cash flows for the years then ended. These consolidated financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We did not audit the financial statements of Geneva House, Inc., Westminster Place at Parkesburg, L.P., Westminster Place at Windy Hill, L.P., Westminster Place at Carroll Village, L.P., Schartner House Associates, L.P., Westminster Place at the Long Community, L.P., Stewartstown Courtyard L.P., Westminster Place at Bloomsburg, and Presbyterian Apartments, Inc., affiliates of Presbyterian Senior Living. The financial statements of Geneva House, Inc., Westminster Place at Parkesburg, L.P., Westminster Place at Carroll Village L.P., Westminster Place at Bloomsburg, L.P., Westminster Place at Windy Hill, L.P., Stewartstown Courtyard L.P., Schartner House Associates, L.P. and Presbyterian Apartments, Inc. were audited by other auditors whose reports thereon have been furnished to us, and our opinion, insofar as it relates to the amounts included for those financial statements is based solely on the reports of the other auditors. The financial statements for these entities reflect total assets constituting 14.71 percent and 13.09 percent and total operating revenues, gains and other support constituting 1.93 percent and 1.76 percent of the related 2011 and 2010 consolidated totals, respectively. The financial statements of Westminster Place at The Long Community were unaudited. The report for this entity has been furnished to us by other accountants, and our opinion, insofar as it relates to the amounts included for these consolidated financial statements is based solely on the reports of the other accountants. The financial statements for this entity reflects total assets constituting 1.12 percent and 0.00 percent and equity received from tax credit limited partner constituting 31.97 percent and 0.00 percent of the related 2011and 2010 consolidated totals, respectively.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall consolidated financial statement presentation. We believe that our audits and the reports of the other auditors provide a reasonable basis for our opinion.

In our opinion, based on our audits and the reports of the other auditors, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Presbyterian Senior Living as of December 31, 2011 and 2010, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Carbis Walker LLP

Carbis Walker LLP
New Castle, Pennsylvania
March 28, 2012

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**PRESBYTERIAN SENIOR LIVING**

Consolidated Statements of Financial Position

December 31, 2011 and 2010

| **Assets** | | **2011** | **2010** |
|---|---|---|---|
| Cash and cash equivalents | $ | 4,224,226 | 8,293,550 |
| Investments | | 68,459,406 | 68,370,750 |
| Restricted deposits and funded reserves | | 18,356,439 | 10,486,890 |
| Accounts receivable, net | | 16,182,757 | 15,595,718 |
| Prepaid expenses and other current assets | | 3,548,335 | 1,768,663 |
| Assets whose use is limited | | 12,969,177 | 13,502,144 |
| Assets whose use is limited, construction funds | | 9,903,931 | 19,176 |
| Pledges receivable | | 360,280 | 876,357 |
| Assets held for sale | | – | 2,742,604 |
| Property and equipment (net of accumulated depreciation of $219,930,219 and $205,902,215, repectively) | | 304,963,851 | 271,544,745 |
| Assets under capital leases (net of accumulated depreciation of $316,320 and $496,829, respectively) | | 218,456 | 210,064 |
| Funds held in trust by others | | 12,685,199 | 14,810,256 |
| Deferred financing costs (net of accumulated amortization of $1,656,144 and $1,587,752, respectively) | | 3,357,056 | 3,391,212 |
| Other assets | | 560,696 | 552,456 |
| Total assets | $ | 455,789,809 | 412,164,585 |

See accompanying notes to consolidated financial statements.

**PRESBYTERIAN SENIOR LIVING**

Consolidated Statements of Financial Position

December 31, 2011 and 2010

| **Liabilities and Net Assets** | | **2011** | **2010** |
|---|---|---|---|
| Accounts payable | $ | 14,221,995 | 17,691,870 |
| Accrued expenses | | 17,075,999 | 14,036,438 |
| Notes payable | | 21,480,124 | 16,307,699 |
| Accrued interest | | 886,417 | 603,766 |
| Resident deposits | | 1,225,911 | 1,581,217 |
| Entrance fee payable | | 20,349,049 | 23,424,873 |
| Deferred revenue - entrance fees | | 63,374,408 | 64,067,334 |
| Deferred rent | | 515,073 | 353,370 |
| Fair value of interest rate swaps | | 1,792,358 | 1,718,966 |
| Annuities payable | | 1,549,315 | 1,521,422 |
| Accrued pension | | – | 440,979 |
| Obligations under capital leases | | 215,773 | 203,460 |
| Long-term debt - senior living | | 197,957,837 | 167,615,222 |
| Long-term debt - low income housing | | 19,029,143 | 18,002,673 |
| Total liabilities | | 359,673,402 | 327,569,289 |
| Net assets: | | | |
| Non-controlling interest | | – | 2,765,050 |
| Unrestricted (including tax credit equity of $31,481,808 and $22,976,253, respectively) | | 75,119,348 | 58,335,751 |
| Temporarily restricted | | 3,010,346 | 4,936,305 |
| Permanently restricted | | 17,986,713 | 18,558,190 |
| Total net assets | | 96,116,407 | 84,595,296 |
| Total liabilities and net assets | $ | 455,789,809 | 412,164,585 |

See accompanying notes to consolidated financial statements.

**PRESBYTERIAN SENIOR LIVING**

Consolidated Statements of Operations and Change in Net Assets

Years ended December 31, 2011 and 2010

| | | 2011 | 2010 |
|---|---|---|---|
| Operating revenues, gains, and other support: | | | |
| Resident services, including amortization of | | | |
| entrance fees of $9,593,970 and $10,074,885, respectively | $ | 182,470,054 | 172,661,965 |
| Sales of other services and materials | | 263,175 | 180,395 |
| Net rental income and developers' fees | | 5,221,000 | 3,985,128 |
| Interest and dividend income | | 2,087,581 | 2,809,575 |
| Realized gain (losses) on investments | | 523,204 | (1,800,067) |
| Gain on sale of property and equipment | | 1,151,173 | 6,154 |
| Contributions, gifts, grants and bequests | | 1,064,351 | 1,534,827 |
| Net assets released from restrictions | | 3,700,286 | 2,643,793 |
| Total operating revenues, gains, and other support | | 196,480,824 | 182,021,770 |
| Expenses: | | | |
| Nursing services | | 51,799,541 | 49,645,386 |
| Rehabilitation | | 9,284,885 | 8,420,187 |
| Recreation and special services | | 5,823,007 | 5,413,262 |
| Pharmacy | | 3,821,856 | 3,751,423 |
| Social services | | 983,442 | 926,271 |
| Physician services | | 542,039 | 506,061 |
| Food services | | 19,582,932 | 18,592,070 |
| Building operations and maintenance | | 22,084,447 | 21,027,820 |
| Housekeeping | | 3,972,563 | 3,814,866 |
| Laundry and linen | | 1,538,862 | 1,463,442 |
| General and administrative | | 29,204,159 | 25,775,954 |
| Employee benefits | | 17,513,209 | 15,770,528 |
| Interest | | 5,148,914 | 5,744,593 |
| Depreciation | | 15,309,386 | 14,228,291 |
| Amortization | | 276,449 | 242,095 |
| Total expenses | | 186,885,691 | 175,322,249 |
| Operating income | | 9,595,133 | 6,699,521 |

See accompanying notes to consolidated financial statements.

(Continued)

**PRESBYTERIAN SENIOR LIVING**

Consolidated Statements of Operations and Change in Net Assets

Years ended December 31, 2011 and 2010

| | 2011 | 2010 |
|---|---|---|
| Equity received from tax credit limited partner | 8,554,035 | 4,563,127 |
| Change in fair value of interest rate swaps | (73,392) | 684,023 |
| Gain on early extinguishment of debt | 67,275 | 725 |
| Loss on abandoned project | (151,407) | (44,970) |
| Excess of operating revenues, gains and other support over expenses | 17,991,644 | 11,902,426 |
| Other changes: | | |
| Pension-related changes other than net periodic pension costs | (67,021) | (300,000) |
| Purchase of non-controlling interest | (2,669,141) | – |
| Unrealized (loss) gain on investments | (1,236,935) | 6,889,874 |
| Total other changes | (3,973,097) | 6,589,874 |
| Increase in unrestricted net assets | 14,018,547 | 18,492,300 |
| Temporarily restricted net assets: | | |
| Contributions, gifts, grants and bequests | 1,710,631 | 1,779,863 |
| Interest and dividend income | 114,911 | 112,415 |
| Unrealized (loss) gain on investments | (51,215) | 376,785 |
| Net assets released from restrictions | (3,700,286) | (2,643,793) |
| Change in temporarily restricted net assets | (1,925,959) | (374,730) |
| Permanently restricted net assets: | | |
| Contributions, gifts, grants and bequests | 87,607 | 308,044 |
| Change in fair value of funds held in trust by others | (659,084) | 832,120 |
| Change in permanently restricted net assets | (571,477) | 1,140,164 |
| Change in net assets | 11,521,111 | 19,257,734 |
| Net assets, beginning of year | 84,595,296 | 65,337,562 |
| Net assets, end of year | $ 96,116,407 | 84,595,296 |

See accompanying notes to consolidated financial statements.

