HumanGood East
(a Member of HumanGood Cornerstone)

Consolidated Financial Statements
and Supplementary Information

December 31, 2025 and 2024

HumanGood East
(a Member of HumanGood Cornerstone)

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December 31, 2025 and 2024

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Independent Auditors' Report

To the Board of Directors of
HumanGood East

Opinion

We have audited the consolidated financial statements of HumanGood East (the Corporation), which comprise the consolidated balance sheets as of December 31, 2025 and 2024, and the related consolidated statements of operations and changes in net assets and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Corporation as of December 31, 2025 and 2024, and the results of their operations, changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (GAAP).

We did not audit the financial statements of certain affiliates of the Corporation, which statements reflect total assets constituting 13% and 14% of consolidated total assets as of December 31, 2025 and 2024, respectively, and total operating revenues and other support constituting 17% and 16% of consolidated total operating revenues for the years then ended December 31, 2025 and 2024, respectively. Those statements were audited by other auditors, whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for such entities, is based solely on the reports of the other auditors.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with GAAP, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation’s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information, as identified in the table of contents, is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position, results of operations and changes in net assets of the individual organizations, and it is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The consolidating information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidating information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Baker Tilly US, LLP

Philadelphia, Pennsylvania
May 29, 2026

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidated Balance Sheets
December 31, 2025 and 2024
(In Thousands)

	2025	2024
Assets		
Current Assets		
Cash and cash equivalents	$ 19,355	$ 12,605
Resident accounts receivable, net	2,924	4,781
Other receivables, net	3,479	6,571
Prepaid expenses, deposits and other assets	2,426	2,163
Total current assets	28,184	26,120
Restricted Cash and Cash Equivalents	23,382	20,119
Investments	143,531	129,051
Statutory Minimum Liquid Reserve	6,989	6,959
Restricted Investments	26,059	22,897
Other Noncurrent Assets	6,019	5,958
Beneficial Interest in Split-Interest Agreements and Perpetual Trusts	9,528	8,851
Land, Buildings and Equipment, Net	306,021	304,931
Total assets	$ 549,713	$ 524,886

	2025	2024
Liabilities and Net Assets		
Current Liabilities		
Accounts payable and accrued expenses	$ 9,836	$ 9,387
Construction payable	858	2,386
Deposits	870	868
Accrued interest	2,114	928
Current portion of long-term debt	3,512	3,303
Payable to affiliates	1,285	4,897
Entrance fee rebates payable	50	-
Total current liabilities	18,525	21,769
Construction Loans	8,327	19,657
Rebatable Entrance Fees Due	95,256	94,326
Entrance Fees Nonrefundable	37,013	32,343
Entrance Fees Subject to Refund	18,669	20,174
Long-Term Debt	206,305	199,383
Notes and Bonds Payable Held by Affiliates	4,641	4,241
Workers' Compensation Liability	1,444	781
Other Long-Term Liabilities	7,071	470
Total liabilities	397,251	393,144
Net Assets		
Net assets without donor restrictions:		
Controlling ownership interest	64,656	57,457
Noncontrolling ownership interest in limited partnerships	50,924	41,437
Total net assets without donor restrictions	115,580	98,894
Net Assets With Donor Restrictions	36,882	32,848
Total net assets	152,462	131,742
Total liabilities and net assets	$ 549,713	$ 524,886

See notes to consolidated financial statements

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidated Statements of Operations and Changes in Net Assets
Years Ended December 31, 2025 and 2024
(In Thousands)

	2025	2024
Changes in Net Assets Without Donor Restrictions		
Operating revenues:		
Residential living	$ 34,601	$ 32,583
Personal care	9,139	8,634
Health center	16,440	16,669
Memory support	5,447	5,708
Other service income	4,665	4,603
COVID relief funding	-	20
Affordable housing fees and rents	22,810	20,879
Net assets released from restrictions	751	839
Unrestricted contributions	296	280
Amortization of entrance fees	7,632	9,349
Total operating revenues	101,781	99,564
Operating expenses:		
Salaries and wages	44,238	41,964
Employee benefits	10,141	9,299
Supplies	6,364	5,781
Ancillary services	2,687	2,291
Repairs and maintenance	3,337	3,347
Marketing and advertising	1,446	1,530
Purchased services	8,956	9,449
Utilities	5,625	5,120
Travel and related	874	695
Leases and rents	448	391
Insurance	3,270	2,495
Other operating expense	5,569	4,413
Total operating expenses	92,955	86,775
Income before other operating income (expense)	8,826	12,789
Other operating income (expense):		
Realized gains on investments, net	9,247	11,282
Change in unrealized gains on investments, net	8,865	3,099
Investment income, net	3,818	3,727
Interest expense	(6,874)	(6,219)
Depreciation and amortization expenses	(23,560)	(21,697)
Other income/expense, net	(821)	(268)
Gains on disposal of assets	(299)	(854)
Income from operations	(798)	1,859
Capital Grant Revenue	1,036	-
Net Assets Released From Restrictions Used for Property and Equipment	1,169	225
Contributions From Noncontrolling Interest	15,699	11,406
Equity Transfers	(420)	(509)
Change in net assets without donor restrictions	16,686	12,981
Changes in Net Assets With Donor Restrictions		
Dividend and interest income	582	505
Unrealized gains on investments with donor restrictions, net	1,693	1,073
Valuation gains, beneficial interest in perpetual trusts	677	461
Realized gains on investments, net	1,198	1,172
Contributions	1,804	999
Net assets released from restrictions	(1,920)	(1,064)
Change in net assets with donor restrictions	4,034	3,146
Change in net assets	20,720	16,127
Net Assets, Beginning	131,742	115,615
Net Assets, Ending	$ 152,462	$ 131,742

See notes to consolidated financial statements

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidated Statements of Cash Flows
Years Ended December 31, 2025 and 2024
(In Thousands)

	2025	2024
Cash Flows From Operating Activities		
Cash received for resident services	$ 91,591	$ 85,052
Cash received from nonrebatable entrance fees from reoccupancy	14,976	7,637
Cash received from COVID relief funding	-	20
Cash received from other operating activities	2,986	1,085
Cash received from bequests and trust maturities	1,092	932
Cash earnings realized from investments	3,818	3,631
Cash paid for employee salaries	(41,842)	(41,964)
Cash paid for employee benefits	(10,141)	(9,299)
Cash paid for temporary labor	(2,787)	(2,714)
Cash paid to vendors	(37,339)	(37,598)
Cash paid for interest, net	(5,802)	(6,219)
Net cash provided by operating activities	16,552	563
Cash Flows From Investing Activities		
Acquisition of land, buildings and equipment	(25,126)	(39,742)
Cash received from grant funding for acquisition of land, buildings and equipment	6,700	-
Net sales of unrestricted investments	3,649	6,368
Net purchases of restricted investments	(2,124)	(1,006)
Net cash used in investing activities	(16,901)	(34,380)
Cash Flows From Financing Activities		
Cash received from initial entrance fees and deposits	-	4,221
Proceeds from rebatable entrance fees	6,216	9,324
Refunds of deposits and refundable entrance fees	(5,767)	(9,054)
Proceeds from construction loans	5,305	23,502
Repayment of construction loans	(16,635)	(9,884)
Proceeds from issuance of notes and bonds payable	11,497	5,869
Principal payments on notes and bonds payable	(3,392)	(3,251)
Cash paid for bond issuance costs	(191)	-
Cash (used in) provided by intercompany and affiliate transactions	(3,612)	83
Other affiliate distributions	(420)	(509)
Contributions from noncontrolling interest	15,699	11,406
Cash (payments to) received from other trust activity, net	(142)	611
Cash received from restricted contributions	1,804	999
Net cash provided by financing activities	10,362	33,317
Increase (decrease) in cash, cash equivalents and restricted cash	10,013	(500)
Cash, Cash Equivalents and Restricted Cash, Beginning	32,724	33,224
Cash, Cash Equivalents and Restricted Cash, Ending	$ 42,737	$ 32,724
Noncash Disclosures		
Obligations incurred for the acquisition of land, buildings and equipment	$ 858	$ 2,386
Reconciliation of Cash, Cash Equivalents and Restricted Cash to Consolidating Balance Sheet Schedule		
Cash and cash equivalents	$ 19,355	$ 12,605
Restricted cash and cash equivalents	23,382	20,119
Total cash, cash equivalents and restricted cash	$ 42,737	$ 32,724

See notes to consolidated financial statements

1. Business and Organization, Basis of Presentation and Principles of Consolidation

HumanGood East

HumanGood East (HGE), is a not-for-profit corporation engaged in establishing, maintaining, supporting and operating communities for the care of seniors.

The following is a listing of HGE's subsidiaries:

- HumanGood Pennsylvania (HGPA), which includes The Mansion at Rosemont (Rosemont), Rydal Park and Spring Mill Pointe (Spring Mill)
- The Presbyterian Home at 58th Street (58th Street)
- Bala Presbyterian Home Foundation (Bala)
- Makemie at Whiteland (Makemie)
- Philadelphia Presbytery Homes WC Trust, Inc. (PPH)
- Affordable Housing Communities comprised of the following entities:
  - Philadelphia Presbytery Apartments of Morrisville, Inc. (Morrisville)
  - Germantown Interfaith Housing, Inc. (Germantown)
  - Avenue of the Arts - PSC Apartments, Inc. (Reed Street)
  - South Philadelphia Presbytery Apartments, Inc. (Jackson Place)
  - Philadelphia Presbytery Apartments, Inc. (PPA)
  - Mantua Presbyterian Apartments, Inc. (Mantua)
  - Old City Presbyterian Apartments, Inc. (Old City)
  - Tioga Presbyterian Apartments, Inc. (Tioga)
  - Southwest Philadelphia Presbytery Apartments, Inc. (Mary Field)
  - Greenway Presbyterian Apartments, Inc. (Greenway)
  - Philadelphia Apartments at 58th Street, Inc. (Ann Thomas)
  - Grace Court, Inc. (Grace Court)
  - Bensalem Senior Apartments, LP (BSA)
  - PresbyHousing, Inc.
  - Riverside Senior Apartments, LP (RSA)
  - Presby Riverside Housing, Inc. (PRH)
  - Wynnefield Place, LP (Wynnefield)
  - Wynnefield Senior Housing, LLC (WSH)
  - Paschall Senior Housing, Inc. (Paschall)
  - PresbyServices, Inc. d/b/a Presby Affordable Housing
  - Presby's Inspired Life Apartments, LLC (PILA)
  - Cantrell Place, LP (Cantrell)
  - Cantrell Housing, Inc. (CHI)
  - Witherspoon Senior Apartments, LP (Witherspoon)
  - Witherspoon Housing, Inc. (WHI)
  - Makemie Court LP (Makemie Court)
  - HG Makemie Housing Inc. (MHI)
  - Janney Housing, LLC (JH)
  - Janney Street Apartments LP (Janney)
  - Mary Field Senior Apartments LP (MF)
  - Mary Field Housing GP LLC (MFH)
  - Maple Village Apartments LP (MVT)
  - Maple House, LLC (MH)
  - Ardmore House II LP (AHT)
  - Ardmore Housing II GP LLC (AH)

