THE FOUNDATION OF THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.

FINANCIAL STATEMENTS
AND INDEPENDENT AUDITORS' REPORT
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

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THE FOUNDATION OF THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.

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FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022
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INDEPENDENT AUDITORS' REPORT

To the Board of Trustees of
The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.
Somerset, New Jersey

Opinion

We have audited the accompanying financial statements of the Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc. ("the Foundation"), which comprise the statement of financial position as of December 31, 2023, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Foundation as of December 31, 2023, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit 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 Financial Statements section of our report. We are required to be independent of the Foundation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matters

As discussed in Note 2 and Note 10 to the financial statements, during the year ended December 31, 2022, the Foundation adopted Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 842, *Leases,* resulting in a prior period adjustment for the year ended December 31, 2022. In addition, as discussed in Note 10, the December 31, 2022 financial statements were restated to correct other misstatements. The financial statements of the Foundation for the year ended December 31, 2022, were audited by another auditor who Our opinion is not modified with respect to this matter.

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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 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 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 Foundation'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Foundation'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.

Cerini & Associates LLP

Bohemia, New York
June 27, 2024

THE FOUNDATION OF THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.

STATEMENTS OF FINANCIAL POSITION

DECEMBER 31,	*2023*	*2022*
CURRENT ASSETS:		
Cash and cash equivalents	$ 106,182	$ 116,513
Due from affiliates	39,622	20,318
Right-of-use asset to affilitae	21,014	103,132
Pledge receivables	-	1,781
Investments	334,952	1,711,046
Prepaid expenses and other assets	5,410	6,695
TOTAL CURRENT ASSETS	507,180	1,959,485
Privately held investment	15,586	15,586
Restricted investments	294,249	330,710
Property and equipment, net of accumulated depreciation	4,438,275	4,390,695
TOTAL ASSETS	$ 5,255,290	$ 6,696,476
CURRENT LIABILITIES:		
Accounts payable and accrued expenses	$ 27,451	$ 3,988
Deferred revenue	19,820	97,777
Due to affiliates	47,230	22,140
TOTAL CURRENT LIABILITIES	94,501	123,905
NET ASSETS:		
With donor restrictions, as restated	1,175,463	1,211,924
Without donor restrictions, as restated	3,985,326	5,360,647
TOTAL NET ASSETS	5,160,789	6,572,571
TOTAL LIABILITIES AND NET ASSETS	$ 5,255,290	$ 6,696,476

STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2023

	Without Donor Restrictions	*With Donor Restrictions*	*Total*
REVENUE AND SUPPORT:			
Rental income and other income	$ 147,757	$ -	$ 147,757
Contributions	540,609	-	540,609
Contributions from Affiliates	1,225,890	-	1,225,890
Investment earnings, including realized and unrealized losses	21,437	51,075	72,512
Net assets released from restriction	87,536	(87,536)	-
TOTAL REVENUE AND SUPPORT	2,023,229	(36,461)	1,986,768
EXPENSES:			
Program services	3,135,840	-	3,135,840
General and administrative	213,578	-	213,578
Fundraising	49,132	-	49,132
TOTAL EXPENSES	3,398,550	-	3,398,550
CHANGES IN NET ASSETS	(1,375,321)	(36,461)	(1,411,782)
Net assets, beginning of year, as restated	5,360,647	1,211,924	6,572,571
Net assets, end of year	$ 3,985,326	$ 1,175,463	$ 5,160,789

THE FOUNDATION OF THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.

STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2022

	Without Donor Restrictions	*With Donor Restrictions*	*Total*
REVENUE:			
Revenue and support:			
Rental income and other income	$ 151,827	$ -	$ 151,827
Contributions	64,827	-	64,827
Contributions from Affiliates	1,242,643	-	1,242,643
Investment earnings, including realized and unrealized losses	(666,762)	(70,087)	(736,849)
Net assets released from restriction	17,537	(17,537)	-
TOTAL REVENUE AND SUPPORT	810,072	(87,624)	722,448
EXPENSES:			
Program services	4,275,559	-	4,275,559
General and administrative	230,558	-	230,558
Fundraising	37,200	-	37,200
TOTAL EXPENSES	4,543,317	-	4,543,317
CHANGES IN NET ASSETS	(3,733,245)	(87,624)	(3,820,869)
Net assets, beginning of year, as restated	9,093,892	1,299,548	10,393,440
Net assets, end of year, as restated	$ 5,360,647	$ 1,211,924	6,572,571

STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2023

	Program Services	General and Administrative	Fundraising	Total
Contributions to related entities	$ 1,991,555	$ -	$ -	$ 1,991,555
Management fees	829,080	111,720	39,200	980,000
Depreciation expense	169,312	18,812	-	188,124
Maintenance expenses	79,409	-	-	79,409
Office expenses	-	46,746	-	46,746
Miscellaneous expenses	1,696	351	9,932	11,979
Housingkeeping expenses	44,159	-	-	44,159
Professional fees	-	32,601	-	32,601
Telephone expense	10,724	1,191	-	11,915
Insurance	6,508	-	-	6,508
Utilities - other	3,397	377	-	3,774
Bad debt expense	-	1,780	-	1,780
TOTAL EXPENSES	$ 3,135,840	$ 213,578	$ 49,132	$ 3,398,550

STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2022

	Program Services	General and Administrative	Fundraising	Total
Contributions to related entities	$ 3,260,415	$ -	$ -	$ 3,260,415
Management fees	786,780	106,020	37,200	930,000
Depreciation expense	131,846	14,650	-	146,496
Maintenance expenses	29,651	-	-	29,651
Office expenses	-	50,350	-	50,350
Miscellaneous expenses	830	31,314	-	32,144
Housingkeeping expenses	39,499	-	-	39,499
Professional fees	-	25,881	-	25,881
Telephone expense	10,960	1,218	-	12,178
Insurance	5,448	-	-	5,448
Utilities - other	10,130	1,125	-	11,255
Bad debt expense	-	-	-	-
TOTAL EXPENSES	$ 4,275,559	$ 230,558	$ 37,200	$ 4,543,317

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31,

	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	$ (1,411,782)	$ (3,820,869)
Adjustments to reconcile change in net income to net cash Used in Operating Activities:		
Depreciation	188,124	146,496
Unrealized (gains)/losses	(72,445)	764,305
Changes in operating assets and liabilities:		
Receivables	1,781	-
Prepaid expenses and other assets	1,285	806
Deferred revenue	(77,957)	-
Accounts payable and accrued expenses	23,463	1,459
NET CASH USED IN OPERATING ACTIVITIES	(1,347,531)	(2,907,803)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property, plant, and equipment	(235,705)	(331,986)
Purchase of investments	-	(3,221,615)
Sale of investments	1,485,001	6,125,999
NET CASH FROM INVESTING ACTIVITIES	1,249,296	2,572,398
CASH FLOWS FROM FINANCING ACTIVITIES:		
Due to/from affiliates	87,904	(14,999)
Net decrease in cash and cash equivalents	(10,331)	(350,404)
Cash and cash equivalents, beginning of year	116,513	466,917
Cash and cash equivalents, end of year	$ 106,182	$ 116,513

NOTE 1 – NATURE OF THE ORGANIZATION

The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc. ("the Foundation"), was incorporated in 1987 as a nonprofit organization. The Foundation's mission is to support and encourage, under Jewish auspices, health care services and housing, primarily for senior citizens who are residents of the state of New Jersey. The Foundation did this by receiving donations on behalf of and making contributions to The Jewish Home and Healthcare Center Income ("JHHC"), a related entity. In addition, the Foundation is available to support the activities of other entities, principally The Martin and Edith Stein Assisted Living Residence ("Stein"); The Martin and Edith Stein Hospice ("Hospice"), Wilf Transport, Inc. ("Transport"), and The Lena and David T. Wilentz Senior Residence, Inc. ("Wilentz"), all of which are related to the Foundation.