**PRESBYTERIAN SENIOR LIVING**

Consolidated Statements of Cash Flows

Years ended December 31, 2011 and 2010

| | | 2011 | 2010 |
|---|---|---|---|
| Cash flows from operating activities: | | | |
| Change in net assets | $ | 11,521,111 | 19,257,734 |
| Adjustments to reconcile change in net assets to net cash provided by operating activities: | | | |
| Depreciation | | 15,309,386 | 14,228,291 |
| Provision for bad debt | | 881,734 | 1,034,117 |
| Proceeds from entrance fees and deposits | | 15,937,843 | 17,665,953 |
| Amortization of entrance fees | | (9,593,970) | (10,074,885) |
| Gain on early extinguishment of debt | | (67,275) | (725) |
| Change in fair value of interest rate swaps | | 73,392 | (684,023) |
| Unrealized losses (gains) on investments and change in fair value of funds held in trust by others | | 1,947,234 | (8,098,779) |
| Realized (gains) losses on investments | | (523,204) | 1,800,067 |
| Gain on sale of property and equipment | | (1,151,173) | (6,154) |
| Contributions restricted for long-term purposes | | (87,607) | (308,044) |
| Amortization of deferred costs | | 247,172 | (96,548) |
| Amortization of bond premium | | 29,277 | 338,022 |
| Loss on abandoned project | | 151,407 | 44,970 |
| Changes in assets and liabilities: | | | |
| Increase in accounts receivable | | (1,468,773) | (1,138,126) |
| Increase in pledges receivable | | 516,077 | (81,802) |
| Increase in other assets | | (1,779,672) | (150,976) |
| Increase in accounts payable | | (3,469,875) | 4,774,990 |
| Increase in deferred rent | | 161,703 | 190,234 |
| Increase in accrued expenses | | 2,881,498 | 1,898,718 |
| Net cash provided by operating activities | | 31,516,285 | 40,593,034 |
| Cash flows from investing activities: | | | |
| Acquisition of property and equipment, net of disposals | | (47,494,234) | (36,669,907) |
| Net proceeds from sale of property and equipment | | 2,499,720 | – |
| Purchases of investments | | (87,841,722) | (36,840,531) |
| Proceeds from sale of investments | | 71,232,756 | 38,273,071 |
| Net cash used in investing activities | | (61,603,480) | (35,237,367) |
| Cash flows from financing activities: | | | |
| Refunds of entrance fees and deposits | | (7,392,105) | (7,221,107) |
| Change in entrance fee payable | | (3,075,824) | (3,336,061) |
| Principal payments on and redemptions of long-term debt | | (6,280,611) | (4,686,306) |
| Proceeds from issuance of long-term debt | | 37,643,299 | 17,161,463 |
| Financing costs incurred | | (177,126) | (295,666) |
| Net borrowings (repayments) of notes payable | | 5,172,425 | (1,901,369) |
| Borrowings through capital leases | | 112,342 | 31,774 |
| Repayments on capital leases | | (100,029) | (163,021) |
| Contributions restricted for long-term purposes | | 87,607 | 308,044 |
| Increase in annuities payable | | 27,893 | 283,842 |
| Net cash provided by financing activities | | 26,017,871 | 181,593 |
| Net (decrease) increase in cash and cash equivalents | | (4,069,324) | 5,537,260 |
| Cash and cash equivalents, beginning of year | | 8,293,550 | 2,756,290 |
| Cash and cash equivalents, end of year | $ | 4,224,226 | 8,293,550 |
| Supplemental schedule of non-cash investing activities | | | |
| Assets held for sale | $ | 2,742,604 | (2,742,604) |

See accompanying notes to consolidated financial statements.

## (1) General Information

PHI (d.b.a. Presbyterian Senior Living) (the Corporation), a not-for-profit corporation, is the parent corporation of Presbyterian Homes, Inc. (Pres Homes), Presbyterian Homes in the Presbytery of Huntingdon (PHPH), Presbyterian Senior Living Services, Inc. d.b.a. Glen Meadows Retirement Community (GMRC), Quincy United Methodist Home, doing business as Quincy Retirement Community (QRC), The Long Community (TLC), PHI Investment Management Services Corporation (PIMSI), Presbyterian Apartments, Inc. (PAI), Schartner House Apartments (SHA), Westminster Place at Parkesburg (WPP), Westminster Place at Windy Hill (WPWH), Westminster Place at Carroll Village (WPCV), Stewartstown Courtyard L.P.(STW), Westminster Place at Bloomsburg (WPB), Westminster Place at the Long Community(WPLC), Geneva House, Inc. (GHI), PHI LIFE (LIFE), and Presbyterian Housing Management Corporation Inc. (PHMC), which are controlled affiliates of Presbyterian Senior Living. The Corporation also owns 46 percent of Prelude Systems, Inc., an information technology services organization.

The Corporation serves as a management company for the above affiliates and is governed by a Board of Trustees. Some of the management employees and members of the Board of Trustees are also members of the Board of Directors of certain affiliated corporations. The Corporation's affiliates do business primarily in Pennsylvania, but also in Maryland, Ohio and Delaware.

The following table details the number of beds/units that operate under each entity:

| | Total | Nursing beds | Assisted Living | Independent living | HUD/ Tax credit |
|---|---|---|---|---|---|
| Pres Homes | 1,696 | 711 | 307 | 678 | — |
| GMRC | 268 | 31 | 36 | 201 | — |
| PHPH | 573 | 376 | 91 | 106 | — |
| QRC | 349 | 134 | 32 | 183 | — |
| SHA | 50 | — | — | — | 50 |
| WPP | 72 | — | — | — | 72 |
| WPCV | 35 | — | — | — | 35 |
| WPWH | 36 | — | — | — | 36 |
| STW | 96 | — | — | — | 96 |
| PAI | 165 | — | — | — | 165 |
| GHI | 62 | — | — | — | 62 |
| TLC | 31 | — | 31 | — | — |
| Total | 3,433 | 1,252 | 497 | 1,168 | 516 |

## (2) Summary of Significant Accounting Policies

### *(a) Basis of Accounting*

These consolidated financial statements, which are presented on the accrual basis of accounting, have been prepared to focus on the Corporation as a whole and to present balances and transactions according to the existence or absence of donor-imposed restrictions. All material intercompany transactions have been eliminated.

Revenues are reported as increases in unrestricted net assets unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in unrestricted net assets. Gains and losses on investments and other assets or liabilities are reported as increases or decreases in unrestricted net assets unless their use is restricted by explicit donor stipulation or by law.

### *(b) Income Taxes*

The Corporation and most of its affiliates are tax exempt under Section 501(c)(3) of the Internal Revenue Code.

The Corporation follows the Financial Accounting Standards Board (FASB) accounting standard for accounting for uncertainty in income taxes. This standard clarifies the accounting for uncertainty in income taxes in a company's consolidated financial statements and prescribes a recognition threshold of more-likely-than-not to be sustained upon examination by the appropriate taxing authority. Measurement of the tax uncertainty occurs if the recognition threshold has been met. The standard also provides guidance on derecognition, classification, interest and penalties, and disclosure. Management has determined that this standard does not have a material impact on the consolidated financial statements.

The Corporation's federal Exempt Organization Business Income Tax Returns and federal and Pennsylvania Partnership Returns for the years ended December 31, 2008, 2009 and 2010 remain subject to examination by the Internal Revenue Service.

### *(c) Use of Estimates*

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

***(d) Cash and Cash Equivalents***

The Corporation considers all liquid investments with a maturity of three months or less when purchased to be cash equivalents for purposes of the consolidated statements of financial position and cash flows, except for those included in investments and assets whose use is limited. The Corporation's cash and cash equivalents are insured by the Federal Deposit Insurance Corporation (FDIC) for up to $250,000 per bank. At times during 2011 and 2010, the Corporation's cash balances may have exceeded the FDIC coverage. The Corporation has not experienced any loss in these accounts.

***(e) Investments***

Investments securities and mutual funds with readily determinable fair values and all investments in debt securities are measured at fair value, as determined by a national exchange in the consolidated statements of financial position. Alternative investments are not readily marketable and are presented at estimated fair value as determined by the investment managers. Alternative investments are held in private investment partnerships, which include publically traded securities, real estate and natural resources. Partnership agreements specify the type of investments held, liquidity, manager compensation, and other funding requirements. Management reviews, evaluates and monitors the values provided and agrees with the valuation methods and assumptions used in determining the fair value of the alternative investments. Annual independent audits of each private investment partnership are provided and included in management's review.

A decline in market value of any investment below cost that is deemed to be other than temporary results in a reduction in carrying amount to fair value. The impairment is charged to realized loss and a new cost basis for the investment is established. For the years ended December 31, 2011 and 2010, no amounts were charged to realized loss for this purpose as management believes the decline in value is temporary due to general economic conditions and not an other than temporary decline in value.

Investment income consisted of the following:

| | | 2011 | 2010 |
|---|---|---|---|
| Interest and dividends | $ | 2,202,492 | 2,921,990 |
| Realized gain (losses) on investments | | 523,204 | (1,800,067) |
| Unrealized (loss) gain on investments and funds held in trust by others | | (1,947,234) | 8,098,779 |
| | $ | 778,462 | 9,220,702 |

Investment expense of $279,198 and $269,241 for the years ended December 31, 2011 and 2010 has been included in general and administrative expenses.