HGE and all of its subsidiaries are not-for-profit corporations, except for BSA, RSA, Wynnefield, Cantrell, Witherspoon, Makemie Court, Janney, MF, MVT, and AHT which are for-profit limited partnership entities providing affordable housing to seniors, and PresbyHousing, Inc., PRH, WSH, CHI, WHI, MHI, JH, MFH, MH, and AH which are the general partners of the preceding entities. The general partner ownership interests in the partnerships are as follows:

	Percent of Ownership
RSA	100 %
Wynnefield	.009
Cantrell	.009
Witherspoon	.009
Makemie Court	.0051
Janney	.01
MF	.009
MVT	.0085
AHT	1

Noncontrolling interest in the accompanying consolidated financial statements represents the ownership in the subsidiaries that is not attributed directly or indirectly to the ownership by HGE through its subsidiaries. HGE consolidates these subsidiaries as control is deemed to be had by HGE and its subsidiaries and the noncontrolling portion of the net assets are presented separately in the consolidated financial statements. Noncontrolling interests were $50,924,000 and $41,437,000 as of December 31, 2025 and 2024, respectively. Income from operations from noncontrolling interest were ($6,212,000) and ($4,317,000) during 2025 and 2024, respectively. Equity contributions from noncontrolling interest were $15,699,000 and $11,406,000 during 2025 and 2024, respectively. In December 2024, the limited partner and special limited partner of RSA assigned their interest to PPA.

Parent Organization

HumanGood Cornerstone (a Member of HumanGood), is a California nonprofit public benefit tax-exempt corporation and, as the sole member, exercises its direction and control through the appointment of the Board of Directors of HGE, HumanGood Arizona, Inc. (dba Terraces of Phoenix), HumanGood Washington (dba Judson Park), HumanGood Nevada (dba Las Ventanas), HumanGood Idaho (dba Terraces of Boise), HumanGood Affordable Housing and West Valley Nursing Homes, Inc., (dba Terraces at Summitview) including, its subsidiary, HG Hillside LLC (dba Hillside), Springhouse, Inc., Mount Pleasant Home, HG Perennial LLC, and effective December 31, 2025, HumanGood Foundation.

HumanGood is a California nonprofit public benefit tax-exempt corporation providing housing, health care and supportive services for seniors through its LPCs and affordable housing communities. HumanGood is the sole member of HumanGood Cornerstone, HumanGood Fresno (dba Terraces at San Joaquin Gardens), HumanGood SoCal (SoCal) and HumanGood NorCal (NorCal). HumanGood Fresno, SoCal and NorCal together constitute an obligated group (HumanGood California Obligated Group or COG). Through December 30, 2025, NorCal was the sole member of HumanGood Foundation West and SoCal was the sole member of HumanGood Foundation South. Effective December 31, 2025, Foundation South merged into Foundation West. Concurrent with this merger, Foundation West changed its name to HumanGood Foundation (the Foundation), and its corporate membership was transferred from NorCal to HumanGood Cornerstone. The Foundation's primary purpose is to develop, invest and administer funds to provide housing and care on behalf of the residents of HumanGood and its affiliates. Starting in 2026, all 2026 and subsequent fundraising activities related to HGE and related entities will be handled by the HumanGood Foundation.

HumanGood and HumanGood Cornerstone's Boards are composed of the same directors.

Basis of Presentation and Principles of Consolidation

The accompanying consolidated financial statements include the accounts of HGE and all of HGE's subsidiaries (collectively, the Corporation) listed in the Organization section of this note. All intercompany balances and transactions have been eliminated in consolidation. The consolidated financial statements of the Corporation were prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) on the accrual basis of accounting.

2. Summary of Significant Accounting Policies

Basis of Accounting

The consolidated financial statements of the Corporation were prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) on the accrual basis of accounting.

Use of Estimates

The preparation of the consolidated financial statements in conformity with GAAP 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 and the reported amounts of revenues and expenses during the reported periods. Significant items subject to such estimates and assumptions include the allowances for credit losses; net realizable value of notes receivable; fair values of investments; future service benefit obligations; entrance fees subject to refund; entrance fees nonrefundable; liabilities for self-insured workers' compensation; self-insured health insurance; liabilities for retirement plans; and valuation of split-interest agreements. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents are defined as cash on hand, demand deposits with financial institutions and overnight investments considered to be cash equivalents. For the purposes of the consolidated statements of cash flows, cash, cash equivalents and restricted cash include investments purchased with an initial maturity of three months or less.

Restricted Cash and Cash Equivalents

Restricted cash and cash equivalents include cash and cash equivalents held under bond indenture agreements, assets held under U.S. Department of Housing and Urban Development (HUD) agreements and first-generation entrance fees.

Resident Accounts Receivable and Other Receivables

Accounts receivable are reported net of an allowance for credit losses, which represents the Corporation's estimate of expected losses at the balance sheet date. Accounts are written off when they are determined to be uncollectible. The adequacy of the Corporation's allowance for credit losses is reviewed on an ongoing basis, using historical payment trends, write-off experience, analyses of receivable portfolios by payor source and aging of receivables, a review of specific accounts, and expected future economic conditions and market trends. Adjustments are made to the allowance as necessary.

Entrance fee receivables, included in other receivables, net, are evaluated for collectability prior to residents being admitted to the community based on the resident's credit worthiness. The terms and conditions of each entrance fee receivable are determined when a resident agreement is executed. All amounts are contractually due within 90 days.

Investments

Investments include certain cash equivalents held by investment managers, mutual funds and alternative investments. Investments are measured at fair value in the accompanying consolidated balance sheets (Note 4).

Investment income or loss (including interest, dividends and fees), realized gains and losses and unrealized gains and losses on investments are included in income from operations and changes in net assets without donor restrictions. Interest income is measured as earned on the accrual basis. Dividends are measured based on the ex-dividend date. Purchases and sales of securities and realized gains and losses are recorded on a trade-date basis.

The Corporation's investments are comprised of a variety of financial instruments and are managed by investment advisors. The fair value reported is subject to various risks, including changes in the equity markets, the interest rate environment and general economic conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the amounts reported could change materially in the near term.

Restricted Investments

Certain investments are classified as restricted investments in the accompanying consolidated balance sheets (Note 4). These include assets set aside in accordance with donor restrictions.

Land, Buildings and Equipment, Net

Land, buildings and equipment are recorded at cost or fair value when received, if donated. The cost basis includes any interest, finance charges and other related costs capitalized during construction. Maintenance and repair costs are charged to operations when incurred.

Depreciation of buildings and equipment is computed on the straight-line method using estimated useful lives of 3 to 40 years. When assets are retired or otherwise disposed of, the cost of the asset and its related accumulated depreciation are removed from the accounts, and any resulting gain or loss is recognized for the period.

Asset Impairment

The Corporation periodically evaluates the carrying value of their long-lived assets for impairment. The evaluation address the estimated recoverability of the assets' carrying value, which is principally determined based on projected undiscounted cash flows generated by the underlying tangible assets. When the carrying value of an asset exceeds estimated recoverability, an asset impairment is recognized. No asset impairment was recognized at December 31, 2025 and 2024.

Other Noncurrent Assets

Other assets are primarily comprised of contract acquisition costs, contributions for membership in Caring Communities, a Reciprocal Risk Retention Group (CCrRRG), Ziegler Link-Age capital contribution, net, tax credit compliance fees, health insurance program capital contribution, noncurrent portion of pledges receivable and capitalized contract acquisition costs.

Beneficial Interest in Split-Interest Agreements and Perpetual Trusts

The Corporation has been designated the beneficiary under several split-interest agreements and perpetual trusts.

Under the split-interest agreements, the Corporation primarily recorded the assets and recognized restricted contributions at the fair value of the estimated present value of the remainder interest in the split-interest agreements. The Corporation revalues its interest in the split-interest agreements annually and reports gains or losses in the net assets with donor restrictions class.

A perpetual trust is held by a third-party and is an arrangement in which the donor establishes and funds a trust to exist in perpetuity that is administered by an individual or organization other than the beneficiary. The Corporation has the irrevocable right to receive the income earned on the trust's assets but will never receive the assets themselves. The Corporation recognizes contribution revenue at the time an irrevocable trust is created, at the fair value of the trust's assets (a proxy for present value of discounted cash flows). The contribution revenue is classified with donor restrictions.

The Corporation revalues its interest in the perpetual trusts annually and reports gains or losses in net assets with donor restrictions class.

Deferred Debt Issuance Costs

Expenses incurred in connection with the issuance of debt are deferred and are amortized over the term of the related financing agreements using the interest method. These unamortized amounts are presented in the consolidated balance sheets as a direct deduction from the carrying amount of that debt liability, consistent with debt discounts. Amortization expense, which is included as a component of interest expense, was $196,000 and 138,000 in 2025 and 2024, respectively.

Resident Deposits

Resident deposits included in prepaid expenses, deposits and other assets on the accompanying consolidated financial statements, represent entrance fees deposits paid to reserve a residence at Rydal Park and Rosemont. These deposits become part of the entrance fees when the resident moves in, or are fully refundable at the residents' discretion. Resident deposits also represent security deposits paid in advance to cover possible costs when residents vacate their apartments. These deposits are taken into income only if earned upon the termination of a rental agreement.

Entrance Fees

Rydal Park and Rosemont charge entrance fees to residents to obtain a nontransferable right to lifetime occupancy at that community. Residents enter into different types of continuing care contracts depending on their move-in date and the community they reside in. Under the terms of the various contracts, entrance fees are recorded as either rebatable entrance fees due, entrance fees subject to refund or entrance fees nonrefundable. Entrance fees may be nonrebatable or, for certain Rydal Park residents, entrance fees may be subject to refund. Under the nonrebatable contracts, entrance fees are generally subject to refund on a decreasing basis for 32 to 50 months, depending on the contract selected, after which no refund is due or payable.