The Foundation is owned by the Oscar and Ella Wilf Campus for Senior Living, Inc. ("the Campus"). The operations of the Campus, including the Foundation are presented in a separate report on a consolidated basis.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies is presented to assist in understanding the Foundation's financial statements. The financial statements and notes are representations of the Foundation's management, which is responsible for the integrity and objectivity of the financial statements. These accounting policies conform to accounting principles generally accepted in the United States of America ("US GAAP") and have been consistently applied in the preparation of the financial statements.

Use of Estimates:
The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, and expenses, as well as the disclosure of contingent assets and liabilities and classification of reported expenses. Actual results may differ from those estimates.

Basis of Presentation:
The Foundation's financial statements are presented in accordance with Financial Accounting Standards Board ("FASB") guidance on reporting information regarding its financial position and activities for not-for-profit organizations.

Under that guidance, the Foundation is required to report information regarding its net assets and revenues, gains, and losses based on the existence or absence of donor-imposed restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Accordingly, the net assets of the Foundation, and changes therein, are classified and reported as follows:

- *Without donor restrictions* – Net assets that are not subject to donor-imposed stipulations. At times, the governing board can designate, from net assets without donor restrictions, net assets for a board-designated endowment or other purposes. At December 31, 2023 and 2022, the governing board has not made such designation.

- *With donor restrictions* – Net assets subject to donor-imposed stipulations, including stipulations that will be met either by actions of the Corporation or the passage of time, or stipulations that they be maintained permanently by the Corporation. When time and purpose restrictions expire, net assets with donor restrictions are reclassified to net assets without donor restrictions. For the years ended December 31, 2023 and 2022, net assets with donor restrictions were $1,156,639 and $1,174,354, respectively. For the years ended December 31, 2023 and 2022, restricted net assets include $250,000 of restricted net assets that are perpetual in nature. See Note 8 for additional information.

Contributions restricted by donors are reported as increases in net assets without donor restrictions if the restrictions expire in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. Expenses are reported as decreases in net assets without donor restrictions. Gains and losses on investments and other assets or liabilities are reported as increases or decreases in net assets without donor restrictions unless their use is restricted by explicit donor stipulation or by law. Expirations of restrictions on net assets (i.e., the donor stipulated purpose has been fulfilled, the stipulated time period has elapsed, or endowment earnings are appropriated) are reported as net assets released from restrictions.

Cash and Cash Equivalents:
For financial-reporting purposes, the Foundation considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents.

Investments:
Investments are recorded at fair values in the statement of financial position. Investment income or loss (including realized and unrealized gains and losses) is included in changes in net assets. Dividends are measured using the ex-dividend date. Purchases and sales of securities are recorded as realized gains and losses on a trade-date basis. The fair value of substantially all securities are determined by quoted market prices.

The Foundation's investments are comprised of a variety of financial instruments and are management by investment advisors. The fair values reported in the accompanying statement of financial position are subject to various risks.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

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 in the accompanying statement of financial position could change materiality in the near term. However, as of the date of the financial statements, no such changes have been noted.

Pledges Receivable:
Pledges receivable are reported at net realizable value. The Foundation does not discount pledges and there is no allowance for doubtful accounts for the years ended December 31, 2023 and 2022.

Property and Equipment:
Property and equipment are stated at cost, net of accumulated depreciation. The Foundation capitalizes items with a cost of $1,000 or higher and a useful life of greater than one year. Depreciation and amortization are computed using the straight-line method over the estimated useful lives of the related assets. Leasehold improvements are amortized over the estimated useful life of the asset or the remaining term of the lease, whichever is shorter.