***(f) Accounts Receivable***

Accounts receivable are shown net of an estimated allowance for doubtful accounts, as follows:

| | | 2011 | 2010 |
|---|---|---|---|
| Total accounts receivable | $ | 17,816,206 | 17,351,569 |
| Less: allowance for doubtful accounts | | (1,633,449) | (1,755,851) |
| Accounts receivable, net | $ | 16,182,757 | 15,595,718 |

Receivables are considered past due when payments have not been received by the Corporation within 60 days of their contractually stated due date.

The allowance for doubtful accounts is established based on management's assessment of the collectibility of specific customer accounts and the aging of the accounts receivable. Losses are charged against the allowance for doubtful accounts when management believes the uncollectibility of a receivable is likely.

***(g) Restricted deposits and funded reserves***

Restricted deposits and funded reserves are measured at fair value in the consolidated statements of financial position and include the Maryland Department of Aging Operating Reserve, other escrow accounts required under the low income housing guidelines, and the Obligated Group's statutory liquid reserves. The Continuing Care Provider Registration and Disclosure Act in Pennsylvania requires a working capital reserve equivalent to the greater of the total debt service payments due during the next 12 months on account of any loan or long-term financing, or 10% of the projected annual operating expenses of the Corporation exclusive of depreciation. The reserve is computed on only the proportional share of financing or operating expenses that are applicable to Residence and Care Agreements.

***(h) Assets Whose Use is Limited***

Assets whose use is limited primarily include assets held by a trustee under the terms of various bond indentures and permanently restricted investments.

### *(i) Pledges Receivable*

The Corporation records pledges due in more than one year at the net present value less a discounted uncollectible amount.

| | | 2011 | 2010 |
|---|---|---|---|
| Pledges receivable | $ | 404,960 | 931,058 |
| Less: unamortized discount | | (7,686) | (16,948) |
| Subtotal | | 397,274 | 914,110 |
| Less: allowance for uncollectibles | | (36,994) | (37,753) |
| Net pledges receivable | $ | 360,280 | 876,357 |

Pledges receivable as of December 31, 2011 is as follows:

| | | |
|---|---|---|
| Amounts due in: | | |
| Less than one year | $ | 296,458 |
| One to five years | | 108,502 |
| | $ | 404,960 |

### *(j) Property and Equipment*

Property and equipment are stated at cost or, if donated, at fair market value on the date of donation. The Corporation's policy is to capitalize items in excess of $3,000 or for a group of items that are the same or similar in nature or function as a group totaling $3,000 or more. Depreciation is being provided on the straight-line method over the estimated useful lives of the assets.

Depreciable lives are determined as follows:

| | |
|---|---|
| Land improvements | 3-35 years |
| Buildings and improvements | 5-75 years |
| Departmental equipment, furniture and fixtures | 1-40 years |
| Furniture | 5-25 years |
| Vehicles | 4-5 years |

### *(k) Costs of Borrowing*

The average cost of capital during the period of construction of capital assets is capitalized as a component of construction-in-progress. Interest of $686,486 and $918,495 was capitalized in 2011 and 2010, respectively.

### *(l) Funds Held in Trust by Others*

The Corporation has been named as a beneficiary of several trusts which are administered and controlled by independent trustees. The trusts are recorded as contribution revenue when the Corporation is notified of the trust's existence. The Corporation receives the earnings from these trusts whose principal is to be held in perpetuity. The earnings from the trust are reported as investment income, increasing unrestricted net assets.

Assets held in trust by others are valued based on the estimated fair value of the underlying investments. The change in the fair value of assets held in trust by others is reported as permanently restricted unrealized gains or losses on investments.

Also included in funds held in trust by others are gift annuities and contributions receivable from charitable remainder trusts that are held by an independent trustee. Periodic payments are made until the death of the annuitant. These annuities are recorded at the present value of the annuity amount discounted at the contract rate over the estimated remaining life of the annuitant.

A summary of these funds at December 31, 2011 and 2010 is as follows:

| | | **2011** | **2010** |
|---|---|---|---|
| Beneficial interest in perpetual trusts | $ | 12,106,509 | 12,747,824 |
| Beneficial interest in assets of foundation | | 43,816 | 60,497 |
| Gift annuities | | 26,423 | 26,482 |
| Contributions receivable from remainder trusts | | 508,451 | 1,975,453 |
| | $ | 12,685,199 | 14,810,256 |

### *(m) Derivatives and Hedging Activities*

The Corporation utilizes interest rate swap agreements to hedge variable interest rates but elected not to elect hedge accounting for these agreements.

The Corporation's interest rate swaps are carried as a liability as determined by a third party. Changes in fair value are reported in the consolidated statements of operations and changes in net assets as a component of the excess of operating revenues, gains and other support over expenses. For 2011, an adjustment to the liability was recorded causing a loss of $73,392. This adjustment represents the increase in the liability of the interest rate swaps. For 2010, an adjustment to the liability was recorded causing a gain of $684,023. This adjustment represents the decrease in the liability of the interest rate swaps.

The terms of the various interest rate swaps are described in Note 8.

***(n) Deferred Costs***

The Corporation has deferred the costs incurred for obtaining the proceeds of its long-term debt arrangements. These costs are being amortized over the term of the related financings using the straight-line method which approximates the effective interest method. Amortization expense is expected to be $220,770 for each of the next five years.

***(o) Workers' Compensation***

Accrued expenses include a provision for estimated self-insured workers' compensation claims for both reported claims not yet paid and claims incurred but not reported.

***(p) Resident Deposits***

Entrance fees and waiting list deposits received from prospective residents prior to occupancy under Residence and Care Agreements are included in resident deposits in the consolidated statements of financial position. These deposits are transferred to deferred revenue-entrance fees upon occupancy of the related units.

***(q) Deferred Revenue – Entrance Fees***

Entrance fees collected from residents at move-in pursuant to a Residents and Care Agreement are initially recorded as deferred revenue-entrance fees. The non-refundable portion of the fees is amortized to income over the estimated remaining life expectancy of each resident. The portion of the fee refundable upon reoccupancy is amortized on a straight-line basis over the remaining useful life of the applicable independent living unit. The agreements provide for potential death or termination refunds of the non-refundable portion if reoccupancy occurs before the contractual amortization is completed in accordance with the terms of the agreements. The remaining amount of unamortized, nonrefundable entrance fees is recorded as revenue upon a resident's death or termination of the contract.

Effective January 1, 2010, Presbyterian Senior Living Services, Inc. dba Glen Meadows Retirement Community changed its method of amortizing refundable entrance fees and the refundable portion of resident entrance fees. Previously, the guaranteed entrance fee refundable was amortized on a straight-line basis over the remaining useful life of the applicable independent living unit. To better reflect economic reality, the Corporation has discontinued the amortization of the guaranteed refundable portion of entrance fees and the fully guaranteed refundable portion is reflected as a liability on the consolidated statements of financial position.

The amount of entrance fees guaranteed refundable to residents at December 31, 2011 and 2010 under contractual refund provisions was approximately $42,018,000 and $46,119,000, respectively.

***(r) Temporarily and Permanently Restricted Net Assets***

Temporarily restricted net assets are those whose use by the Corporation has been limited by donors to a specific time period or purpose. Permanently restricted net assets have been restricted by donors to be maintained by the Corporation in perpetuity, the interest and dividend income from which is used for the charitable purpose.

***(s) Donor Restrictions***

The Corporation reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or the purpose to which the donation is restricted is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statements of operations and changes in net assets as net assets released from restrictions. Donor restricted contributions whose restrictions are met within the same year as received are reflected as unrestricted contributions in the accompanying consolidated financial statements.

The Corporation reports non-cash gifts as unrestricted support unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Corporation reports expirations of donor restrictions when the donated or acquired long-lived assets are placed in service.

Contributions, including unconditional promises to give, are recognized as revenues when the promise to give is first made. Conditional promises to give are not recognized until they become unconditional, that is when the conditions upon which they depend are substantially met. Contributions of assets other than cash are recorded at their estimated fair value as of the date of contribution.

***(t) Resident Services Revenue and Business Concentration***

Resident service revenue is reported at the estimated net realizable amount to be received from patients and others including Medicare, Pennsylvania and Maryland Medicaid and other third-party payors for services rendered. The Corporation derives a portion of its revenues from federal and state reimbursement programs with a significant majority of state reimbursement from Pennsylvania Department of Public Welfare (DPW).

The Corporation's nursing care facilities primarily derive their revenue from private-pay, Medicare and Medicaid. Private-pay rates are established on the basis of the cost of delivering services and competitive considerations and, as such, are essentially market driven. In contrast, Medicare and Medicaid payment rates are regulated by the federal and state governments. As a result, the industry is sensitive to related legislative changes and is affected by reductions in governmental spending for these programs.

PACE programs are funded by Medicare and Medicaid. Payments are received prospectively on a PMPM (per member per month) basis. Medicare payments are adjusted for each member's HCC (Hierarchical Condition Categories) score. Medicaid payments are a flat monthly rate with no adjustment for HCC scores.

Revenues from Medicare and Medicaid represent approximately 41% and 42% of revenues for 2011 and 2010, respectively. Medicare and Medicaid receivables represent approximately 41% and 42% of accounts receivable at December 31, 2011 and 2010, respectively.



(Continued)

***(t) Resident Services Revenue and Business Concentration (continued)***

Skilled nursing services provided to Medicare beneficiaries are paid under terms of a prospective payment system ("PPS") at predetermined rates based on clinical, diagnostic and other factors.