The refundable contracts have a guaranteed rebate component, which is 50% or 90% of the entrance fees paid; the balance of the entrance fees paid under the 90% refundable contracts is generally nonrefundable while the balance of the entrance fees paid under the 50% contract is generally refundable on a decreasing basis for 25 months.

Nonrefundable entrance fees are recorded as entrance fees nonrefundable upon receipt and amortized to income using the straight-line method over the annually adjusted estimated remaining life expectancy of the resident. Entrance fees subject to refund will be amortized to income in future years unless refunded. The refundable amounts for Rydal Park residents are reported as rebatable entrance fees due and are not amortized to income.

Refunds to residents are generally paid when the residential living unit vacated has been reoccupied by a new resident and the entrance fees have been paid in full by the new resident.

Obligation to Provide Future Services

If the present value of future outflows to provide future health care services to current contracted residents, adjusted for certain noncash items, exceeds the present value of future cash in-flows, a liability is recognized. Management engages an actuary to periodically calculate the obligation to provide future health care services to current contracted residents. Based upon the last calculations performed using a discount rate of 5%, the present value of future outflows to provide future services, adjusted for certain noncash items, did not exceed the present value of future cash in-flows. Based upon these calculations, and analysis of management, no liability for the obligation to provide future services has been recorded at December 31, 2025 and 2024.

Net Assets

Net assets, revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions - Net assets available for use in general operations and not subject to donor restrictions. All revenues not restricted by donors and donor-restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net assets without donor restrictions.

Net Assets With Donor Restrictions - Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in net assets with donor restrictions. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and are included in net assets released from restrictions in the accompanying consolidated statements of operations and changes in net assets.

Net Resident Service Revenues

Net resident service revenues are reported at the amount that reflects the consideration the Corporation expects to receive in exchange for the services provided. These amounts are due from residents or third-party payors and include variable consideration for retroactive adjustments, if any, under reimbursement programs. Performance obligations are determined based on the nature of the services provided. Net resident service revenues are recognized as performance obligations are satisfied.

Payment terms and conditions for the Corporation's resident contracts vary by contract type and payor source. Net resident service revenues for recurring and routine monthly services are generally billed monthly in advance. Net resident service revenues for ancillary services are generally billed monthly in arrears. Additionally, entrance fees are generally collected in advance of move-in.

Net resident service revenues are primarily comprised of the following revenues streams:

Health Center

Health center revenues are primarily derived from providing nursing services to residents at a stated daily fee, net of any explicit and implicit price concessions. The Corporation has determined that health center services are considered one performance obligation, which is satisfied over time as services are provided. Therefore, health center revenues are recognized on a daily basis as services are rendered.

Health center revenues, including monthly service fees, ancillary and other services fees are reported at the estimated net realizable amounts from residents, third-party payors and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors.

Rydal Park receives revenues for services under third-party payor programs, including Medicare, Medicaid and other third-party payors. Laws and regulations governing the Medicare and Medicaid programs are complex and subject to interpretation. Compliance with such laws and regulations can be subject to future government review and interpretation, as well as significant regulatory action, including fines, penalties and exclusion from the Medicare and Medicaid programs. A summary of the principal payment arrangements with major third-party payors follows:

Medical Assistance - Nursing services provided to Medical Assistance program beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident classification system that is based on clinical, diagnostic and other factors and the reimbursement methodology is subject to various limitations and adjustments.

Medicare - Nursing and ancillary services provided to Medicare Part A beneficiaries are paid at prospectively determined rates per day. These rates vary according to a resident-specific classification system that is based on clinical, diagnostic and other factors and the reimbursement methodology is subject to various limitations and adjustments.

Medicare Part A and Medical Assistance rates are based on clinical, diagnostic and other factors. The determination of these rates is partially based on Rydal Park's clinical assessment of their residents. Rydal Park is required to clinically assess its residents at predetermined time periods throughout the year. The documented assessments are subject to review and adjustment by the Medicare and Medical Assistance programs.

Other - Rydal Park also entered into payment agreements with certain commercial insurance carriers and others. The basis for payment to Rydal Park under these agreements includes prospectively determined rates per day or discounts from established charges.

Settlements with third-party payors for retroactive adjustments due to audits, reviews or investigations are considered variable consideration and are included in the determination of the estimated transaction price for providing resident care. These settlements are estimated based on the terms of the payment agreement with the payor, correspondence with the payor and Rydal Park's historical settlement activity, including an assessment to ensure that it is probable that a significant reversal in the amount of cumulative revenues recognized will not occur when the uncertainty associated with the retroactive adjustment is subsequently resolved. Estimated settlements are adjusted in future periods as adjustments become known (that is, new information becomes available), or as years are settled or no longer subject to such audits, reviews and investigations. Adjustments arising from a change in the transaction price were not significant in 2025 or 2024.

Personal Care and Memory Support

Personal care and memory support revenues are primarily derived from providing housing and personal care services to residents at a stated daily fee. The Corporation has determined that the services included in the daily fee have the same timing and pattern of transfer and are a series of distinct services that are considered one performance obligation, which is satisfied over time as services are provided. Therefore, personal care and memory support revenues are recognized on a daily basis as services are rendered.

Residential Living

Residential living revenues are primarily derived from providing housing and services to residents. The Corporation has determined that the services included in the monthly fee have the same timing and pattern of transfer and are a series of distinct services that are considered one performance obligation, which is satisfied over time as services are provided. Therefore, residential living monthly fees are recognized on a month-to-month basis.

Entrance fees collected from residents in advance are recognized as deferred revenues from entrance fees until performance obligations are satisfied and are included in entrance fees nonrefundable in the accompanying consolidated balance sheets. The Corporation recognized amortization income of $7,632,000 and $9,349,000 in 2025 and 2024, respectively. The Corporation updated its life expectancies during 2025 and as a result, amortization income decreased by approximately $1,087,000. The Corporation applies the practical expedient in the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 606 *Revenue from Contracts with Customers*, and therefore, do not disclose amounts for remaining performance obligations that have original expected durations of one year or less. The guaranteed refund component of entrance fees is not amortized to income and is classified as refundable entrance fees and deposits in the accompanying consolidated balance sheets.

Revenues from nonrefundable entrance fees received are recognized through amortization of entrance fees using the straight-line method over annually adjusted estimated remaining life expectancies of the residents which approximates the period of time the goods and services under the agreements are expected to be transferred to residents. Amortization of entrance fees other than rebatable entrance fees is included as amortization of entrance fees in the consolidated statements of operations and changes in net assets.

Affordable Housing Fees and Rents

Affordable housing fees and rents include subsidy receipts from HUD, rental charges from affordable housing units under leases with residents with durations of less than one year and do not represent contracts with customers under FASB ASC Topic 606, and management fees for management services provided to unrelated entities that provide affordable housing for seniors. Subsidy receipts are considered part of the lease and are not considered a contribution under FASB ASC Topic 958, *Not-for-Profit Entities*. The revenues are recognized monthly using rates established by HUD under FASB ASC Topic 842, *Leases*.

Contract Balances

Contract assets represent the Corporation's right to consideration in exchange for goods or services that the Corporation has transferred to a resident when that right is conditioned on something other than the passage of time (for example, the Corporation's future performance). Contract liabilities represent the Corporation's obligation to transfer goods or services to a resident for which the Corporation has received consideration (or the amount is due) from the resident.

The Corporation's beginning and ending contract liabilities are separately presented on the consolidated balance sheets as of December 31, 2025 and 2024, as described below. There were no contract assets as of December 31, 2025 or 2024 or January 1, 2024. Contracts liabilities as of January 1, 2024 are as follows (in thousands):

Entrance fees subject to refund	$	18,872
Entrance fees nonrefundable		29,022

Benevolence

The Corporation provides services to residents who meet certain criteria under their benevolence policy without charge or at amounts less than its established rates. Partial payments to which the Corporation is entitled from public assistance programs on behalf of residents that meet the Corporations' benevolence criteria are reported as revenues. Because the Corporation does not normally pursue collection of amounts determined to qualify as benevolence, they are not reported as revenues. For the years ended December 31, 2025 and 2024, benevolence recorded was $2,042,000 and $2,020,000, respectively.

The financial assistance amounts above are not materially different than the difference between the cost of providing services to residents that qualified for financial assistance and the amounts these residents were able to pay for services rendered.

Performance Indicator

The consolidated statements of operations and changes in net assets includes the determination of income from operations. Changes in net assets without donor restrictions, which are excluded from income from operations consistent with industry practice, include capital grant revenue, net assets released from restrictions used for property and equipment, contributions from noncontrolling interest and equity transfers.

Income Taxes

The Corporation and all of its affiliates, excluding BSA, PresbyHousing, Inc., RSA, PRH, Wynnefield, WHI, WSH, PILA, Cantrell, CHI, Witherspoon, Makemie Court, Janney, JH, MF, MFH, MVT, MH, MHI, AHT and AH are not-for-profit corporations as described in Section 501(c)(3) of the Internal Revenue Code and are exempt from federal income taxes on their exempt income under Section 501(a) of the Internal Revenue Code and are also exempt from state and local income taxes under similar statutes.

Income taxes are not payable by, or provided for by, BSA, RSA, Wynnefield, Cantrell, Witherspoon, Makemie Court, Janney, MF, MVT and AHT, which are limited partnerships. Taxation related to the partners' share of allocable items is determined separately, outside of these entities. PresbyHousing, Inc., PRH, CHI, WHI and MHI are for-profit corporations; there were no items that gave rise to deferred income tax provisions in 2025 and 2024 for these entities. WSH, PILA, JH, MFH, MH, and AH are limited liability companies that have elected to not be treated as a separate entity for federal income tax purposes and under applicable Treasury regulations will be disregarded as separate entities for federal income tax purposes.

The Corporation accounts for uncertainty in income taxes using 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 is met. Management determined there were no tax uncertainties that met the recognition threshold in 2025 and 2024.

Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation.