Estimated useful lives are as follows:

Building and improvements	5 - 40 years
Furniture and Fixtures	5 – 15 years
Equipment	5 – 15 years

The Foundation evaluates the recoverability of the carrying value of long-lived assets whenever events or circumstances indicate the carrying amount may not be recoverable. If a long-lived asset is tested for recoverability and the undiscounted estimated future cash flows expected to result from the use and eventual disposition of the asset is less than the carrying amount of the asset, the asset cost is adjusted to fair value and an impairment loss is recognized as the amount by which the carrying amount of a long-lived asset exceeds its fair value.

The Foundation records an impairment loss on property and equipment when events and circumstances indicate that it is probable that assets are impaired and the undiscounted cash flows estimated to be generated by those assets are less than the carrying amount of those assets. Based on the management's estimation process, no impairment losses have been recorded as of December 31, 2023 and 2022.

Contributions:
Unconditional contributions, including promises to give cash and other assets, are reported at fair value at the dates the contributions are received.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

The Foundation reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. Restricted contributions received and expended in the same fiscal year are reflected as unrestricted revenues.

Income Taxes:
The Foundation is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code ("IRC"). The Foundation has determined that it has registered in all states where it is required to be registered. The Foundation may be subject to federal income tax on any unrelated business income. The Foundation evaluated its activities for any unrelated business income and for any uncertain tax positions and has determined that neither existed for the years ended December 31, 2023 and 2022.

Functional Allocation of Expenses:
Functional expenses for shared costs have been allocated between program services and support services based on an analysis of personnel time, space utilized, and other equitable bases for the related activities.

The allocation methodologies utilized for the Foundation's major expenses are as follows:

Expense	Method of Allocation
Salaries	Time and effort
Payroll taxes and employee benefits	Based upon salaries
Rent	Square footage utilized
Utilities	Allocated based on rent
Supplies and equipment	Based on usage
Depreciation and amortization	Square footage utilized

Recently adopted accounting pronouncements:

During the year ended December 31, 2023, the Foundation was required to adopt Accounting Standards Codification ("ASC") Topic 326, *Measurement of Credit Losses on Financial Instruments*, for all assets held at amortized cost basis. Under this approach, the Foundation is required to record an estimate of all expected credit losses. The allowance for credit losses will be a valuation account that is deducted from the amortized cost basis of the financial assets to present the net amount expected to be collected. There was no impact on the Foundation's financial statements with respect to the adoption of this ASC.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

During the year ended December 31, 2022, the Foundation adopted Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") 2016-02, Leases (*Topic 842) Section A – Leases: Amendments to The FASB Accounting Standards Codification* using the modified retrospective approach. Under ASU 2016-02, the Foundation is required to recognize leases on its statement of financial position and disclose key information about leasing arrangements.

Topic 842 was subsequently amended by ASU 2018-01, Land Easement Practical Expedient for Transition to Topic 842; ASU 2018-10, Codification Improvements to Topic 842, Leases; and ASU 2018-11, Targeted Improvements.

The new standard requires the lessor (Foundation) to classify a lease as a sales-type, direct financing, or operating lease. Due to the nature of the lease agreement, the Foundation has categorized the lease as an operating lease.

Operating Leases:
In accordance with ASC 842, for all operating leases, the Foundation has recognized an amount due from related party, which is presented as right-of-use asset to affiliate and deferred revenue, on the statement of financial position, at the commencement date. The right-of-use asset to affiliate was calculated based on the present value of the lease payments not yet paid, discounted using an appropriate discount rate at the commencement date. The right-of-use asset to affiliate will be initially equal to the present value of the fair market value of the rented space over the period that the related party has the right to use the Foundation's facility. Under this approach, amortization of the ROU asset is charged to deferred revenue which is recorded on the straight-line basis over the term of the right to use term, unless another systematic and rational basis is more representative of the time pattern in which use benefit is derived from the use of the property, in which case that basis will be used.

The right-of-use asset to affiliate, at any given time, is measured as the ROU asset balance at the beginning of the period, adjusted by the current-period ROU asset amortization, which is calculated as the value of the current-period lease payment adjusted by the amortization of the straight line lease payment. Changes in present value discount on operating leases are charged to the respective rental income based upon the nature of the ROU asset that gave rise to the discount. See Note 6 for additional information on rental income.