Nursing services provided to Medicaid beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident classification system that is based on clinical diagnosis and other factors and the reimbursement methodology is subject to various limitations and adjustments. The Corporation's current concentration of skilled nursing facilities in Pennsylvania and Maryland exposes it to the risk of changes in Medicaid reimbursement in the respective state. Rates, in Pennsylvania, are calculated by DPW on a quarterly basis. They are published in the Pennsylvania Bulletin prior to being finalized. As of December 31, 2011, the rates for July 1, 2011 through December 31, 2011, have not been finalized. Revenues have been accrued based on proposed rates for this period.

In January 2005, the Centers for Medicare and Medicaid Services (CMS) approved a Pennsylvania State Plan amendment implementing a Nursing Home Assessment (the Assessment). The Assessment requires all Pennsylvania nursing homes, except for county homes, to pay a fee to DPW based upon all non-Medicare days. DPW makes supplemental payments back to nursing home facilities, based upon a standard rate per Medicaid day claimed. The supplemental and assessment amounts per day have not yet been finalized for the period July 1, 2011 through December 31, 2011. Included in revenue are estimates for these amounts. For the years ended December 31, 2011 and 2010, the Corporation will receive $1,970,000 and $1,703,000, in additional revenue for the net effect of this assessment and supplement.

The HUD (Department of Housing and Urban Development)/tax credit entities' operations are concentrated in the multifamily real estate market. In addition these entities operate in a heavily regulated environment. The operations of these entities are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, the Internal Revenue Service, PHFA and HUD. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by a regulatory agency. Such changes may occur with little notice or inadequate funding to pay for the related cost to comply with a change, including the additional administrative burden.

***(u) Low income Housing Tax Credits***

Presbyterian Senior Living is the majority managing general partner in eight limited partnerships which have been qualified and allocated low-income housing tax credits to construct living facilities for seniors pursuant to Internal Revenue Code Section 42 ("Section 42"), which regulates the use of the facilities as to the occupant income eligibility and the unit gross rent, among other requirements. The facilities must meet the provisions of these regulations during each of fifteen consecutive years in order to remain qualified to receive the credits. In addition, the partnerships have each executed restrictive covenants which require utilization of the facilities pursuant to Section 42 for a minimum of 30 years.

***(u) Low income Housing Tax Credits (continued)***

Each of these partnerships has an investor limited partner which provides the majority of the funds required to construct the facilities in exchange for use of the tax credits. After fifteen years Presbyterian Senior Living has the right of first refusal to acquire all partnership interests at price equal to the outstanding indebtedness of the partnership plus taxes related to the transfer.

The amount of equity provided by the investor limited partners is included on the consolidated statements of financial position in unrestricted net assets as a non-controlling interest (labeled as tax credit equity), and the amount received in the current year on the consolidated statements of operations and changes in net assets as Equity received from tax credit limited partner. As of December 31, 2011 and 2010 investor limited partners had committed an additional $31,481,808 and $22,976,253, respectively, of equity to these partnerships to be funded upon the achievement of specific requirements contained in the partnership agreements.

There are several low interest (below market) loans which have also been used to construct the facilities. The loans are not recourse to Presbyterian Senior Living, and also require Section 42 requirements to be met. Many of the loans require no interest or principle for an extended period as long as Section 42 requirements are met. Some are forgiven after the period of compliance has been completed. The details of these obligations are contained in the Long Term Debt footnote.

As part of the allocation of low-income housing tax credits funding agencies developer fees are awarded and earned based on specific requirements in the partnership agreements. These are included in the Consolidated Statement of Operations and Change in Net Assets in Net rental income and developers' fees.

***(v) Health care service cost recognition***

The Corporation contracts with various health care providers for the provision of certain medical care services to its members. The Corporation compensates these providers on a fee for service basis. Operating expenses include all amounts incurred by the Corporation under the aforementioned contracts.

The cost of other health care services provided or contracted for is accrued in the period in which it is provided to a member based in part on estimates, including an accrual for medical services provided but not reported to the Corporation.

***(w) Charity Care***

The Corporation's policy is to provide services without charge, or at amounts less than its established rates to residents who meet the certain need based criteria. These criteria consider resident income and expenses, financials resources, State and Federal government requirements, and other sources of payment for services which may be provided. The Corporation also receives donations and income from permanently restricted trusts and investments designated to the needs of its residents under this policy.

***(w) Charity Care (continued)***

Amounts the Corporation provided and received for resident financial support are as follows:

| | | 2011 | 2010 |
|---|---|---|---|
| Charity care provided at the estimated cost thereof, net of amounts received from residents and third party payors | $ | 3,876,121 | 3,801,463 |
| Additional benevolent care provided at amounts less than pre-established charges for private pay services | | 19,893,220 | 16,294,424 |
| Giving and income designated for resident financial support | | 750,236 | 833,610 |

***(x) Contributed Services***

Contributed services are reflected in the accompanying consolidated financial statements at their estimated fair value at the date of receipt to the extent they create or enhance nonfinancial assets or require specialized skills which, if not provided by donation, would have to be purchased by the Corporation. No amounts have been included in the accompanying consolidated financial statements as amounts are not material. The Corporation pays for most services requiring specific expertise.

***(y) Advertising***

Advertising costs are expensed in the year incurred. Total advertising expense for the years ended December 31, 2011 and 2010 was $431,618 and $517,222, respectively.

***(z) Classification of Expenses***

| | | 2011 | 2010 |
|---|---|---|---|
| Program activities | $ | 157,681,532 | 149,546,295 |
| General and administrative | | 28,414,431 | 25,119,824 |
| Fundraising | | 789,728 | 656,130 |
| | $ | 186,885,691 | 175,322,249 |

***(aa) Fundraising Expenses***

Fundraising expenses incurred by the Corporation are included in general and administrative on the consolidated statements of operations and change in net assets.

***(ab) Operating Income***

The consolidated statements of operations and changes in net assets include an intermediate measure of operations labeled as “operating income.” Changes in the performance indicator which are excluded from this measure include changes in the fair value of swap agreements, equity received from tax credit limited partner, gain on early extinguishment of debt, and loss on abandoned project.

***(ac) Performance Indicator***

The Corporation measures the performance of its operations using the consolidated statements of operations and changes in net assets, which includes a performance indicator of operations labeled as “excess of operating revenues, gains, and other support over expenses.” Changes in unrestricted net assets which are excluded from this measure are purchase of non-controlling interest, pension-related changes other than net periodic pension costs, and unrealized (loss) gain on investments.

***(ad) Consolidated Statements of Cash Flows***

Interest paid during the years ended December 31, 2011 and 2010 was $5,551,696 and $7,151,280, respectively.

***(ae) Subsequent Events***

The Corporation has adopted the accounting standard relating to subsequent events. This standard provides guidance on accounting for and disclosure of events that occur after the consolidated statement of financial position date but before consolidated financial statements are issued or are available to be issued. The adoption of this standard did not have a material effect on the Corporation’s consolidated financial statements.

The Corporation has evaluated subsequent events through March 28, 2012, which is the date the consolidated financial statements were released.

## (3) Investments

The cost and fair value of investments at December 31 are as follows:

| | | 2011 | | 2010 | |
|---|---|---|---|---|---|
| | | **Market** | **Cost** | **Market** | **Cost** |
| Money market funds | $ | 57,215,662 | 57,215,662 | 18,476,172 | 18,476,172 |
| Equity securities | | 14,847,080 | 15,088,438 | 44,810,198 | 43,021,348 |
| Fixed income securities | | 23,822,388 | 23,706,023 | 18,604,394 | 18,202,683 |
| Alternate investments | | 13,803,823 | 9,512,660 | 10,488,196 | 9,073,581 |
| Totals | $ | 109,688,953 | 105,522,783 | 92,378,960 | 88,773,784 |
| Less: | | | | | |
| Restricted deposits and funded reserves (note 4) | | (18,356,439) | | (10,486,890) | |
| Assets whose use is limited (note 5) | | (22,873,108) | | (13,521,320) | |
| Total investments | $ | 68,459,406 | | 68,370,750 | |

The Corporation invests in a variety of equity and fixed income mutual funds, other equity and fixed income securities, alternative investments, and money market funds.

In 2010, the Corporation sold its non-controlling interest in CCRx Holdings, Inc., the parent corporation of Continuing Care Rx, Inc. This sale resulted in a realized gain on sale of investment of $128,404.

As of December 31, 2011, twenty mutual funds had a market value that had been below cost for less than a year. In total, its market value was less than five percent below cost. As of December 31, 2010, one mutual fund had a market value that had been below cost for less than a year. In total, its market value was less than three percent below cost.

Only one alternate investment had a market value that had been below cost for more than a year as of December 31, 2011. In total, its market value was eleven percent below cost. Six mutual funds and one alternate investment had a market value that had been below cost for more than a year as of December 31, 2010. In total, their market value was less than seven percent below cost.