3. Liquidity and Availability of Resources

As of December 31, the Corporation has financial assets available for general expenditure within one year of the consolidated balance sheets date, that consist of the following (in thousands):

	2025	2024
Cash and cash equivalents	$ 19,355	$ 12,605
Resident accounts receivable, net	2,924	4,781
Other receivables, net	3,479	6,571
Investments	143,531	129,051
Total	$ 169,289	$ 153,008

The Corporation has investments which are available for general expenditure within one year in the normal course of operations. Accordingly, these assets have been included in the qualitative information above. The Corporation has other restricted cash and cash equivalents and investments for deposits from initial sales contracts, assets held by trustee under trust indenture, assets reserved for and donor-restricted purposes. These restricted cash and investments, which are more fully described in Note 4 are not available for general expenditure within the next year and are not reflected in the amounts above.

As stated in Note 4, the Corporation designated a portion of its investments "reserved" to comply with the requirements of Pennsylvania Act 82, which are excluded from the total financial assets available for general expenditure within one year of the consolidated balance sheets date. Although the Corporation does not intend to utilize the Act 82 Reserves for general expenditures as part of its annual budget and approval process, amounts designated as Act 82 reserves could be made available as necessary. The Act 82 reserves are included with the restricted investments in Note 4, and do not have third-party restrictions or limitations on the withdrawal and subsequent liquidation of such funds.

4. Investments and Restricted Investments

The composition of investments and restricted investments is set forth in the following table (in thousands):

	2025	2024
Investments:		
Cash and cash equivalents	$ 8,140	$ 6,097
Mutual funds	112,826	103,845
Alternative investments	29,554	26,068
Total	150,520	136,010
Less amounts available to meet HGPA's statutory minimum liquid reserve requirement	6,989	6,959
Total investments	$ 143,531	$ 129,051
Restricted investments:		
Cash and cash equivalents	$ 621	$ 614
Mutual funds	21,043	18,828
Alternative investments	4,395	3,455
Total Restricted Investments	$ 26,059	$ 22,897

Restricted investments are comprised of investments restricted by donors.

Investment return is comprised of the following:

	2025	2024
Without donor restrictions:		
Investment income	$ 4,313	$ 4,205
Investment expenses	(495)	(478)
Total investment income, net	3,818	3,727
Net realized gains on sales of investments	9,247	11,282
Net change in unrealized gains on investments	8,865	3,099
Total investment return without donor restrictions	21,930	18,108
With donor restrictions:		
Dividend and interest income	582	505
Realized gains on investments, net	1,198	1,172
Unrealized gains on investments with donor restrictions, net	1,693	1,073
Total investment return with donor restrictions	3,473	2,750
Total investment return	$ 25,403	$ 20,858

In compliance with Section 9 of the Commonwealth of Pennsylvania's Continuing Care Provider Registration and Disclosure Act (Act 82), the Board of Directors designated $6,989,000 and $6,959,000 of HGPA's investments as "reserved" to meet the requirements of Act 82 as of December 31, 2025 and 2024, respectively.

5. Fair Value Measurements

FASB ASC Topic 820, *Fair Value Measurement,* defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. FASB ASC Topic 820 also establishes a fair value hierarchy, which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1 - Quoted prices in active markets for identical assets or liabilities.

Level 2 - Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities; or net asset value (NAV) per share (or its equivalent) with the ability to redeem the investments in the near term.

Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

Following is a description of the valuation methodologies used for instruments measured at fair value on a recurring basis and recognized in the accompanying financial statements, as well as the general classification of such instruments pursuant to the valuation hierarchy:

- Mutual funds - Mutual funds registered with the U.S. Securities and Exchange Commission as mutual funds under the Investment Company Act of 1940 are valued based on quoted market prices and are categorized as Level 1.

- Investments and restricted investments in the accompanying consolidated balance sheets includes $33,949,000 and $29,523,000 of an alternative investment fund (the Fund) at December 31, 2025 and 2024, respectively. The Fund is measured using the NAV per share as a practical expedient. The following represents the objectives and redemption restrictions for the Fund:

  Hirtle Callaghan Select Equity Fund, LP: The investment objective of the fund is to generate long-term growth in assets by investing primarily in equity and equity-related securities. To realize the objective, the fund may allocate capital to be managed by third-party investment managers, as well as make directly investments. The fund allocates capital to managers through separate accounts and by subscribing to open and/or closed-end funds sponsored by such managers. While the fund intends that its investments will have a predominately long-bias, the fund will not be limited with respect to the types of investment strategies or structures it may employ or the markets or securities in which it may invest, except as it relates to the use of leverage. A limited partner may withdrawal all or a portion of its capital account as of the last day of each calendar quarter, or at such other times as the General Partner may determine in its sole discretion, provided that the capital account has been in existence for at least 12 months as of the relevant withdrawal date. Withdrawals shall require no less than 90 days' prior written notice to the General Partner. The General Partner, in its sole discretion, may waive the notice requirement for any withdrawal. Withdrawals by investors with more than one capital account will be on a first-in-first-out basis. There were no unfunded commitments related to this fund at December 31, 2025.

The following table presents the fair value measurements of financial instruments recognized in the accompanying consolidated balance sheets measured at fair value on a recurring basis and the level within the FASB ASC Topic 820 fair value hierarchy in which the fair value measurements fall as of December 31, 2025 and 2024 (in thousands):

	2025			
	Level 1	**Level 2**	**Level 3**	**Total**
Investments, statutory minimum liquid reserve and restricted investments:				
Mutual funds:				
Equity	$ 96,046	$ -	$ -	$ 96,046
Fixed income	37,823	-	-	37,823
Total	$ 133,869	$ -	$ -	133,869
Alternative investments valued at NAV (a)				33,949
Cash and cash equivalents				8,761
Total investments, statutory minimum liquid reserve and restricted investments				$ 176,579
Beneficial interest in split-interest agreements and perpetual trusts	$ -	$ -	$ 9,528	$ 9,528

	2024			
	Level 1	**Level 2**	**Level 3**	**Total**
Investments, statutory minimum liquid reserve and restricted investments:				
Mutual funds:				
Equity	$ 89,598	$ -	$ -	$ 89,598
Fixed income	33,075	-	-	33,075
Total	$ 122,673	$ -	$ -	122,673
Alternative investments valued at NAV (a)				29,523
Cash and cash equivalents				6,711
Total investments, statutory minimum liquid reserve and restricted investments				$ 158,907
Beneficial interest in split-interest agreements and perpetual trusts	$ -	$ -	$ 8,851	$ 8,851

(a) In accordance with accounting principles generally accepted in the United States of America, certain investments that were measured at NAV per share have not been classified in the fair value hierarchy. The fair value is presented to reconcile to total investments, statutory minimum liquid reserve and restricted investments in the consolidated balance sheets.

The Corporation measures its beneficial interest in split-interest agreements and perpetual trusts at fair value based on the fund's underlying investments using unobservable inputs (Level 3) in accordance with accounting principles generally accepted in the United States of America. Changes in the beneficial interest in split-interest agreements and perpetual trusts in 2025 and 2024 were as follows:

	2025	**2024**
Beginning balance	$ 8,851	$ 8,389
Investment income	110	116
Distributions	(110)	(115)
Valuation gain	677	461
Ending balance	$ 9,528	$ 8,851

6. Land, Buildings and Equipment, Net

Land, buildings and equipment, net at cost consist of the following at December 31, 2025 and 2024 (in thousands):

	2025	2024
Land and land improvements	$ 30,858	$ 28,236
Buildings and improvements	474,016	435,673
Furnishings, equipment and automotive	77,915	69,610
Investment in leased property	2,046	2,046
Total	584,835	535,565
Less accumulated depreciation	(282,019)	(259,511)
Subtotal	302,816	276,054
Construction in process	3,205	28,877
Land, buildings and equipment, net	$ 306,021	$ 304,931

Depreciation expense was $23,079,000 in 2025 and $21,609,000 in 2024.

Fully depreciated assets of $604,000 were disposed of during the year ended 2024. There were no fully depreciated assets disposed of in 2025.

Construction in process as of December 31, 2025 primarily consists of construction costs for the Ardmore House II Apartments. The Corporation has entered into construction contracts totaling approximately $13,940,000 related to Ardmore House II Apartments. Cost incurred to date through December 31, 2025 on the contracts were approximately $2,202,000.

7. Construction Loans

The Corporation entered in a $10,000,000 construction loan with a commercial bank during 2022 to partially finance the Janney low-income rental housing for seniors project. Interest on the loan was based on a variable of interest equal to the one-month Term SOFR plus 2.5%. Interest only payments commenced on January 6, 2023 due monthly with the entire principal balance and any unpaid interest due on the maturity date, September 6, 2024. The construction on the Janney project started in 2023 and the outstanding construction loan was paid off in 2024 with equity partner contributions.

The Corporation entered into a loan agreement with the Pennsylvania Housing Finance Agency (PHFA) during 2023 to provide financing for the MF renovation projects. The loan agreement provides funding during construction up to a maximum of $16,500,000 and will convert to a $2,570,000 permanent loan at the end of construction. The loan bears a fixed rate of interest of 6.70% during the construction phase and when converted to the permanent loan it will bear a fixed rate of interest of 6.20%. Interest only payments commenced February 1, 2024. Principal and interest payments commenced on May 1, 2025 through the mandatory redemption date of January 1, 2041 and will amortize over 480 months during the permanent phase. As of December 31, 2024 the full amount had been drawn upon and is included in construction loans in the accompanying consolidated balance sheet. During 2025, construction was completed and the loan was paid down with equity partner contributions to the residual $2,570,000 which was converted to the permanent loan (Note 8).

Additionally, the Corporation entered in a construction loan with the Pennsylvania Housing Finance Agency during 2024 to partially finance the Maple Village low-income rental housing for seniors project. The loan agreement provides funding during construction up to a maximum of $8,800,000 and bears a fixed rate interest SOFR (one month) plus 2.5% (6.26% as of December 31, 2025). The construction on the Maple Village project started in 2024. As of December 31, 2025 and 2024, $8,327,000 and $3,022,000, respectively, had been drawn upon and is included in construction loans in the accompanying consolidated balance sheet.