NOTE 3 – AVAILABILITY AND LIQUIDITY

The Foundation regularly monitors liquidity required to meet its operating needs. For purposes of analyzing resources available to meet general expenditures over a twelve-month period, the Foundation considers all expenditures related to its ongoing activities as well as services undertaken to support those activities to be general expenditures.

NOTE 3 – AVAILABILITY AND LIQUIDITY *(continued)*

The following represents the Foundation's financial assets available for general expenditures within one year of the statement of financial position date at December 31,:

	2023	2022
Financial assets at year-end:		
Cash and cash equivalents – without donor restrictions	$ 106,182	$ 116,513
Investments – without donor restrictions	334,952	1,711,046
Due from affiliates	39,622	20,318
Pledge receivables	-	1,781
Financial assets available to meet general expenditures within one year	$ 480,756	$ 1,849,658

The Foundation monitors liquidity and cash flows on an ongoing basis to ensure an appropriate amount of cash and cash equivalents are available to meet current expenditure needs.

NOTE 4 – PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at December 31,:

	2023	2022
Land and land improvements	$ 489,282	$ 285,377
Building and improvements	4,282,332	4,282,332
Furniture and Fixtures	109,058	109,058
Equipment	233,550	201,751
Property and equipment, at cost	5,114,222	4,878,518
Less: accumulated depreciation	(675,947)	(487,823)
Total net property and equipment	$ 4,438,275	$ 4,390,695

Depreciation expense for the years ended December 31, 2023 and 2022 were $188,124 and $146,946, respectively.

NOTE 5 – INVESTMENTS

Fair value is 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. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs.

NOTE 5 – INVESTMENTS *(continued)*

There is a hierarchy of 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
- Level 3: Unobservable inputs supported by little or no market activity and are significant to the fair value of the assets or liabilities.

The following table sets forth by level, within the fair value hierarchy, the Foundation's investments at fair value as of December 31,:

	2023	2022
Level 1	$ 629,201	$ 2,041,756
Level 2	-	-
Level 3	15,586	15,586
Total	$ 644,787	$ 2,057,342

For the years ended December 31, 2023 and 2022, level 1 investments include both investments and restricted investments while level 3 reflects only the privately held investment on the accompanying statements of financial position.

Recurring Measurements:
The following is a description of the valuation methodology used for the fair value measurements of assets and liabilities recognized in the statements of financial position measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at December 31, 2023 and 2022:

- Money Market: Valued at the net asset value ("NAV") of shares (basis for trade) held by the Foundation. Money Markets are considered a Level 1 investment.
- Common Stock: Valued at the closing price reported on the active market on which the individual securities are traded. Common stocks are considered a Level 1 investment.
- Exchange Trade Products ("ETFs"): Valued at the NAV of shares (basis for trade) held by the Foundation at closing price reported on the active market on which the individual ETFs are traded. Exchange trade products are considered a Level 1 investment.
- Privately held investment funds: Recorded at cost plus measurable changes in market value minus impairment. During the year ended December 31, 2023 and 2022, there were no impairments recorded. Privately held investment funds are Level 3 investments.

NOTE 5 – INVESTMENTS *(continued)*

For the years ended December 31, 2023 and 2022, the Foundation owns a 24.6% interest in Weirton Associates, LTD., a housing property for the elderly located in West Virginia as a limited partner.

The Foundation has no influence over operations, and they are accounting for this interest on the cost-basis. For both years ended December 31, 2023, and 2022, the investment in Weirton Associates, LTD was valued at $15,586. The Foundation believes its valuation methods are appropriate and consistent with other market participants.