## (3) Investments (continued)

A summary of investments with fair values below cost as of December 31, 2011 follows:

| | Less than 12 Months | | More than 12 Months | | Total | |
|---|---|---|---|---|---|---|
| | **Fair Value** | **Unrealized Losses** | **Fair Value** | **Unrealized Losses** | **Fair Value** | **Unrealized Losses** |
| Mutual funds | $ 10,857,615 | (546,051) | — | — | 10,857,615 | (546,051) |
| Alternate investments | — | — | 1,009,926 | (124,369) | 1,009,926 | (124,369) |
| Total temporarily impaired investments | $ 10,857,615 | (546,051) | 1,009,926 | (124,369) | 11,867,541 | (670,420) |

A summary of investments with fair values below cost as of December 31, 2010 follows:

| | Less than 12 Months | | More than 12 Months | | Total | |
|---|---|---|---|---|---|---|
| | **Fair Value** | **Unrealized Losses** | **Fair Value** | **Unrealized Losses** | **Fair Value** | **Unrealized Losses** |
| Mutual funds | $ 1,666,720 | (35,652) | 17,498,929 | (872,424) | 19,165,649 | (908,076) |
| Alternate investments | — | — | 707,170 | (307,965) | 707,170 | (307,965) |
| Total temporarily impaired investments | $ 1,666,720 | (35,652) | 18,206,099 | (1,180,389) | 19,872,819 | (1,216,041) |

### (4) Restricted Deposits and Funded Reserves

At December 31, 2011 and 2010, restricted deposits and funded reserves which are carried at market value consisted of the following:

| | | 2011 | 2010 |
|---|---|---|---|
| Deposits restricted for low income housing projects | $ | 3,210,713 | 2,976,324 |
| Statutory liquid reserves | | 13,600,000 | 5,955,534 |
| Operating reserve fund | | 1,545,726 | 1,555,032 |
| | $ | 18,356,439 | 10,486,890 |

### (5) Assets Whose Use is Limited

At December 31 assets whose use is limited which are carried at market value consisted of the following:

| | | 2011 | 2010 |
|---|---|---|---|
| Permanently restricted investments | $ | 4,384,406 | 4,901,921 |
| Debt service reserve funds | | 6,073,979 | 5,977,330 |
| Held by trustee - for future projects | | 9,903,931 | 19,176 |
| Bond funds | | 1,661,587 | 1,636,485 |
| Assets designated for renovation and charity care | | 655,335 | 734,200 |
| Other reserves required by financing arrangements | | 193,870 | 252,208 |
| | $ | 22,873,108 | 13,521,320 |

### (6) Related Party Transactions

Prelude Systems, Inc. (Prelude), is a joint venture between the Corporation and Diakon Lutheran Social Ministries (Diakon). Prelude is an information technology services organization with a wide range of programs designed to support the information systems needs of Presbyterian Senior Living and Diakon as well as other healthcare and community service organizations. Presbyterian Senior Living's investment in Prelude is 46% and is accounted for under the equity method of accounting. It is included in investments in marketable equity securities and totaled $878,824 and $656,217 as of December 31, 2011 and 2010, respectively. During 2011 and 2010, Presbyterian Senior Living paid Prelude approximately $2,813,000 and $2,103,000, respectively, for information technology services provided by Prelude, of which $348,663 and $362,521 was included in accounts payable as of December 31, 2011 and 2010, respectively.

## (6) Related Party Transactions (continued)

Following is summarized financial information of Prelude as of December 31:

| | | 2011 | 2010 |
|---|---|---|---|
| Assets | $ | 3,736,025 | 3,375,505 |
| Liablities | | 1,799,738 | 1,872,365 |
| Equity | | 1,936,287 | 1,503,140 |
| Sales | | 9,045,216 | 8,355,448 |
| Net gain (loss) | | 145,483 | (61,115) |

As discussed in note 3, the Corporation sold its non-controlling interest in CCRx Holdings, Inc., the parent corporation of Continuing Care Rx, Inc. in 2010.

## (7) Property and Equipment

A summary of property and equipment and accumulated depreciation at December 31, is as follows:

| | | 2011 | 2010 |
|---|---|---|---|
| Land | $ | 38,475,312 | 37,375,469 |
| Land improvements | | 23,575,120 | 22,743,060 |
| Buildings and improvements | | 369,095,123 | 331,667,447 |
| Departmental equipment, furniture and fixtures | | 46,167,596 | 44,786,161 |
| Furniture | | 5,880,774 | 5,783,185 |
| Vehicles | | 3,138,317 | 3,073,347 |
| Construction-in-progress | | 38,561,828 | 32,018,291 |
| | | 524,894,070 | 477,446,960 |
| Accumulated depreciation | | (219,930,219) | (205,902,215) |
| | $ | 304,963,851 | 271,544,745 |

As the Corporation undertakes expansion projects and improvement projects, costs are included in construction-in-progress. As projects are completed, the costs are transferred to buildings and building improvements. Ongoing improvement and expansion is anticipated in the normal course of operations.

Construction-in-progress consists of construction costs incurred for various renovation and expansion projects at the Corporation's existing facilities.

## (7) Property and Equipment (continued)

During 2010, management decided to sell the Long Home and plans to move the current residents to its new location, The Long Community at Highland. Therefore, the current value of The Long Home was moved to assets held for sale. Upon further consideration, management, with board approval, decided in early 2012 to redevelop The Long Home property. Therefore, in 2011 the value of The Long Home was included in property, plant and equipment.

As of December 31, 2011 and 2010, commitments for future construction totaled approximately $17,569,000 and $27,767,000, respectively.

In December 2010, the Corporation was awarded tax credits for Westminster Place at Bloomsburg. These tax credits were used for the construction of a thirty six unit senior apartment building which is currently being rented with income restricted for lower income seniors for a period of 30 years.

In 2011, the Corporation was awarded tax credits for Westminster Place at The Long Home. These tax credits are being used for the construction of a sixty one unit senior apartment building which will be rented with income restricted for lower income seniors for a period of 30 years. Construction on this project has already commenced and is expected to be finished in January 2013.

## (8) Long-term Debt

Long-term debt – senior living as of December 31 consisted of the following:

| | 2011 | 2010 |
|---|---|---|
| Cumberland County Municipal Authority Bonds Series 1993A, principal due in 2018, variable interest rate, 0.12% and 0.39% at December 31, 2011 and 2010, respectively, collateralized by irrevocable letter of credit and by property and equipment and gross revenues of the Obligated Group | $ 6,000,000 | 6,000,000 |
| Cumberland County Municipal Authority Revenue Bonds Series 2003A, tax exempt bonds, principal due in varying annual amounts from 2003 to 2026, interest rates ranging from 2.15% to 5%, insured by municipal bond insurance and property and equipment and gross revenues of the Obligated Group | 9,900,000 | 11,275,000 |
| Cumberland County Municipal Authority Revenue Bonds Series 2003B, tax exempt variable rate bonds, principal maturities in varying amounts from 2003 to 2032, interest adjusted weekly, 0.12% and 0.36% at December 31, 2011 and 2010, respectively, collateralized by letter of credit | 7,880,000 | 8,075,000 |

## (8) Long-term Debt (continued)

| | 2011 | 2010 |
|---|---|---|
| Kent County Delaware Economic Development Revenue Bond Series 2003, principal and interest payable monthly on a 15-year amortization period, final principal payment due October 31, 2018, variable interest of 1.011% and 1.012% at December 31, 2011 and 2010, respectively, collateralized by property and equipment and gross revenues of the Obligated Group | 5,256,721 | 5,919,161 |
| Cumberland County Municipal Authority Revenue Bonds Series 2005A, tax exempt bonds, principal due in varying annual amounts from 2013 to 2020, interest rates ranging from 4% to 5%, insured by municipal bond insurance and collateralized by property and equipment and gross revenues of the Obligated Group | 15,680,000 | 16,790,000 |
| Maryland Health and Higher Educational Facilities Authority Revenue Bonds Series 1999A, tax exempt variable rate debenture bonds, principal maturities in varying amounts from 2012 to 2029, interest adjusted weekly 0.13% and 0.43% at December 31, 2011 and 2010, respectively, collateralized by letter of credit | 3,340,000 | 3,340,000 |
| Maryland Health and Higher Educational Facilities Authority Revenue Bonds Series 1999B, taxable variable rate debenture bonds, principal maturities in varying amounts from 2001 to 2029, interest adjusted weekly 0.21 % and 0.29% at December 31, 2011 and 2010, respectively, collateralized by letter of credit | 13,380,000 | 13,845,000 |
| 1995 Series A revenue note to First National Bank of PA, payable in equal monthly installments of principal and interest sufficient to amortize the principal balance to July 10, 2026. The note bears a floating rate which was 2.054% and 3.16% at December 31, 2011 and 2010, respectively. The note is collateralized by property and equipment and gross revenues of the Obligated Group. | 2,422,458 | 2,572,254 |
| 1997 Series A Montgomery County Higher Education and Health Authority Demand Revenue Bonds, payable in monthly installments of principal and interest sufficient to amortize the principal balances to April 2017. The bonds bear a floating interest rate, which was 0.17% and 0.39% at December 31, 2011 and 2010, respectively. These bonds are collateralized by a letter of credit and by property and equipment and gross revenues of the Obligated Group. | 4,900,000 | 5,585,000 |