8. Long-Term Debt

Long-term debt consists of the following at December 31, 2025 and 2024 (in thousands):

	2025	2024
HumanGood Pennsylvania		
Montgomery County Industrial Development Authority Revenue Bonds, Philadelphia Presbytery Homes, Inc. Project, Series 2017 Bonds. (a)	$ 75,542	$ 77,317
Loan payable to Citizens Bank for the Rydal Waters expansion at Rydal Park. The initial loan amount was $20,567 and is payable over 30 years beginning May 2022. The loan bears interest equal to 79% of the Daily Simple SOFR rate plus 1.3% (4.07% as of December 31, 2025).	18,110	18,796
HumanGood East		
Note payable to Federal Home Loan Bank of Pittsburgh to provide funds to construct Witherspoon (Note 15). The note is secured by a mortgage on the Witherspoon property. The note bears no interest and is payable upon maturity in 2032. There is a forgiveness provision after 15 years (October 2032).	650	650
Note payable to Federal Home Loan Bank of Atlanta to provide funds to construct Witherspoon (Note 15). The note is secured by a mortgage on the Witherspoon property. The note bears interest compounding annually at 4% and is payable upon maturity in 2048. There is a forgiveness provision after 15 years (October 2033).	495	495
Note payable to Federal Home Loan Bank of Pittsburgh to provide funds for the construction of the Makemie Court project (Note 15). The note bears no interest and matures 40 years from the date of the agreement (July 1, 2061). The note is secured by a Fifth Mortgage on Makemie Court.	250	250

	2025	2024
Philadelphia Presbytery Apartments of Morrisville, Inc. and Germantown Interfaith Housing, Inc.		
Philadelphia Authority for Industrial Development Senior Living Revenue Bonds, Series 2005A, The PresbyHomes Germantown/Morrisville Project. (b)	$ 7,675	$ 8,175
Affordable Housing Communities		
Mortgage payable to Redevelopment Authority of the City of Philadelphia bearing no interest on $6,562 and bearing interest on $9,141 with principal payments deferred until 2040 through 2052.	15,703	9,782
Affordable Housing Communities and HGE		
Capital advances payable to HUD. The Corporation entered into capital advance agreements with HUD, whereby HUD advanced the Corporation funds for development of various affordable housing projects. The capital advances are due to the Federal Housing Administration and are collateralized by a deed of trust on the rental property of such projects. The capital advances bear no interest and will not be required to be repaid so long as the housing remains available to eligible very low-income persons or persons with disabilities for a period of 40 years in accordance with Section 202 of the National Housing Act of 1959. The maturity dates of the arrangements range from 2033 to 2065.	53,683	53,683
Philadelphia Apartments at 58th Street, Inc.		
Mortgage payable insured by HUD in equal monthly installments of $32, including interest at 4.26%, maturing in May 2053, secured by rental property and equipment.	6,284	6,403
Grace Court, Inc.		
Mortgage payable insured by HUD in equal monthly installments of $34, including interest at 3.75%, maturing in February 2052, secured by rental property and equipment.	6,789	6,939
Bensalem Senior Apartments, LP		
Mortgage payable to PHFA in equal monthly installments of $2, including interest at 7.25%, maturing in 2026, secured by all assets and revenues of BSA.	17	43
Mortgage payable to PHFA PennHomes Program, payable only to the extent of excess revenues over expenses as defined and bearing no interest, payable in full at maturity in 2030.	1,171	1,168
Mortgage payable to County of Bucks Board of Commissioners, bearing no interest and payable upon maturity in 2033, or refinancing or sale of mortgaged property.	1,200	1,200

	2025	2024
Riverside Senior Apartments, LP		
Philadelphia Authority for Industrial Development Multifamily Housing Revenue Bonds, Series 2008A, The Riverside Senior Apartments Project. (c)	$ 7,510	$ 7,650
Makemie Court		
Note payable to Inglis House, bearing simple interest at 3% on the outstanding balance. No payment of principal or interest shall be due until maturity of the loan as defined or 42 years from the date of the agreement (July 1, 2063).	1,500	1,500
Note payable to the County of Delaware, bearing no interest and is payable only to the extent of excess revenues over expenses as defined. The full amount is payable at maturity in 2062.	877	877
Janney Street		
Note payable to Philadelphia Housing Development Corporation, bearing simple interest at 1.5%. The full amount is payable in 2064.	3,000	2,712
Note payable to PHFA PHARE Funds, bearing no simple interest and is payable only to the extent of excess revenues over expenses as defined. The full amount is payable in 2064.	584	584
Maple Village		
Note payable to Federal Home Loan Bank (Santander Bank), bearing interest at 4.61% per annum, compounding annually. Interest will begin to accrue on the unpaid principal balance upon the date the rehab of the development has been completed and placed in service. The full amount is payable 40 years following the date construction has been completed (July 2066) and placed in service.	500	500
Note payable to PHFA DCRP Funds, bearing no simple interest and is payable only to the extent of excess revenues over expenses as defined. The full amount is payable in 2065.	1,828	-
Note payable to PHFA, PennHOMES Funds, bearing no simple interest and is payable only to the extent of excess revenues over expenses as defined. The full amount is payable in 2065.	836	793
Mary Field		
Note payable to Pennsylvania Housing Finance Agency (PHFA), bearing simple interest of 6.2%. Principal and interest payments commenced on May 1, 2025 through the mandatory redemption date of January 1, 2041 and will amortize over 480 months.	2,570	-

	2025	2024
Note payable to PHFA DCRP & PHARE Funds, bearing no simple interest and is payable only to the extent of excess revenues over expenses as defined. The full amount is payable in 2063.	$ 2,000	$ 1,744
Total	208,774	201,261
Unamortized premium (HGPA)	4,235	4,421
Less current portion	(3,512)	(3,303)
Less unamortized debt issuance costs	(3,192)	(2,996)
Long-term debt	$ 206,305	$ 199,383

(a) In October 2017, the Montgomery County Higher Education and Health Authority issued $88,145,000 of Series 2017 Revenue Bonds (the 2017 Bonds) on behalf of HGPA. Proceeds from the 2017 Bonds were primarily used to refund the 2010 Bonds, the 2013 Bonds, finance various capital projects and fund a debt service reserve fund for the 2017 Bonds.

The 2017 Bonds bear interest payable semi-annually at rates ranging from 2% to 5%. Principal payments on the 2017 Bonds are due in varying annual installments through 2048.

The 2017 Bonds have been issued under a Master Trust Indenture dated October 1, 2017, as supplemented, which secures the obligations of HGPA and includes a security interest on substantially all of the Borrower's property and equipment. HGPA is subject to financial covenants under the terms of the Master Trust Indenture which includes debt service coverage ratio and minimum days cash-on-hand requirements.

(b) In May 2005, the Philadelphia Authority for Industrial Development issued $12,075,000 of Series 2005A Senior Living Revenue Bonds (the 2005A Bonds) on behalf of Germantown and Morrisville (collectively, the Borrowers). The proceeds from the 2005A Bonds were primarily used to refinance existing HUD Section 202 Direct Loans, finance various capital projects and fund various reserve accounts for the 2005A Bonds.

The 2005A Bonds bear interest payable semi-annually at rates ranging from 5.125% to 5.625%. Principal payments on the 2005A Bonds are due in varying semi-annual installments through 2035.

The 2005A Bonds are secured by a pledge of the Borrower's revenues, as defined, and a first mortgage lien on, and security interest in, substantially all of the Borrower's property and equipment.

(c) In April 2008, the Philadelphia Authority for Industrial Development issued $9,000,000 of Series 2008A Multifamily Housing Revenue Bonds (the 2008A Bonds) on behalf of RSA. The proceeds from the 2008A Bonds were primarily used to refinance an existing HUD Section 202 Direct Loan and finance various capital projects.

The 2008A Bonds bear interest payable quarterly at a rate of 5.85%. Principal payments on the 2008A Bonds are due in varying quarterly installments through 2048.

The 2008A Bonds are secured by a pledge of RSA's revenues, as defined, and a first mortgage lien on, and security interest in, substantially all of RSA's property and equipment.

Scheduled principal repayments required on long-term debt are as follows (in thousands):

Years ending December 31:		
2026	$	3,512
2027		3,632
2028		3,783
2029		3,931
2030		4,103
Thereafter		189,813
Total	$	208,774

9. Retirement Plan

The Corporation participates in a defined contribution retirement plan covering all eligible employees. The Corporation's contribution is a match of employee contributions up to 4% of eligible earnings in a calendar year. Expenses, net of forfeitures and adjustments, related to the plan were approximately $928,000 in 2025 and $743,000 in 2024.

10. Self-Insured Programs

Workers' Compensation Plan

The Corporation maintains a plan of self-insurance for workers' compensation claims in accordance with Pennsylvania Department of Labor and Industry regulations. The estimated liabilities were arrived at using information provided by an outside actuary and include a provision for incurred but not reported claims.

Unemployment Compensation Plan

The Corporation is self-insured for unemployment compensation benefits in accordance with Commonwealth of Pennsylvania regulations. The Corporation has elected to pay actual claims incurred in lieu of the Commonwealth's premium as permitted for nonprofit organizations. The Corporation believes all costs related to this self-insurance program have been properly accounted for and accrued at December 31, 2025 and 2024.

Health Insurance

The Corporation is self-insured for health insurance claims for eligible active employees with certain self-insured retention limits. The program is managed by COG and estimates of the liability for claims incurred but not reported are included in the consolidated balance sheets of COG and costs related thereto are allocated to the Corporation through intercompany transactions based on a percentage of payroll.

11. Professional Liability Insurance

HGPA maintains professional liability coverage on a claims-made basis as a member of CCrRRG. In addition to premiums paid under this policy, a legal reserve of $1,750,000 and $1,975,000 is included in accounts payable and accrued expenses in the accompanying consolidated balance sheets as of December 31, 2025 and 2024, respectively, to cover estimated self-insurance retentions. Management believes no incidents occurred or will be asserted that will exceed HGPA's insurance coverages or will have a material adverse effect on the consolidated financial statements.