The Foundation measures its investments at fair value on a recurring basis in accordance with accounting principles generally accepted in the United States of America. Investments, restricted investments, and privately held investments consisted of the following for the years ended December 31,:

	2023	2022
Mutual Funds	$ 21,965	$ -
Cash and equivalents	-	491,907
Common Stock	-	642,710
Exchange Traded Funds	607,236	158,187
Certificates of Deposit	-	748,952
Privately held investments	15,586	15,586
Subtotal	644,787	2,057,342
Less: restricted investments	(294,249)	(330,710)
Unrestricted investments	$ 350,538	$ 1,726,632

The use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in different fair value measurement at the reporting date.

NOTE 6 – RELATED PARTY TRANSACTIONS

Contributions Income:

Contributions from related parties on the statements of activities and changes in net assets consisted of the following as of December 31,:

	2023	2022
JHHC	$ 1,208,997	$ 1,231,649
Hospice	14,922	7,723
Stein	1,971	3,271
Total	$ 1,225,890	$ 1,242,643

NOTE 6 – RELATED PARTY TRANSACTIONS *(continued)*

Rent Income:

On April 1, 2019, the Foundation (lessor) signed a 5-year rental agreement with a related entity Hospice (lessee). The rental agreement, which is set to expire on April 1, 2024, calls for yearly payments of $72,000, with yearly 3% escalations.

On April 1, 2024, the Foundation renewed the lease over a 5-year term with Hospice, which calls for yearly rental income of $90,000. For the years ended December 31, 2023, and 2022, the Foundation collected $67,839 and $72,000, respectively, of rental income from Hospice. The Foundation discounted the future lease payments pursuant to the new lease using a discount rate of 2.55%, and determined the present value of the payments to be $372,912.

In addition, the Foundation rents space to two other related entities for usage of office space within its building. These rents, which total $79,800 for both years ended December 31, 2023 and 2022, do not have a formal written agreement between the Foundation and the related entity. The Foundation treats these as month-to-month leases.

Contributions Expense:

Throughout the course of the year, the Foundation donates to related entities, which consisted of the following as of December 31,:

	2023	2022
Stein	$ 1,520,019	$ 3,066,034
Hospice	374,000	-
Wilf Transport	50,000	50,000
Wilf at Home	30,000	144,381
Total	$ 1,974,019	$ 3,260,415

Other:
During the years ended December 31, 2023 and 2022, $87,715 and $17,537, respectively, was released from restrictions and transferred from the Foundation to Hospice to cover the cost of the endowment held by the Foundation for Hospice's benefit.

The Foundation guaranteed the repayment of the New Jersey Economic Development Authority variable rate, tax exempt revenue bonds issued in November 2001 in the amount of $15,465,000 for Stein. Due to the achievement of stabilization, as defined in the bond document, the Foundation's liability under the guarantee is limited to $1,500,000 for each of the years ended December 31, 2023 and 2022. Wilentz is in contract to sell its building and operations. Upon the sale of Wilentz, the bonds will be repaid.

NOTE 6 – RELATED PARTY TRANSACTIONS *(continued)*

Throughout the course of the year, the Oscar and Ella Wilf Campus for Senior Living ("Campus") provides certain financial and management consulting services. The amounts paid for management services to Campus was $980,000 and $930,000, respectively, for the years ended December 31, 2023. All intercompany transactions are eliminated in consolidation.

NOTE 7 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at December 31, 2023 and 2022 are comprised of donations which require passage of time or the fulfillment of specific actions by the Foundation in order to satisfy the asset restriction.

The net assets with donor restrictions are summarized as follows at December 31,:

	2023	2022
Endowment (See Note 8)	$ 294,249	$ 330,710
Main Street	362,048	362,048
Adult Day Care	145,007	145,007
Hospice	220,323	220,323
Other	153,836	153,836
Total	$ 1,175,463	$ 1,211,924

Earnings on net assets with donor-imposed restrictions that are temporary in nature are available for general operations. Net assets with donor restrictions that are maintained in perpetuity are disclosed in Note 8.