## (8) Long-term Debt (continued)

| | 2011 | 2010 |
|---|---|---|
| Series 2002 Huntingdon County Industrial Development Authority, Mortgage Revenue Note, payable in equal monthly installments of principal and interest sufficient to amortize the principal balance to April 2023. The note bears a floating interest rate, which adjusts every five years and was 2.71% at both December 31, 2011 and 2010. The note is collateralized by property and equipment and gross revenues of the Obligated Group. | 648,446 | 709,008 |
| Series 2005 College Township Revenue Bonds, payable in equal installments of $25,248 per month to include principal and interest beginning October 2006 through September 2026. The bonds bear a floating interest rate, which adjusts every five years and was 3.83% and 5.01% at December 31, 2011 and 2010, respectively. The bonds are collateralized by property and equipment and gross revenues of the Obligated Group. | 3,136,466 | 3,279,612 |
| Cumberland County Municipal Authority Revenue Bonds Series 2008A, tax exempt bonds, principal due in varying annual amounts from 2009 to 2021, interest rates ranging from 4% to 5.45%, collateralized by property and equipment and gross revenues of the Obligated Group. | 14,935,000 | 15,925,000 |
| Cumberland County Municipal Authority Revenue Bonds Series 2008B, tax exempt bonds, principal due in varying annual amounts from 2013 to 2038, interest adjusted weekly, 0.12% and 0.33% at December 31, 2011 and 2010, respectively, collateralized by a letter of credit and by property and equipment and gross revenues of the Obligated Group. | 45,000,000 | 45,000,000 |
| Cumberland County Municipal Authority Revenue Bonds Series 2008C, taxable variable rate bonds, principal maturities in varying amounts from 2013 to 2026, interest adjusted weekly, 0.12% and 0.36% at December 31, 2011 and 2010, respectively, collateralized by a letter of credit and by property and equipment and gross revenues of the Obligated Group. | 15,685,000 | 15,685,000 |
| York County Industrial Development Authority Bonds Series 2010, tax exempt bank qualified debt, prinicpal due in varying annual amounts from 2013 to 2033, interest adjusted weekly, 2.25% at both December 31, 2011 and 2010, collateralized by property and equipment and gross revenues of the Obligated Group. | 20,000,000 | 6,563,713 |
| Mortgage note payable,Waynesboro Borough Authority, principal and interest payable monthly on a 20-year amortization period, due August 2027. The note bears an interest rate of 4.51%. The note is collateralized by property and equipment and gross revenues of the Obligated Group. | 6,860,569 | 7,147,615 |

## (8) Long-term Debt (continued)

| | | 2011 | 2010 |
|---|---|---|---|
| Bank of America taxable five year term loan, principal due in varying amounts, interest is fixed at 3.15% and is collateralized by property and equipment and gross revenues of the Obligated Group. | | 13,000,000 | — |
| M&T bank qualified tax exempt loan, principal maturities based on a twenty-year repayment schedule. Interest will be fixed for the first 120 months, subsequent interest rates will be reset in a ten year increment. Interest at December 31, 2011 was 3.48%. The note is collateralized by property and equipment and gross revenues of the Obligated Group. | | 10,000,000 | — |
| | | 198,024,660 | 167,711,363 |
| Unamortized discount | | (338,726) | (401,208) |
| Plus: Unamortized premium | | 271,903 | 305,067 |
| | $ | 197,957,837 | 167,615,222 |

Long-term debt – low-income housing as of December 31 consisted of the following:

| | | 2011 | 2010 |
|---|---|---|---|
| Fannie Mae mortgage payable executed on March 29, 1973, amortization of principal from May 1, 1973 through September 2013, interest rate of 7% effective rate of 0% beginning in 2003 due to FHA subsidy | $ | 171,827 | 290,603 |
| HUD Flexible Subsidy Loans payable, principal balance due upon sale of the project building or upon full payment of the HUD mortgage, simple interest of 1% payable at time of principal payments | | 1,671,580 | 1,671,580 |
| Mortgage payable for building loan provided by HUD, monthly installments of principal and interest, interest rate of 3% | | 636,555 | 707,123 |
| Mortgage note payable, Pennsylvania Housing Finance Agency, non-interest bearing with principal payments being rquired annually after the project is cost certified by the agency and is placed in service under Section 42 of the Internal Revenue Code. | | 1,831,168 | 1,624,156 |
| Mortgage note payable, Chester County Department of Community Development, non interest bearing with principal payments being deferred until September 21, 2039 | | 641,500 | 641,500 |

## (8) Long-term Debt (continued)

| | 2011 | 2010 |
|---|---|---|
| Mortgage note payable, Chester County Department of Community Development, interest accrues at 1.0% per annum, compounding annually, interest of $24,991 and $16,189 has been added to the principal balance as of December 31, 2011 and 2010, respectively. Principal and accrued interest are to be paid from excess revenue generated by the Westminster Place at Parkesburg project, commencing with the first full calendar year following construction completion. Principal and interest will be due the earlier of September 21, 2039, termination of the partnership, refinancing of the project, sale of the project or upon default. | 888,991 | 880,189 |
| Mortgage note payable, Pennsylvania Housing Finance Agency, non-interest bearing with principal payments being rquired annually after the project is cost certified by the agency and is placed in service under Section 42 of the Internal Revenue Code. | 5,594,162 | 5,594,162 |
| Mortgage note payable, Pennsylvania Housing Finance Agency, non-interest bearing with principal payments being rquired annually after the project is cost certified by the agency and is placed in service under Section 42 of the Internal Revenue Code. | 1,351,110 | 1,351,110 |
| Mortgage payable, County of York - Housing and Community Development Division, interest accrues at 1.0% with no principal payment required until 2039, as long as affordability is maintained | 5,125,000 | 5,125,000 |
| Mortgage payable, County of York - Housing and Community Development Division, interest accrues at 1.0% with no principal payment required until 2039, as long as affordability is maintained | 1,000,000 | — |
| Note payable, to secure a subsidy from the Department of Housing and Urban Development, non-compounding interest of 1% per annum has been accruing since the note's inception. | 117,250 | 117,250 |
| | $ 19,029,143 | 18,002,673 |

All of the obligations above are collateralized by either property, plant and equipment and gross revenues of the Corporation’s consolidated affiliates, or by a letter of credit.

In March 2010, $10,000 of the Cumberland County 2005A bonds were repurchased. During 2011 an additional $1,110,000 of the Cumberland County 2005 A bonds and $75,000 of the Cumberland County 2003 A bonds were repurchased. These are currently being held with the option to remarket at a future date.



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## (8) Long-term Debt (continued)

Under the terms of the bond indentures, the Corporations are required to maintain certain deposits with a trustee. These deposits are included in assets whose use is limited. The indentures also place limits on additional borrowings and require the Corporations to satisfy certain measures of financial performance as long as the bonds are outstanding. These covenants have been met at December 31, 2011. These covenants were met at December 31, 2010 for all the corporations with the exception of Presbyterian Senior Living Services, Inc. However, in March 2011, the Corporation replaced the existing letter of credit with a new letter of credit issued through a financial institution. This letter of credit was for a three year period and expires in March 2014. The Corporation did not obtain a waiver for the 2010 covenant violations as the new letter of credit was obtained prior to the issuance of the Corporation's consolidated financial statements.

Several of the bonds are backed by letters of credit and subject to remarketing agreements. In the event that any or all of the bonds are tendered by the bondholder and are unable to be remarketed, the letter of credit would be drawn upon to repay the tendered bonds. Any drawings under the letters of credit are repayable on or before the first to occur of the following: the date on which the bonds purchased with the proceeds from a draw on the letter of credit are successfully remarketed by the remarketing agent, the date on which the bonds purchased with the proceeds from a draw on the letters of credit are redeemed or otherwise paid in full, the occurrence of an event of default, or the date the letters of credit expires. The letters of credit for the bonds will expire at various dates through June 2015.

Scheduled maturities for the five years subsequent to December 31, 2011 and thereafter for the senior living debt are as follows:

| Years ended December 31, | | Aggregate maturities |
|---|---|---|
| 2012 | $ | 5,802,638 |
| 2013 | | 7,131,128 |
| 2014 | | 7,382,105 |
| 2015 | | 7,633,813 |
| 2016 | | 19,042,448 |
| Thereafter | | 151,032,528 |
| | $ | 198,024,660 |



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## (8) Long-term Debt (continued)

Scheduled maturities for the five years subsequent to December 31, 2011 and thereafter for low income housing are as follows:

| Years ended December 31, | | Aggregate maturities |
|---|---|---|
| 2012 | $ | 206,555 |
| 2013 | | 126,067 |
| 2014 | | 84,083 |
| 2015 | | 86,641 |
| 2016 | | 89,251 |
| Thereafter | | 18,436,546 |
| | $ | 19,029,143 |

The Corporation has entered into interest rate swap agreements with financial intermediaries, which fix the interest rates to be paid by the Corporation on the 2008B bonds, and the Kent County 2003B bonds as follows:

| Amount Swapped | Basis | Counterparty | Effective Date | Expiration Date | Interest Rate | Underlying Issue |
|---|---|---|---|---|---|---|
| $10,000,000 | SIFMA MSI | M&T | 7/1/11 | 7/1/14 | 0.95% | Cumberland County 2008 B |
| $10,000,000 | SIFMA MSI | Wells Fargo | 06/05/08 | 06/01/13 | 3.09% | Cumberland County 2008 B |
| $10,000,000 | SIFMA MSI | Wells Fargo | 06/05/08 | 06/01/15 | 3.28% | Cumberland County 2008 B |
| $10,000,000 | SIFMA MSI | Bank of America | 7/7/11 | 7/7/12 | 0.41% | Cumberland County 2008 B |
| $6,556,577 | LIBOR | Bank of America | 11/28/08 | 10/31/18 | 3.73% | Kent County 2003B |

## (8) Long-term Debt (continued)

The fair value of the interest rate swap liabilities at December 31, 2011 and 2010 are as follows:

| Counterparty | Fair Value 12/31/2011 | Fair Value 12/31/2010 |
|---|---|---|
| M&T | $ 111,500 | $ 104,200 |
| Wells Fargo | 381,171 | 539,543 |
| Wells Fargo | 880,304 | 721,208 |
| Bank of America | 7,740 | - |
| Bank of America | 411,643 | 354,015 |
| Total | $ 1,792,358 | $ 1,718,966 |

Pursuant to all these agreements the intermediary assumes the risk of varying interest rates, with the difference between the weekly variable rates and the fixed rates above being either paid by, or reimbursed to, the Corporation. As discussed in Note 2, interest rate swap agreements are reported at fair value.