12. Net Assets With Donor Restrictions

The purpose restricted assets are those whose use by the Corporation has been limited by donors to a specific purpose and are primarily available for resident support. Funds held by trustee are funds held by a bank in which Corporation has a proportion of the fair market value and from which dividends and interest are paid. Funds restricted in perpetuity have been restricted by donors to be maintained by the Corporation in perpetuity, the investment income from these funds is expendable to support the Corporation. Net assets with donor restrictions consist of the following for the years ended December 31, 2025 and 2024 (in thousands):

	2025	2024
With donor restrictions:		
Purpose restricted	$ 26,297	$ 22,940
Funds held by trustee	9,528	8,851
Restricted in perpetuity	1,057	1,057
Total net assets with donor restrictions	$ 36,882	$ 32,848

13. Net Resident Service Revenues

The Corporation disaggregates revenues from contracts with customers by type of service and payor source as this depicts the nature, amount, timing and uncertainty of its revenues and cash flows as affected by economic factors. Net resident service revenues consist of the following for the years ended December 31, 2025 and 2024 (in thousands):

	2025				
	Residential Living	Personal Care	Health Center	Memory Support	Total
Private (contract)	$ 32,161	$ 5,515	$ 1,061	$ 1,995	$ 40,732
Private (noncontract)	2,440	3,624	3,324	3,452	12,840
Medicare (Part A)	-	-	4,758	-	4,758
Medicare (Part B)	-	-	925	-	925
Medicaid	-	-	4,543	-	4,543
Managed care	-	-	1,829	-	1,829
Subtotal	$ 34,601	$ 9,139	$ 16,440	$ 5,447	65,627
Amortization of entrance fees					7,632
Total					$ 73,259

	2024				
	Residential Living	Personal Care	Health Center	Memory Support	Total
Private (contract)	$ 30,312	$ 4,914	$ 1,172	$ 2,355	$ 38,753
Private (noncontract)	2,271	3,720	4,007	3,353	13,351
Medicare (Part A)	-	-	4,603	-	4,603
Medicare (Part B)	-	-	858	-	858
Medicaid	-	-	4,281	-	4,281
Managed care	-	-	1,748	-	1,748
Subtotal	$ 32,583	$ 8,634	$ 16,669	$ 5,708	63,594
Amortization of entrance fees					9,349
Total					$ 72,943

14. Functional Expenses

The Corporation provides housing, healthcare and other related services to residents within its geographic location. The consolidated financial statements report certain expense categories that are attributable to more than one program service or support function. Therefore, these expenses require an allocation on a reasonable basis that is consistently applied. Expenses relating to providing these services are approximately as follows at December 31, 2025 and 2024 (in thousands):

	2025			
	Residential Services	General and Administrative	Fundraising	Total
Salaries and wages	$ 33,218	$ 10,482	$ 538	$ 44,238
Employee benefits	6,667	3,377	97	10,141
Supplies	6,146	214	4	6,364
Ancillary services	2,687	-	-	2,687
Repairs and maintenance	3,334	3	-	3,337
Marketing and advertising	1,419	27	-	1,446
Purchased services	6,153	2,781	22	8,956
Utilities	5,481	141	3	5,625
Travel and related	270	588	16	874
Leases and rents	448	-	-	448
Insurance	3,270	-	-	3,270
Other operating expenses	5,442	-	127	5,569
Interest expense	6,874	-	-	6,874
Depreciation and amortization expenses	23,560	-	-	23,560
Total	$ 104,969	$ 17,613	$ 807	$ 123,389

	2024			
	Residential Services	General and Administrative	Fundraising	Total
Salaries and wages	$ 31,981	$ 9,496	$ 487	$ 41,964
Employee benefits	6,319	2,894	86	9,299
Supplies	5,622	154	5	5,781
Ancillary services	2,291	-	-	2,291
Repairs and maintenance	3,344	3	-	3,347
Marketing and advertising	1,506	24	-	1,530
Purchased services	5,471	3,929	49	9,449
Utilities	4,978	140	2	5,120
Travel and related	230	446	19	695
Leases and rents	391	-	-	391
Insurance	2,495	-	-	2,495
Other operating expenses	4,127	120	166	4,413
Interest expense	6,219	-	-	6,219
Depreciation and amortization expenses	21,697	-	-	21,697
Total	$ 96,671	$ 17,206	$ 814	$ 114,691

15. Related-Party Transactions

HGPA owed HumanGood NorCal $1,285,000 and $4,897,000 as of December 31, 2025 and 2024, respectively, for various costs which are expected to be settled during the normal course of business with no fixed repayment terms.

HumanGood Affordable Housing through Capital Magnet funds entered into a loan agreement with Janney Street and JH on December 6, 2022 to provide $900,000 for the cost of development and construction from non-federal funds. The loan is secured by a Fourth Mortgage on the property and bears interest at 0%. The loan matures 42 years from the date of the agreement. Janney Street received the full amount of the Capital Magnet funds prior to December 31, 2022 and is included in notes and bonds payable held by affiliates in the accompanying consolidated balance sheets as of December 31, 2025 and 2024.

Additionally, HumanGood Affordable Housing through Capital Magnet funds entered into a loan agreement with MF on December 12, 2023 to provide $950,000 for the cost of development and construction from nonfederal funds. The loan is secured by a mortgage on the property and bears interest at 0%. The loan matures 42 years from the date of the agreement. MF received the full amount of the Capital Magnet funds prior to December 31, 2023 and is included in notes and bonds payable held by affiliates in the accompanying consolidated balance sheet as of December 31, 2025 and 2024.

Additionally, HumanGood Affordable Housing through Capital Magnet funds entered into a loan agreement with MVT on June 16, 2024 to provide $791,000 for the cost of development and construction from nonfederal funds. The loan is secured by a mortgage on the property and bears interest at 0%. The loan matures 15 years from the date of the agreement. MVT received $390,000 of the Capital Magnet funds prior to December 31, 2024 and the remaining during 2025. The amounts outstanding of $390,000 and $791,000 are included in notes and bonds payable held by affiliates in the accompanying consolidated balance sheet as of December 31, 2024 and 2025, respectively.

Additionally, HumanGood Affordable Housing through Capital Magnet funds entered into a loan agreement with PPA on September 12, 2024 to provide $2,000,000 to secure revenue bonds for Riverside. The loan is secured by will be repaid out of net cash flow, as defined and bears interest at 0%. The loan matures 24 years from the date of the agreement. PPA received the full amount of the Capital Magnet funds prior to December 31, 2024 and is included in notes and bonds payable held by affiliates in the accompanying consolidated balance sheet as of December 31, 2025 and 2024.

In March 2025, HumanGood NorCal purchased at par the outstanding Multifamily Housing Revenue Bonds 2008 Series A of Riverside Senior Apartments LP, an affiliate, in the amount of $7,585,000 (Note 8).

Other Related-Party Transactions

58th Street entered into a loan agreement with WHI and Witherspoon on October 11, 2017 to provide $1,200,000 to be used for the acquisition of the property located at 2050 South 58th Street, Philadelphia, Pennsylvania and $1,500,000 for the cost of development and construction from nonfederal funds. The loan is secured by a Second Mortgage on the property and bears interest at 5% compounding annually. The loan matures 30 years from the date the project is placed in service. The related balances eliminate in consolidation.

HGE received a note from Federal Home Loan Bank of Pittsburgh on October 11, 2017 for $650,000 to provide funds for the construction of a 60-unit low-income rental housing development described in Note 8. Witherspoon entered into a loan agreement with HGE in October 2017 to provide the $650,000 in funding for the housing development. No payments of principal or interest shall be due until the maturity, which is 30 years from the date on which final unconditional certificates of occupancy. The related balances eliminate in consolidation.

HGE received a note from Federal Home Loan Bank of Atlanta on October 11, 2017 for $495,025 to provide funds for the construction of a 60-unit low-income rental housing development described in Note 8. Witherspoon Senior Apartments LP entered into a loan agreement with HGE to provide the $495,025 in funding for the construction of the housing development. The note bears interest at 4% compounded annually. No payments of principal or interest shall be due until the maturity, which is 30 years from the date on which final unconditional certificates of occupancy. The related balances eliminate in consolidation.

HGE received a note from Federal Home Loan Bank of Pittsburgh on July 1, 2021 for $250,000 to provide funds for the construction of the Makemie Court project described in Note 8. Makemie Court entered into a loan agreement with HGE to provide the $250,000 in funding for the construction of the housing development. The note bears no interest and matures 40 years from the date of the agreement. The related balances eliminate in consolidation.

As part of the AHT construction financing, HGE received funds from The Township of Lower Merion (the Township) to be used solely for construction of the new property. The total amount of the funding was $6,700,000 in 2025, consisting of $1,000,000 American Rescue Plan's State and Local Fiscal Recovery Funds (SLFRF) funds passed through the Township with an additional $700,000 in local funds from the Township's Affordable Housing Fund, and $5,000,000 of SLFRF funds passed through Montgomery County. Accordingly, the funds are treated as a refundable advance upon receipt until the barriers to recognition are met. The funds are provided to AHT after each construction draw is completed and accordingly recognized as revenue as the barriers are met. The funding between HGE and AHT is treated as an affiliate loan that eliminates in consolidation. As of December 31, 2025, $1,036,000 had been provided to AHT and, accordingly, recognized as revenue in unrestricted contributions in the accompanying consolidated statement of operations and changes in net assets. The remaining unrecognized amount of $5,664,000 is recorded as a refundable advance and included in other liabilities in the accompanying consolidated balance sheet as of December 31, 2025.

Bala entered into a loan agreement with Makemie Court and MHI on July 1, 2021 to provide $1,500,000 for the cost of development and construction from nonfederal funds. The loan is secured by a Third Mortgage on the property and bears interest at 3% compounded annually. The loan matures 42 years from the date of the agreement. The related balances eliminate in consolidation.

Bala entered into a loan agreement with Janney Street and JH on December 6, 2022 to provide $1,500,000 for the cost of development and construction from nonfederal funds. The loan is secured by a Third Mortgage on the property and bears interest at 0%. The loan matures 42 years from the date of the agreement. The related balances eliminate in consolidation.

16. Contingencies

Legal

The Corporation is party to various claims and legal actions in the normal course of business. In the opinion of management, based upon current facts and circumstances, the resolution of these matters is not expected to have a material adverse effect on the financial position of the Corporation.

Senior Living Services Industry

The senior living services industry is subject to numerous laws, regulations and administrative directives of federal, state and local governments and agencies. Compliance with these laws, regulations and administrative directives is subject to future government review and interpretation, as well as regulatory actions unknown or unasserted at this time. Government activity continues to increase with respect to investigations and allegations concerning possible violations by healthcare providers of fraud and abuse statutes and regulations, which could result in the imposition of significant fines and penalties as well as significant repayments for resident services previously billed. Management is not aware of any material incidents of noncompliance.

HUD Compliance Contingencies

The AFH entities are required to comply with certain HUD requirements in accordance with the respective contracts with HUD. Failure to maintain compliance with HUD could result in recapture of HUD rental subsidy.