NOTE 8 – ENDOWMENT

The Foundation has one permanent endowment held for the benefit of Hospice, the income from which is available to support Hospice's operations. Management, after reviewing the gift instrument and the relevant state law regarding the prudent management of endowment funds, has determined that all of the investment income from the fund, including unrealized appreciation, is currently available to support the activities of Hospice. Distributions to Hospice are limited to 5% of the rolling three-year average of the value of the investment portfolio. Funds held in the endowment in excess of this amount are reflected as available for distribution, pursuant to the Foundation's spending policy. During the year ended December 31, 2023, the donor approved an additional release from the endowment in the amount of $70,000 to be used for the palliative care program. No such releases occurred during the year ended December 31, 2022. The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Foundation must hold in perpetuity.

NOTE 8 – ENDOWMENT *(continued)*

Under this policy, as approved by the board of trustees, the endowment assets are invested in a manner that is intended to produce results that match or exceed a blended benchmark of domestic and international equities, cash, hedge funds, and inflation hedging investments while assuming a moderate level of investment risk. The Foundation expects its endowment funds, over time, to provide an average rate of return of approximately 6 to 8 percent annually. Actual returns in any given year may vary from this amount.

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

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor requires the Foundation to retain as a fund of perpetual duration. As of the years ended December 31, 2023 and 2022, the Foundation did not have such deficiency.

Below is a summary of the change in the endowment for the year ended December 31, 2023;

	Other (available for distribution)	In Perpetuity	Total
Endowment net assets, beginning	$ 80,710	$ 250,000	$ 330,710
Investment earnings	51,075	-	51,075
Appropriated for expenditure	(87,536)	-	(87,536)
Endowment net assets, ending	$ 44,249	$ 250,000	$ 294,249

Below is a summary of the change in the endowment for the years ended December 31, 2022;

	Other (available for distribution)	In Perpetuity	Total
Endowment net assets, beginning	$ 168,334	$ 250,000	$ 418,334
Investment losses	(70,087)	-	(70,087)
Appropriated for expenditure	(17,537)	-	(17,537)
Endowment net assets, ending	$ 80,710	$ 250,000	$ 330,710

NOTE 9 – CONCENTRATION OF RISK

Cash:
The Foundation maintains cash accounts and certificates of deposit, which, at times, may exceed federally insured limits. The Foundation has not experienced any losses from maintaining cash accounts and certificates of deposits in excess of federally insured limits. Management believes it is not subject to any significant credit risk on its cash accounts and certificates of deposit.

Revenue:

	2023	2022
Contributions from Affiliates	$ 1,225,890	$1,242,643
Contributions	540,609	64,827
Total contributions	$ 1,766,499	$1,307,470

For the years ended December 31, 2023 and 2022, contributions from affiliates represented 70% and 95% of total contributions, respectively.

NOTE 10 – PRIOR PERIOD ADJUSTMENT

During the year ended December 31, 2023, there were several prior period adjustments to correct opening balances, which had a cumulative impact resulting in an increase in net assets of $20,941 as of January 1, 2022. The following represents additions (subtractions) to net assets:

	Unrestricted	Restricted	Total
Opening net assets	$ 9,223,748	$1,148,751	$10,372,499
To correctly adopt ASC 842	5,355	-	5,355
To correctly state investments	15,586	-	15,586
To reclassify between net assets	(150,797)	150,797	-
Opening net assets, restated	$ 9,093,892	$1,299,548	$10,393,440

NOTE 11 – COMMITMENTS AND CONTINGENCIES

There is $1 included in other assets on the statement of financial position to reflect the value of 26 cemetery plots that were donated to the Foundation as well as the value of a house in Florida that will be transferred to the Foundation upon the death of the current owner.

NOTE 12 – SUBSEQUENT EVENTS

The Foundation has evaluated events and transactions that occurred between January 1, 2024 and June 27, 2024 which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

NOTE 12 – SUBSEQUENT EVENTS *(continued)*

Subsequent to year end, the Board of Directors of Campus decided to use the proceeds from the sale of the Wilentz building and operations to liquidate the bonds that Foundation is currently the guarantor of. The sale has not yet been finalized.