



## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Tarrant County Senior Living Center, Inc.  
Des Moines, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America, the balance sheets of Tarrant County Senior Living Center, Inc. (dba The Stayton at Museum Way) (the Organization) as of December 31, 2021, and the related statements of operations and changes in net assets without donor restrictions, and cash flows for the year ended December 31, 2021 and have issued our report thereon dated September 13, 2022.

In connection with our audit, it was noted that the Organization failed to comply with the provisions of the Amended and Restated Master Trust Indenture dated January 1, 2020 between BOKF, N.A. (the Master Trustee), and Tarrant County Senior Living Center, Inc. relating to the \$112,261,464 Tarrant County Cultural Education Facilities Finance Corporation Retirement Facility Revenue Bonds, Series 2020 (The Stayton at Museum Way Project) relating to the requirements to maintain a historical debt service coverage ratio of greater than 1.20 to 1.00. Our audit was not directed primarily toward obtaining knowledge of such noncompliance, insofar as they relate to accounting or auditing matters.

Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The calculation of historical debt service coverage and days cash on hand is presented for the purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

This report is intended solely for the information and use of the board of directors and management of the Organization and BOKF, N.A. and is not intended to be and should not be used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
September 13, 2022

**TARRANT COUNTY SENIOR LIVING CENTER, INC.**  
**CALCULATION OF THE HISTORICAL DEBT SERVICE COVERAGE RATIO**  
**CONTAINED IN THE MASTER TRUST INDENTURE**  
**Year Ended December 31, 2021**  
(In Thousands)

Deficit of revenues over expenses	\$	(15,312)
Less:		
Entrance fees earned		(1,630)
Add:		
Depreciation		3,741
Amortization		10,344
Interest expense		6,455
Unrealized loss on securities		(159)
Loss on disposal		2
Change in future service obligation		666
Entrance fee proceeds (less refunds)		674
Income available for debt service		<u>4,781</u>
Annual debt service requirement	\$	6,455
Debt service coverage ratio		0.74
Requirement		1.20

**TARRANT COUNTY SENIOR LIVING CENTER, INC.**  
**CALCULATION OF DAYS CASH ON HAND**  
**CONTAINED IN THE MASTER TRUST INDENTURE**  
**Year Ended December 31, 2021**  
(In Thousands)

Unrestricted cash and investments	\$ 4,287
Liquidity Support Agreement	<u>6,000</u>
	<u>10,287</u>
Total expenses	\$ 37,358
Less:	
Depreciation	(3,741)
Amortization	(10,344)
Loss on disposal	(2)
Change in Future Service Obligation	<u>(666)</u>
	<u>22,605</u>
Daily Expense	62
Days Cash on Hand	166
Requirement	120