

**LANCER EDUCATIONAL HOUSING CORPORATION**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**THREE MONTHS ENDED SEPTEMBER 30, 2024**



CPAs | CONSULTANTS | WEALTH ADVISORS

[CLAconnect.com](https://CLAconnect.com)

**LANCER EDUCATIONAL HOUSING CORPORATION**  
**TABLE OF CONTENTS**  
**THREE MONTHS ENDED SEPTEMBER 30, 2024**

<b>ACCOUNTANTS' COMPILATION REPORT</b>	<b>1</b>
<b>FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF FINANCIAL POSITION</b>	<b>2</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>3</b>
<b>STATEMENT OF CASH FLOWS</b>	<b>4</b>



## ACCOUNTANTS' COMPILATION REPORT

Board of Directors  
Lancer Educational Housing Corporation  
Riverside, California

Management is responsible for the accompanying consolidated financial statements of Lancer Educational Housing Corporation (a California nonprofit corporation), which comprise the consolidated statement of financial position as of September 30, 2024, and the related consolidated statements of activities and cash flows for the three months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these consolidated financial statements.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the consolidated financial statements, they might influence the user's conclusions about Lancer Educational Housing Corporation's financial position, activities, and cash flows. Accordingly, the consolidated financial statements are not designed for those who are not informed about such matters.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Glendora, California  
November 14, 2024

**LANCER EDUCATIONAL HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**SEPTEMBER 30, 2024**  
(SEE ACCOUNTANTS' COMPILATION REPORT)

**ASSETS**

**CURRENT ASSETS**

Cash and Cash Equivalents	\$ 27,966,233
Accounts Receivable - Related Party	7,200,906
Total Current Assets	<u>35,167,139</u>

**LONG-TERM ASSETS**

Restricted Cash and Cash Equivalents	12,724,153
Deposit	250,000
Property, Plant, and Equipment (Net of Depreciation)	159,177,486
Total Long-Term Assets	<u>172,151,639</u>

Total Assets	<u><u>\$ 207,318,778</u></u>
--------------	------------------------------

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

Accrued Liabilities - Related Party	\$ 15,777,220
Accrued Liabilities	2,970,159
Deferred Revenue	199,856
Security Deposit	9,528
Bonds Payable - Current Portion	4,057,748
Total Current Liabilities	<u>23,014,511</u>

**LONG-TERM LIABILITIES**

Bonds Payable - Net of Current Portion	167,062,308
Total Long-Term Liabilities	<u>167,062,308</u>

Total Liabilities	190,076,819
-------------------	-------------

**NET ASSETS**

Without Donor Restrictions	<u>17,241,959</u>
Total Liabilities and Net Assets	<u><u>\$ 207,318,778</u></u>

**LANCER EDUCATIONAL HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF ACTIVITIES**  
**THREE MONTHS ENDED SEPTEMBER 30, 2024**  
(SEE ACCOUNTANTS' COMPILATION REPORT)

**REVENUES, WITHOUT DONOR RESTRICTION**

Student Housing Fees	\$ 3,239,774
Lease Income - Related Party	1,336,222
Interest Income	360,037
Total Revenues	<u>4,936,033</u>

**EXPENSES**

Program Activities:

Contracted Services - Compensation & Benefits	531,571
Contracted Services - Other	853,117
Repair and Maintenance	1,329,466
Depreciation	1,673,020
Utilities	503,241
Interest Expense	2,116,093
Management Fee - Related Party	287,108
Total Program Activities	<u>7,293,616</u>

Management and General:

Insurance Expense	841,395
Other Operating Expense	61,737
Management Fee - Related Party	11,124
Total Management and General	<u>914,256</u>

Total Expenses	<u>8,207,872</u>
----------------	------------------

<b>CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTION</b>	(3,271,839)
---	-------------

Beginning - Net Assets Without Donor Restriction	<u>20,513,798</u>
--	-------------------

<b>ENDING - NET ASSETS WITHOUT DONOR RESTRICTION</b>	<u><u>\$ 17,241,959</u></u>
--	-----------------------------

**LANCER EDUCATIONAL HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**THREE MONTHS ENDED SEPTEMBER 30, 2024**  
(SEE ACCOUNTANTS' COMPILATION REPORT)

**CASH FLOWS FROM OPERATING ACTIVITIES**

Change in Net Assets Without Donor Restriction	\$ (3,271,839)
Adjustments to Reconcile Change in Net Assets Without Donor Restriction to Net Cash Provided by Operating Activities:	
Depreciation	1,673,020
Cost of Issuance Amortization	53,085
Bond Discount Amortization	(68,633)
Change in Operating Assets:	
Accounts Receivable - Related Party	(3,774,529)
Change in Operating Liabilities:	
Accrued Liabilities - Related Party	5,027,727
Accrued Liabilities	1,883,307
Deferred Revenue	(201,898)
Net Cash Provided by Operating Activities	<u>1,320,240</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Purchases of Property, Plant, and Equipment	<u>(360,633)</u>
Net Cash Used by Investing Activities	<u>(360,633)</u>

**NET CHANGE IN CASH AND CASH EQUIVALENTS**

959,607

Cash and Cash Equivalents - Beginning of Period

39,730,779

**CASH AND CASH EQUIVALENTS - END OF PERIOD**

\$ 40,690,386

**SUPPLEMENTAL CASH FLOW DISCLOSURES**

Cash Paid for Interest	<u><u>\$ -</u></u>
------------------------	--------------------

**RECONCILIATION OF CASH AND CASH EQUIVALENTS**

Cash and Cash Equivalents	\$ 27,966,233
Restricted Cash	<u>12,724,153</u>
Total Cash and Cash Equivalents	<u><u>\$ 40,690,386</u></u>