Low Income Housing Tax Credit Contingencies

58th Street is the guarantor for certain contingent liabilities for operating deficits, tax credits and construction loans at WSH, Cantrell and Witherspoon. The maximum liability that could result is approximately $6,100,000.

17. Concentrations

The Corporation grants credit without collateral to its residents, most of whom are local residents and some of whom are insured under third-party payor agreements, primarily with Medical Assistance, Medicare and various commercial insurance carriers.

The Corporation maintains cash accounts, which, at times, may exceed federally insured limits. The Corporation has not experienced any losses from maintaining cash accounts in excess of federally insured limits. Management believes that it is not subject to any significant credit risk.

The Corporation's Affordable Housing Communities' operations are concentrated in the multifamily real estate market. In addition, the Affordable Housing Communities operate in a heavily regulated environment. The operations of the Affordable Housing Communities are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD and PHFA. Such administrative directives, rules and regulations are subject to change by an act of Congress or an administrative change mandated by HUD and PHFA. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

18. Subsequent Events

Subsequent events are events or transactions that occur after the consolidated balance sheet date but before consolidated financial statements are issued. The Corporation recognizes in the consolidated financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the consolidated balance sheet, including the estimates inherent in the process of preparing the consolidated financial statements. The Corporation's consolidated financial statements do not recognize subsequent events that provide evidence about conditions that did not exist at the date of the consolidated balance sheet but arose after the consolidated balance sheet date and before consolidated financial statements are issued.

The Corporation has evaluated subsequent events through May 29, 2026, which is the date the consolidated financial statements were available to be issued.

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidating Schedule, Balance Sheet
December 31, 2025
(In Thousands)

		Supplementary Information						
	HumanGood Pennsylvania (Basic Financial Statements)	The Presbyterian Home at 58th Street, Inc.	Affordable Housing Communities	Bala Presbyterian Home Foundation	HGE	Total	Eliminations	Consolidated Total
Assets								
Current Assets								
Cash and cash equivalents	$ 4,153	$ 1,352	$ 7,471	$ 733	$ 5,646	$ 19,355	$ -	$ 19,355
Resident accounts receivable	2,406	-	518	-	-	2,924	-	2,924
Other receivables, net	2,283	-	1,196	-	-	3,479	-	3,479
Prepaid expenses, deposits and other assets	1,717	-	708	1	-	2,426	-	2,426
Intercompany advances due	4,136	72	(4,203)	273	(68)	210	(210)	-
Total current assets	14,695	1,424	5,690	1,007	5,578	28,394	(210)	28,184
Restricted Cash and Cash Equivalents	7,765	-	15,616	-	1	23,382	-	23,382
Investments	83,859	4,555	10	55,107	-	143,531	-	143,531
Statutory Minimum Liquid Reserve	6,989	-	-	-	-	6,989	-	6,989
Restricted Investments	25,775	284	-	-	-	26,059	-	26,059
Other Affiliate Receivables	3,315	-	-	-	-	3,315	(3,315)	-
Subordinated Notes Receivables, Affiliate	-	4,411	-	16,924	10,807	32,142	(32,142)	-
Other Noncurrent Assets	2,357	13	3,649	-	1,000	7,019	(1,000)	6,019
Beneficial Interest in Split-Interest Agreements and Perpetual Trusts	4,830	397	-	4,301	-	9,528	-	9,528
Land, Buildings and Equipment, Net	172,272	-	148,200	-	-	320,472	(14,451)	306,021
Total noncurrent assets	307,162	9,660	167,475	76,332	11,808	572,437	(50,908)	521,529
Total assets	$ 321,857	$ 11,084	$ 173,165	$ 77,339	$ 17,386	$ 600,831	$ (51,118)	$ 549,713

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidating Schedule, Balance Sheet
December 31, 2025
(In Thousands)

		Supplementary Information						
	HumanGood Pennsylvania (Basic Financial Statements)	The Presbyterian Home at 58th Street, Inc.	Affordable Housing Communities	Bala Presbyterian Home Foundation	HGE	Total	Eliminations	Consolidated Total
Liabilities and Net Assets (Deficit)								
Current Liabilities								
Accounts payable and accrued expenses	$ 6,058	$ 25	$ 3,728	$ -	$ 2	$ 9,813	$ 23	$ 9,836
Construction payable	-	-	858	-	-	858	-	858
Deposits	325	-	545	-	-	870	-	870
Accrued interest	404	-	3,443	-	367	4,214	(2,100)	2,114
Current portion of long-term debt	3,521	-	967	-	-	4,488	(976)	3,512
Payable to affiliates	1,285	-	-	-	-	1,285	-	1,285
Entrance fee rebates payable	50	-	-	-	-	50	-	50
Total current liabilities	11,643	25	9,541	-	369	21,578	(3,053)	18,525
Construction Loan	-	-	8,327	-	-	8,327	-	8,327
Rebatable Entrance Fees Due	95,256	-	-	-	-	95,256	-	95,256
Entrance Fees Nonrefundable	37,013	-	-	-	-	37,013	-	37,013
Entrance Fees Subject to Refund	18,669	-	-	-	-	18,669	-	18,669
Long-Term Debt	93,665	-	103,358	-	9,282	206,305	-	206,305
Notes and Bonds Payable Held by Affiliates	12,754	-	21,184	-	-	33,938	(29,297)	4,641
Workers' Compensation Liability	1,410	34	-	-	-	1,444	-	1,444
Other Long-Term Liabilities	189	-	4,431	-	5,664	10,284	(3,213)	7,071
Total liabilities	270,599	59	146,841	-	15,315	432,814	(35,563)	397,251
Net Assets (Deficit)								
Net assets (deficit) without donor restrictions:								
Controlling ownership interest	19,681	10,344	(24,740)	72,855	2,071	80,211	(15,555)	64,656
Noncontrolling ownership interest in limited partnerships	-	-	50,924	-	-	50,924	-	50,924
Total net assets (deficit) without donor restrictions	19,681	10,344	26,184	72,855	2,071	131,135	(15,555)	115,580
Net Assets With Donor Restrictions	31,577	681	140	4,484	-	36,882	-	36,882
Total net assets (deficit)	51,258	11,025	26,324	77,339	2,071	168,017	(15,555)	152,462
Total liabilities and net assets (deficit)	$ 321,857	$ 11,084	$ 173,165	$ 77,339	$ 17,386	$ 600,831	$ (51,118)	$ 549,713

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidating Schedule, Statement of Operations and Changes in Net Assets
Year Ended December 31, 2025
(In Thousands)

		Supplementary Information						
	HumanGood Pennsylvania (Basic Financial Statements)	The Presbyterian Home at 58th Street, Inc.	Affordable Housing Communities	Bala Presbyterian Home Foundation	HGE	Total	Eliminations	Consolidated Total
Changes in Net Assets Without Donor Restrictions								
Operating revenues:								
Residential living	$ 34,601	$ -	$ -	$ -	$ -	$ 34,601	$ -	$ 34,601
Personal care	9,139	-	-	-	-	9,139	-	9,139
Health center	16,440	-	-	-	-	16,440	-	16,440
Memory support	5,447	-	-	-	-	5,447	-	5,447
Other service income	4,227	-	438	-	-	4,665	-	4,665
Developer fee revenue	1,121	-				1,121	(1,121)	-
Other operating revenues	71	-	-	-	-	71	(71)	-
Affordable housing fees and rents	2,178	-	21,834	-	-	24,012	(1,202)	22,810
Net assets released from restrictions	751	-	-	-	-	751	-	751
Unrestricted contributions	2,205	-	39	4	-	2,248	(1,952)	296
Amortization of entrance fees	7,632	-	-	-	-	7,632	-	7,632
Total operating revenues	83,812	-	22,311	4	-	106,127	(4,346)	101,781
Operating expenses:								
Salaries and wages	40,269	-	3,969	-	-	44,238	-	44,238
Employee benefits	9,192	-	949	-	-	10,141	-	10,141
Supplies	5,777	-	587	-	-	6,364	-	6,364
Ancillary services	2,687	-	-	-	-	2,687	-	2,687
Repairs and maintenance	789	-	2,548	-	-	3,337	-	3,337
Marketing and advertising	1,446	-	-	-	-	1,446	-	1,446
Purchased services	6,276	-	2,679	-	1	8,956	-	8,956
Utilities	3,053	-	2,572	-	-	5,625	-	5,625
Travel and related	726	-	148	-	-	874	-	874
Leases and rents	342	-	106	-	-	448	-	448
Insurance	1,675	-	1,593	2	-	3,270	-	3,270
Other operating expense	2,878	11	4,044	1,861	-	8,794	(3,225)	5,569
Total operating expenses	75,110	11	19,195	1,863	1	96,180	(3,225)	92,955
Income (loss) before other operating income (expense)	8,702	(11)	3,116	(1,859)	(1)	9,947	(1,121)	8,826
Other operating income (expense):								
Realized gains on investments, net	5,506	177	-	3,564	-	9,247	-	9,247
Change in unrealized gains on investments, net	4,991	296	(2)	3,580	-	8,865	-	8,865
Investment income, net	2,158	358	247	1,790	51	4,604	(786)	3,818
Interest expense	(4,842)	-	(2,768)	-	(50)	(7,660)	786	(6,874)
Depreciation and amortization expenses	(16,521)	-	(7,202)	-	-	(23,723)	163	(23,560)
Other income/expense, net	(88)	-	(733)	-	-	(821)	-	(821)
Gains on disposal of assets	-	-	(299)	-	-	(299)	-	(299)
(Loss) income from operations	(94)	820	(7,641)	7,075	-	160	(958)	(798)
Capital Grant Revenue	-	-	-	-	1,036	1,036	-	1,036
Net Assets Released From Restrictions Used for Property and Equipment	1,169	-	-	-	-	1,169	-	1,169
Contributions From Noncontrolling Interest	-	-	15,699	-	-	15,699	-	15,699
Equity Transfers	(419)	-	-	(1)	-	(420)	-	(420)
Change in net assets without donor restrictions	656	820	8,058	7,074	1,036	17,644	(958)	16,686
Changes in Net Assets With Donor Restrictions								
Dividend and interest income	582	-	-	-	-	582	-	582
Unrealized gains on investments with donor restrictions, net	1,693	-	-	-	-	1,693	-	1,693
Valuation gains, beneficial interest in perpetual trusts	337	9	-	331	-	677	-	677
Realized gains on investments, net	1,198	-	-	-	-	1,198	-	1,198
Contributions	1,805	(1)	-	-	-	1,804	-	1,804
Net assets released from restrictions	(1,920)	-	-	-	-	(1,920)	-	(1,920)
Change in net assets with donor restrictions	3,695	8	-	331	-	4,034	-	4,034
Change in net assets	4,351	828	8,058	7,405	1,036	21,678	(958)	20,720
Net Assets (Deficit), Beginning	46,907	10,197	18,266	69,934	1,035	146,339	(14,597)	131,742
Net Assets (Deficit), Ending	$ 51,258	$ 11,025	$ 26,324	$ 77,339	$ 2,071	$ 168,017	$ (15,555)	$ 152,462