## (9) Notes Payable

The Corporation has available various lines of credit with financial institutions. Interest rates on these lines of credit are variable based on the prime rate of the various financial institutions or the LIBOR rate. As of December 31, 2011 and 2010, under the line of credit agreements, the Corporation had available a maximum of $22,850,000 and $21,950,000, respectively, from the financial institutions. As of December 31, 2011 and 2010, the Corporation had $21,480,124 and $16,307,699, respectively, outstanding under these agreements at interest rates ranging from 0.25% to 3.25%.

## (10) Leases

The Corporation is obligated under various capital leases for equipment that expire at various dates through 2015. The gross amount of the equipment and related accumulated amortization recorded under capital leases was as follows at December 31, 2011 and 2010:

| | 2011 | 2010 |
|---|---|---|
| Medical and office equipment | $ 534,776 | 706,893 |
| Accumulated amortization | (316,320) | (496,829) |
| | $ 218,456 | 210,064 |



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**(10) Leases (continued)**

A schedule of future minimum lease payments under capital leases together with the present value of the net minimum lease payments as of December 31, 2011 follows:

| | | |
|---|---|---|
| 2012 | $ | 102,663 |
| 2013 | | 78,914 |
| 2014 | | 35,271 |
| 2015 | | 6,380 |
| | | 223,228 |
| Amounts representing interest | | (7,455) |
| | $ | 215,773 |

The Corporation leases several offices, certain equipment and automobiles under operating leases, which expire at various dates through 2028. The future minimum lease payments under these operating leases are as follows:

| | | |
|---|---|---|
| 2012 | $ | 688,119 |
| 2013 | | 590,412 |
| 2014 | | 443,996 |
| 2015 | | 395,483 |
| 2016 | | 393,922 |
| Thereafter | | 4,759,890 |
| | $ | 7,271,822 |

Rental expense under operating leases was $1,350,062 and $1,134,326 for the years ended December 31, 2011 and 2010, respectively.

Deferred rent as shown on the consolidated statements of financial position represents the difference between the rents actually paid and the amount recognized as expense in accordance with accounting principles generally accepted in the United States of America.

**(11) Stop-loss Insurance**

The Corporation's LIFE program operates as both the insurer and provider of services. The Corporation is liable for all healthcare costs incurred for its members. The Corporation entered into a stop-loss contract with an insurance company to limit its losses on individual claims. Under the terms of this agreement, the insurance company will reimburse the Corporation approximately 90% of the excess costs for certain services in excess of $50,000, with a maximum benefit of $1,000,000. In the event the Corporation ceases operations, the Corporation is required to assist the participants to obtain reinstatement of conventional Medicare and Medicaid benefits and transition participants' care to other providers. There are approximately 16 members covered by the plan.

**(11) Stop-loss Insurance (continued)**

Stop-loss insurance premiums of approximately $62,138 and $35,566 are included in general and administrative expense in 2011 and 2010, respectively.

**(12) Annuities**

The Corporation has a gift annuity program. In return for their gifts, donors are paid a fixed annuity amount during the lifetime of the donor and/or the donor's beneficiary. Total annuities payable were $1,549,315 and $1,521,422 at December 31, 2011 and 2010, respectively. The Corporation uses published mortality rate tables adopted by the Internal Revenue Service and an assumed discount rate of approximately 4% to 6% to determine the present value of the actuarially determined liability. The Corporation has assets included in investments of $1,837,928 and $1,849,660 as of December 31, 2011 and 2010, respectively, to satisfy annuities.

**(13) Workers' Compensation Insurance**

The Corporation has a self-insured Workers' Compensation program as allowed by the Commonwealth of Pennsylvania Bureau of Workers' Compensation. This program provides for self payment of work related injuries and illnesses as opposed to utilizing an insurance carrier. The Corporation has contracted with major insurance carriers for excess insurance coverage, loss control services and administration. The Corporation maintains a letter of credit for $4.3 million in connection with this self-insurance program. At December 31, 2011 and 2010, the Corporation has recorded an accrued expense of approximately $4.96 million and $4.71 million, respectively, for workers' compensation claims. This accrual includes known case reserves and an estimate of the Corporation's liability for incurred but not reported claims.

**(14) Medical Malpractice Claims Coverage**

The Corporation maintains professional liability coverage on a claims-made basis through a commercial insurance carrier. Other than for premiums paid under this policy, no provision has been made for estimated losses. Management believes no incidents have occurred or will be asserted that will exceed the Corporation's insurance coverages or will have a material adverse effect on the consolidated financial statements.

## (15) Temporarily Restricted Net Assets

Temporarily restricted net assets as of December 31 are available for the following purposes:

| | | 2011 | 2010 |
|---|---|---|---|
| Trust assets held for the benefit of The Easton Home | $ | 486,787 | 524,027 |
| Charity care and/or equipment, including pledges receivable | | | |
| Endowment | | 316,158 | 356,540 |
| Other | | 1,930,841 | 2,313,203 |
| Contributions receivable from remainder trusts | | 276,560 | 1,742,535 |
| | $ | 3,010,346 | 4,936,305 |

Net assets of $3,700,286 and $2,643,793 were released from restriction during 2011 and 2010, respectively, in satisfaction of the above restrictions.

## (16) Permanently Restricted Net Assets

Permanently restricted net assets are allocated to the following purposes at December 31:

| | | 2011 | 2010 |
|---|---|---|---|
| Investments to be held in perpetuity, the income from which is expendable to support : | | | |
| Operations | $ | 1,973,630 | 1,942,638 |
| Charity care and/or equipment | | 2,774,358 | 2,717,745 |
| Trust assets held for the benefit of The Easton Home | | 830,086 | 830,086 |
| Contributions receivable from remainder trusts | | 231,891 | 232,918 |
| Beneficial interest in assets of foundation | | 43,816 | 60,497 |
| Gift annuities | | 26,423 | 26,482 |
| Beneficial interest in perpetual trusts | | 12,106,509 | 12,747,824 |
| | $ | 17,986,713 | 18,558,190 |

## (17) Endowment

The endowments consist of donor restricted funds established for a variety of purposes supporting the Corporation. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

**(17) Endowment (continued)**

**Interpretation of relevant law**

The Board of Trustees of the Corporation has interpreted the relevant state law as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Corporation classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in permanently restricted net assets is classified as unrestricted and temporarily restricted net assets until those amounts are appropriated for expenditure by the organization in a manner consistent with the standard of prudence prescribed by the relevant state law and donor imposed stipulations. Unless specifically defined, a donor-restricted endowment fund that is required by donor stipulation to accumulate or appropriate endowment funds, the Corporation considers the following factors:

(1) The duration and preservation of the fund
(2) The purposes of the organization and the donor-restricted endowment fund
(3) General economic conditions
(4) The possible effect of inflation and deflation
(5) The expected total return from income and appreciation of investments
(6) Other resources of the organization
(7) The investment policies of the organization

The following schedule represents the changes in endowment net asset for the year ended December 31, 2011:

| | | Temporarily Restricted | Permanently Restricted | Total |
|---|---|---|---|---|
| Endowment net assets, beginning of year | $ | 356,540 | 4,660,383 | 5,016,923 |
| Investment return: | | | | |
| Investment income | | 113,413 | – | 113,413 |
| Contributions | | – | 87,605 | 87,605 |
| Appropriation of endowment assets for expenditures | | (153,795) | – | (153,795) |
| Endowment net assets, end of year | $ | 316,158 | 4,747,988 | 5,064,146 |

## (17) Endowment (continued)

The following schedule represents the changes in endowment net asset for the year ended December 31, 2010:

| | Temporarily Restricted | Permanently Restricted | Total |
|---|---|---|---|
| Endowment net assets, beginning of year | $ 341,377 | 4,363,663 | 4,705,040 |
| Investment return: | | | |
| Investment income | 111,052 | – | 111,052 |
| Contributions | – | 296,720 | 296,720 |
| Appropriation of endowment assets for expenditures | (95,889) | – | (95,889) |
| Endowment net assets, end of year | $ 356,540 | 4,660,383 | 5,016,923 |

### Funds with Deficiencies

The fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or the relevant state law requires the Corporation to retain as a fund of perpetual duration. In accordance with accounting principles generally accepted in the United States of America, these deficiencies are reported as unrestricted net assets. There were no such deficiencies reported at December 31, 2011 and 2010.

### Return Objectives and Risk Parameters

The Corporation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowments while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Corporation must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the Board of Trustees, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of a composite of public market indexes based on the mix of investments held, while assuming a moderate level of investment risk. The Corporation expects its endowment funds, over time, to provide an average rate of return of approximately the consumer price index plus the investment spending percentage plus one percent annually. Actual returns in any given year may vary from this amount.