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidating Schedule, Balance Sheet
December 31, 2024
(In Thousands)

		Supplementary Information						
	HumanGood Pennsylvania (Basic Financial Statements)	The Presbyterian Home at 58th Street, Inc.	Affordable Housing Communities	Bala Presbyterian Home Foundation	HGE	Total	Eliminations	Consolidated Total
Assets								
Current Assets								
Cash and cash equivalents	$ 4,495	$ 1,329	$ 5,732	$ 1,048	$ 1	$ 12,605	$ -	$ 12,605
Resident accounts receivable	2,794	-	1,987	-	-	4,781	-	4,781
Other receivables, net	5,333	-	1,135	-	103	6,571	-	6,571
Prepaid expenses, deposits and other assets	1,572	-	590	1	-	2,163	-	2,163
Intercompany advances due	5,084	12	(4,970)	(104)	(69)	(47)	47	-
Total current assets	19,278	1,341	4,474	945	35	26,073	47	26,120
Restricted Cash and Cash Equivalents	5,898	-	14,220	-	1	20,119	-	20,119
Investments	74,901	3,952	10	50,188	-	129,051	-	129,051
Statutory Minimum Liquid Reserve	6,959	-	-	-	-	6,959	-	6,959
Restricted Investments	22,613	284	-	-	-	22,897	-	22,897
Other Affiliate Receivables	4,606	-	-	-	-	4,606	(4,606)	-
Subordinated Notes Receivables, Affiliate	-	4,278	-	14,831	9,600	28,709	(28,709)	-
Other Noncurrent Assets	2,630	13	3,315	-	1,000	6,958	(1,000)	5,958
Beneficial Interest in Split-Interest Agreements and Perpetual Trusts	4,493	388	-	3,970	-	8,851	-	8,851
Land, Buildings and Equipment, Net	175,469	-	144,077	-	-	319,546	(14,615)	304,931
Total noncurrent assets	297,569	8,915	161,622	68,989	10,601	547,696	(48,930)	498,766
Total assets	$ 316,847	$ 10,256	$ 166,096	$ 69,934	$ 10,636	$ 573,769	$ (48,883)	$ 524,886

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidating Schedule, Balance Sheet
December 31, 2024
(In Thousands)

		Supplementary Information						
	HumanGood Pennsylvania (Basic Financial Statements)	The Presbyterian Home at 58th Street, Inc.	Affordable Housing Communities	Bala Presbyterian Home Foundation	HGE	Total	Eliminations	Consolidated Total
Liabilities and Net Assets (Deficit)								
Current Liabilities								
Accounts payable and accrued expenses	$ 5,818	$ 25	$ 3,519	$ -	$ 2	$ 9,364	$ 23	$ 9,387
Construction payable	270	-	2,116	-	-	2,386	-	2,386
Deposits	280	-	588	-	-	868	-	868
Accrued interest	380	-	2,062	-	317	2,759	(1,831)	928
Current portion of long-term debt	3,103	-	842	-	-	3,945	(642)	3,303
Payable to affiliates	4,897	-	-	-	-	4,897	-	4,897
Total current liabilities	14,748	25	9,127	-	319	24,219	(2,450)	21,769
Construction Loan	-	-	19,657	-	-	19,657	-	19,657
Rebatable Entrance Fees Due	94,326	-	-	-	-	94,326	-	94,326
Entrance Fees Nonrefundable	32,343	-	-	-	-	32,343	-	32,343
Entrance Fees Subject to Refund	20,174	-	-	-	-	20,174	-	20,174
Long-Term Debt	96,324	-	93,777	-	9,282	199,383		199,383
Notes and Bonds Payable Held by Affiliates	11,037	-	20,494	-	-	31,531	(27,290)	4,241
Workers' Compensation Liability	747	34	-	-	-	781	-	781
Other Long-Term Liabilities	241	-	4,775	-	-	5,016	(4,546)	470
Total liabilities	269,940	59	147,830	-	9,601	427,430	(34,286)	393,144
Net Assets (Deficit)								
Net assets (deficit) without donor restrictions:								
Controlling ownership interest	19,025	9,524	(23,311)	65,781	1,035	72,054	(14,597)	57,457
Noncontrolling ownership interest in limited partnerships	-	-	41,437	-	-	41,437	-	41,437
Total net assets (deficit) without donor restrictions	19,025	9,524	18,126	65,781	1,035	113,491	(14,597)	98,894
Net Assets With Donor Restrictions	27,882	673	140	4,153	-	32,848	-	32,848
Total net assets (deficit)	46,907	10,197	18,266	69,934	1,035	146,339	(14,597)	131,742
Total liabilities and net assets (deficit)	$ 316,847	$ 10,256	$ 166,096	$ 69,934	$ 10,636	$ 573,769	$ (48,883)	$ 524,886

HumanGood East
(a Member of HumanGood Cornerstone)

Consolidating Schedule, Statement of Operations and Changes in Net Assets
Year Ended December 31, 2024
(In Thousands)

		Supplementary Information						
	HumanGood Pennsylvania (Basic Financial Statements)	The Presbyterian Home at 58th Street, Inc.	Affordable Housing Communities	Bala Presbyterian Home Foundation	HGE	Total	Eliminations	Consolidated Total
Changes in Net Assets Without Donor Restrictions								
Operating revenues:								
Residential living	$ 32,583	$ -	$ -	$ -	$ -	$ 32,583	$ -	$ 32,583
Personal care	8,634	-	-	-	-	8,634	-	8,634
Health center	16,669	-	-	-	-	16,669	-	16,669
Memory support	5,708	-	-	-	-	5,708	-	5,708
Other service income	4,038	-	565	-	-	4,603	-	4,603
COVID relief funding	20	-	-	-	-	20	-	20
Developer fee revenue	2,164	-				2,164	(2,164)	-
Other operating revenues	71	-	-	-	-	71	(71)	-
Affordable housing fees and rents	2,065	-	20,014	-	-	22,079	(1,200)	20,879
Net assets released from restrictions	839	-	-	-	-	839	-	839
Unrestricted contributions	2,332	-	6	22	-	2,360	(2,080)	280
Amortization of entrance fees	9,349	-	-	-	-	9,349	-	9,349
Total operating revenues	84,472	-	20,585	22	-	105,079	(5,515)	99,564
Operating expenses:								
Salaries and wages	37,955	-	4,009	-	-	41,964	-	41,964
Employee benefits	8,207	-	1,092	-	-	9,299	-	9,299
Supplies	5,219	-	562	-	-	5,781	-	5,781
Ancillary services	2,291	-	-	-	-	2,291	-	2,291
Repairs and maintenance	886	-	2,461	-	-	3,347	-	3,347
Marketing and advertising	1,530	-	-	-	-	1,530	-	1,530
Purchased services	7,223	-	2,224	2	-	9,449	-	9,449
Utilities	2,915	-	2,205	-	-	5,120	-	5,120
Travel and related	571	-	124	-	-	695	-	695
Leases and rents	294	-	97	-	-	391	-	391
Insurance	1,405	-	1,088	2	-	2,495	-	2,495
Other operating expense	3,696	11	2,066	1,993	-	7,766	(3,353)	4,413
Total operating expenses	72,192	11	15,928	1,997	-	90,128	(3,353)	86,775
Income (loss) before other operating income (expense)	12,280	(11)	4,657	(1,975)	-	14,951	(2,162)	12,789
Other operating income (expense):								
Realized gains on investments, net	7,120	180	-	3,982	-	11,282	-	11,282
Change in unrealized gains on investments, net	1,292	117	-	1,690	-	3,099	-	3,099
Forgiveness of debt	-	-		-	-	-	-	-
Investment income (loss), net	1,755	332	851	1,502	96	4,536	(809)	3,727
Interest expense	(5,108)	-	(1,681)	-	(180)	(6,969)	750	(6,219)
Depreciation and amortization expenses	(15,707)	-	(6,153)	-	-	(21,860)	163	(21,697)
Other income/expense, net	75	-	(343)	-	-	(268)	-	(268)
Gains on disposal of assets	-	-	(854)	-	-	(854)	-	(854)
Income (loss) from operations	1,707	618	(3,523)	5,199	(84)	3,917	(2,058)	1,859
Net Assets Released From Restrictions Used for Property and Equipment	225	-	-	-	-	225	-	225
Contributions From Noncontrolling Interest	-	-	11,406	-	-	11,406	-	11,406
Equity Transfers	362	-	-	(871)	-	(509)	-	(509)
Change in net assets without donor restrictions	2,294	618	7,883	4,328	(84)	15,039	(2,058)	12,981
Changes in Net Assets With Donor Restrictions								
Dividend and interest income	505	-	-	-	-	505	-	505
Unrealized gains on investments with donor restrictions, net	1,073	-	-	-	-	1,073	-	1,073
Valuation gains, beneficial interest in perpetual trusts	206	34	-	221	-	461	-	461
Realized gains on investments, net	1,172	-	-	-	-	1,172	-	1,172
Contributions	999	-	-	-	-	999	-	999
Net assets released from restrictions	(1,064)	-	-	-	-	(1,064)	-	(1,064)
Change in net assets with donor restrictions	2,891	34	-	221	-	3,146	-	3,146
Change in net assets	5,185	652	7,883	4,549	(84)	18,185	(2,058)	16,127
Net Assets (Deficit), Beginning	41,722	9,545	10,383	65,385	1,119	128,154	(12,539)	115,615
Net Assets (Deficit), Ending	$ 46,907	$ 10,197	$ 18,266	$ 69,934	$ 1,035	$ 146,339	$ (14,597)	$ 131,742