**(17) Endowment (continued)**

**Strategies Employed for Achieving Objectives**

The Corporation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Corporation targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

**Endowment Spending Policy and How the Investment Objectives Relate to the Spending Policy**

The Corporation has a total return policy for calculating the amounts available for distribution each year. It is a percent of its endowment fund's average fair value over the prior three calendar year ends. This percentage was 4.0% for both 2011 and 2010. Actual distributions are for specific projects approved by the Board of Directors. If the total return amount exceeds the actual earnings of the Endowment Funds in any one year, then the amount needed to fund such excess will first be taken from the accumulated excess earnings from prior years, then from the accumulated net capital gains of Endowment Funds and, conversely, any undistributed income after the allocation of the total return distribution is added back to the unrestricted or temporarily restricted fund balance. In establishing this policy, the Corporation considered the long-term expected return on its endowment. Accordingly, over the long term, the Corporation expects the current spending policy to allow its endowment to grow at an average of inflation plus one percent annually. For 2011 and 2010 an allocation of four percent of the prior year's balance was used to calculate restricted funds available balance. This is consistent with the Corporation's objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return.

**(18) Retirement Plan**

The Corporation has a defined-contribution retirement plan covering all employees that have completed one year of service and have reached the age of 21. Vesting occurs after three years of service. Contributions to the plan are at the discretion of the Board of Trustees of Presbyterian Senior Living and employees have the ability to direct how their contributions are invested. For the years ended December 31, 2011 and 2010, retirement plan expense totaled approximately $2,481,000 and $1,518,000, respectively.

Effective June 2011, QRC terminated the existing defined benefit pension plan that covered many of the employees at QRC. This plan had been curtailed and the benefits were frozen effective December 31, 2004. All vested benefits earned through June 30, 2011 were covered through the purchase of individual annuities at a cost aggregating $787,651. The remaining plan assets, which totaled $508,000, reverted to the Corporation. For financial reporting purposes, the defined benefit pension plan is considered fully terminated.

## (19) Commitments and Contingencies

The Corporation is involved in several legal proceedings arising from its activities in the health care industry. Although it is not possible to presently determine the final outcome of these matters, management believes the aggregate liability, if any, resulting from such proceedings will not have a material adverse effect on the Corporation's assets, liabilities, net assets, operations or cash flows.

The low-income housing credits are contingent on the ability to maintain compliance with applicable sections of Internal Revenue Code Section 42. Failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period, could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital by the investor limited partner.

From time to time, the Corporation receives grant revenues for its low-income housing projects. These grant awards may require the projects to be maintained for a specified period of time. If the projects are not maintained for the required time period, a portion of the grant may be required to be repaid. Management recognizes these revenues as revenue when received as it is expected that all of the grant award terms will be met.

## (20) Financial Instruments

### *(a) Fair Values of Financial Instruments*

The following valuation techniques were used to measure the fair value of each class of financial instruments:

Money market funds, certificates of deposit, equity and fixed income securities: Fair value of equity and fixed income securities was based on quoted market prices for the identical security.

Alternative investments: Alternative investments are held in private investment partnerships, which include publically traded securities, real estate and natural resources. Partnership agreements specify the type of investments held, liquidity, manager compensation, and other funding requirements. Management reviews, evaluates and monitors the values provided and agrees with the valuation methods and assumptions used in determining the fair value of the alternative investments. Annual independent audits of each private investment partnership are provided and included in management's review.

Beneficial interest in perpetual trusts and net assets of foundation: Fair value of the beneficial interest in perpetual trusts and net assets of foundation was based on the Corporation's percent ownership of the trust assets, which approximate the value of estimated future cash flows to be received from the trust.

**(20) Financial Instruments (continued)**

Contributions receivable from remainder trusts and gift annuities: Fair value of the contributions receivable from remainder trusts and gift annuities was based on the present value of future cash inflows.

Long-term debt: Long-term debt is carried at cost in the consolidated statements of financial position for bonds payable and mortgages payable at December 31, 2010. Fair value is based on quoted market prices for the same or similar issues. The total outstanding was $216,986,980 and $185,617,895 at December 31, 2011 and 2010, respectively, and its fair value at December 31, 2011 and 2010 approximates $186,723,412 and $145,923,737, respectively.

Interest rate swaps: Fair value of the interest rate swaps are based on the net present value of expected future cash flows of the difference between the fixed interest rate of the interest rate swap and the counterparty's forward yield curve. The forward yield curve is readily available in public markets or can be derived from information available in publicly quoted markets.

The Corporation has a number of other financial instruments, none of which are held for investment purposes. The Corporation estimates that the fair value of all financial instruments at December 31, 2011 and 2010 does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying consolidated statements of financial position.

The standards for accounting for fair value measurements established a fair value hierarchy that prioritizes the inputs to valuation methods used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are as follows:

Level 1: Unadjusted quoted prices in active markets that are accessible at the measurement date for identical assets or liabilities

Level 2: Quoted prices in markets that are not active, or inputs that are observable either directly or indirectly for substantially the full term of the asset or liability.

Level 3: Prices or valuation techniques that require inputs that are both significant to the fair value measurement and unobservable (i.e. supported with little or no market activity).

An asset or liability's level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement.

## (20) Financial Instruments (continued)

For assets and liabilities measured at fair value on a recurring basis, the fair value measurements by level within the fair value hierarchy used at December 31, 2011 are as follows:

| Description | Total | Level 1 | Level 2 | Level 3 |
|---|---|---|---|---|
| Certificates of deposit | | | | |
| and money market funds | $ 57,215,662 | 57,215,662 | – | – |
| Equity securities | 14,847,080 | 14,847,080 | – | – |
| Fixed income securities | 23,822,388 | 23,822,388 | – | – |
| Alternate investments | 13,803,823 | – | – | 13,803,823 |
| Total investments | 109,688,953 | 95,885,130 | – | 13,803,823 |
| Beneficial interest in | | | | |
| perpetual trusts | 12,106,509 | – | – | 12,106,509 |
| Beneficial interest in | | | | |
| assets of foundation | 43,816 | 43,816 | – | – |
| Gift annuities | 26,423 | – | – | 26,423 |
| Contributions receivable | | | | |
| from remainder trusts | 508,451 | – | – | 508,451 |
| Total assets | $ 122,374,152 | 95,928,946 | – | 26,445,206 |
| Interest rate swap | $ (1,792,358) | – | (1,792,358) | – |

## (20) Financial Instruments (continued)

For assets and liabilities measured at fair value on a recurring basis, the fair value measurements by level within the fair value hierarchy used at December 31, 2010 are as follows:

| Description | Total | Level 1 | Level 2 | Level 3 |
|---|---|---|---|---|
| Certificates of deposit and money market funds | $ 18,476,172 | 18,476,172 | – | – |
| Equity securities | 44,810,198 | 44,810,198 | – | – |
| Fixed income securities | 18,604,394 | 18,604,394 | – | – |
| Alternate investments | 10,488,196 | – | – | 10,488,196 |
| Total investments | 92,378,960 | 81,890,764 | – | 10,488,196 |
| Beneficial interest in perpetual trusts | 12,747,824 | – | – | 12,747,824 |
| Beneficial interest in assets of foundation | 60,497 | 60,497 | – | – |
| Gift annuities | 26,482 | – | – | 26,482 |
| Contributions receivable from remainder trusts | 1,975,453 | – | – | 1,975,453 |
| Total assets | $ 107,189,216 | 81,951,261 | – | 25,237,955 |
| Interest rate swap | $ (1,718,966) | – | (1,718,966) | – |

**(20) Financial Instruments (continued)**

For assets and liabilities falling within the Level 3 in the fair value hierarchy, the activity recognized during the years ended December 31 is as follows:

| Description | | Altermative Investments | Contributions Receivable from Remainder Trusts | Beneficial Interest in Perpetual Trusts | Gift Annuities |
|---|---|---|---|---|---|
| Balance at December 31, 2009 | $ | 8,624,194 | 1,807,940 | 11,909,926 | 43,620 |
| Unrealized gains (losses) | | 927,070 | 167,513 | 837,898 | (17,138) |
| Distributions | | (45,000) | – | – | – |
| Contributions | | 955,786 | | | |
| Realized gains | | 26,146 | – | – | – |
| Balance at December 31, 2010 | $ | 10,488,196 | 1,975,453 | 12,747,824 | 26,482 |
| Unrealized gains (losses) | | 852,167 | (2,101) | (641,315) | (59) |
| Distributions | | (633,275) | (1,464,901) | – | – |
| Contributions | | 3,042,915 | | | |
| Realized gains | | 53,820 | – | – | – |
| Balance at December 31, 2011 | $ | 13,803,823 | 508,451 | 12,106,509 | 26,423 |

Unrealized and realized gains on alternative investments are reported as unrestricted and remainder trusts, gift annuities and perpetual trusts are permanently restricted in the consolidated statements of operations and change in net assets.

***(b) Financial Instruments with Off-Balance-Sheet Risk***

Financial instruments with off-balance-sheet risk to the Corporation consist of certain financial guarantees of its affiliates and letters of credit obtained from various financial institutions. The Corporation's exposure to credit loss in the event of nonperformance by the other party to the financial instrument is represented by the contractual amount of those obligations.