

**THE OSCAR AND ELLA WILF CAMPUS  
FOR SENIOR LIVING, INC. AND  
CONTROLLED ENTITIES**

**CONSOLIDATED FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**YEARS ENDED DECEMBER 31, 2021 AND 2020**



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**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
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## INDEPENDENT AUDITORS' REPORT

Board of Trustees  
The Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities  
Somerset, New Jersey

### **Report on the Financial Statements**

#### ***Opinion***

We have audited the accompanying consolidated financial statements of The Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities, which comprise the consolidated balance sheets as of December 31, 2021 and 2020, 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 consolidated financial statements referred to above present fairly, in all material respects, the financial position of The Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities as of December 31, 2021 and 2020, 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.

#### ***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 Financial Statements section of our report. We are required to be independent of The Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities 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 Financial Statements***

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated 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 Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities' ability to continue as a going concern for one year after the date the financial statements are available to be 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 Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities' 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 Oscar and Ella Wilf Campus for Senior Living, Inc. and Controlled Entities' 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 financial statements as a whole. The supplementary consolidating balance sheet, statement of operations and changes in net assets, and schedule of operating expenses are presented for 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 audits 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 GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Plymouth Meeting, Pennsylvania  
July 11, 2022

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
CONSOLIDATED BALANCE SHEETS  
DECEMBER 31, 2021 AND 2020**

	2021	2020
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 1,688,187	\$ 2,442,142
Restricted Cash, Endowment Fund	-	11,629
Investments, at Fair Value:		
Without Donor Restrictions	5,292,782	4,644,261
With Donor Restrictions, Endowment Fund	417,663	379,692
Accounts Receivable:		
Residents, Net of Allowance of \$6,925 and \$6,478 as of 2021 and 2020	103,924	74,587
Patients, Net of Allowance of \$5,607 as of 2021 and 2020, Respectively	501,422	392,046
State of New Jersey	9,589	9,489
Other	184,345	30,669
Pledges Receivable	1,781	16,630
Grant Receivable	22,788	20,000
Restricted Cash, Residents' Personal Needs	3,067	2,452
Prepaid Expenses and Other Current Assets	611,652	500,738
Total Current Assets	8,837,200	8,524,335
<b>RESTRICTED DEPOSITS</b>		
Tenant Security Deposits	26,654	26,427
Residents' Deposits	238,328	292,013
Replacement Reserve	119,328	148,868
Total Restricted Deposits	384,310	467,308
<b>RENT RECEIVABLE</b>		
	490,906	552,340
<b>PROPERTY AND EQUIPMENT, NET</b>		
	14,825,325	15,444,834
Total Assets	\$ 24,537,741	\$ 24,988,817
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Current Portion of Long-Term Debt	\$ 999,071	\$ 950,352
Accounts Payable and Accrued Expenses	533,645	830,038
Residents' Personal Needs	2,967	2,452
Deferred Rent and Grant Revenue	7,973	48,626
Total Current Liabilities	1,543,656	1,831,468
<b>LONG-TERM LIABILITIES</b>		
Long-Term Debt, Less Current Portion	5,201,103	6,192,380
Tenant Deposits Held in Trust	26,654	26,427
Residents' Deposits	238,328	292,013
Total Long-Term Liabilities	5,466,085	6,510,820
Total Liabilities	7,009,741	8,342,288
<b>NET ASSETS</b>		
Without Donor Restrictions	16,221,437	15,333,337
With Donor Restrictions	1,306,563	1,313,192
Total Net Assets	17,528,000	16,646,529
Total Liabilities and Net Assets	\$ 24,537,741	\$ 24,988,817

See accompanying Notes to Consolidated Financial Statements.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
CONSOLIDATED STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS  
YEARS ENDED DECEMBER 31, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
<b>UNRESTRICTED REVENUES</b>		
Net Patient Service Revenues	\$ 4,659,095	\$ 4,302,198
Net Resident Service Revenues	4,321,396	4,922,657
Home Care Revenue	309,683	66,042
Rental Income	1,413,327	1,398,922
Federal COVID Grant Revenue	1,104,557	2,089,472
Tenant Assistance Payments	1,440,548	1,379,461
Congregate Service Income	106,233	109,641
Interest and Dividend Income	50,259	62,676
Other Revenue	178,831	223,280
Transportation Income	191,028	130,973
Contributions	1,651,711	482,483
Assets Released from Restriction for Operations	13,033	17,110
Realized and Unrealized Gains (Losses)	<u>561,194</u>	<u>(230,941)</u>
Total Revenue and Gains	16,000,895	14,953,974
<b>OPERATING EXPENSES</b>		
Patient Care, Nursing	5,803,796	5,213,809
Dietary	1,307,981	1,299,321
Housekeeping	354,979	316,541
Property Operating Costs	1,291,910	1,117,638
Recreation and Activities	236,782	208,192
General and Administrative	4,197,831	4,866,677
Marketing	147,335	328,168
Depreciation	1,075,996	1,101,900
Congregate Service Expense	148,778	148,116
Other	346,565	330,055
Total Operating Expenses	<u>14,911,953</u>	<u>14,930,416</u>
<b>INCOME FROM OPERATIONS</b>	1,088,942	23,558
<b>OTHER EXPENSES</b>		
Provision for Bad Debts	12,793	65,500
Interest Expense	188,049	226,984
Total Other Expenses	<u>200,842</u>	<u>292,484</u>
<b>REVENUES (LOSSES) IN EXCESS (DEFICIT) OF EXPENSES</b>	888,100	(268,926)
<b>INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	888,100	(268,926)
<b>NET ASSETS WITH DONOR RESTRICTIONS</b>		
Realized and Unrealized Gains	6,404	49,314
Net Assets Released from Restriction	<u>(13,033)</u>	<u>(17,110)</u>
Increase (Decrease) in Net Assets With Donor Restrictions	<u>(6,629)</u>	<u>32,204</u>
<b>INCREASE (DECREASE) IN NET ASSETS</b>	881,471	(236,722)
Net Assets - Beginning of Year	<u>16,646,529</u>	<u>16,883,251</u>
<b>NET ASSETS - END OF YEAR</b>	<u>\$ 17,528,000</u>	<u>\$ 16,646,529</u>

See accompanying Notes to Consolidated Financial Statements.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
CONSOLIDATED STATEMENTS OF CASH FLOWS  
YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Increase (Decrease) in Net Assets	\$ 881,471	\$ (236,722)
Adjustments to Reconcile Increase (Decrease) in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation	1,075,996	1,101,900
Amortization	7,773	7,773
Provision for Bad Debts	12,793	65,500
Realized and Unrealized (Gains) Losses	(567,598)	181,627
Changes in Assets and Liabilities:		
Accounts Receivable, Residents	(42,130)	(64,362)
Accounts Receivable, Patients	(109,476)	324,454
Accounts Receivable, State of New Jersey	(100)	8,533
Accounts Receivable, Other	(153,676)	2,886
Pledges Receivable	14,849	8,300
Grant Receivable	(2,788)	(20,000)
Prepaid Expenses and Other Current Assets	(110,914)	(389,286)
Rent Receivable	61,434	57,012
Accounts Payable and Accrued Expenses	(296,393)	(181,101)
Deferred Rent Revenue and Grant Revenue	(40,653)	(40,653)
Net Cash Provided by Operating Activities	730,588	825,861
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Net Purchase of Investments	(118,894)	(113,266)
Purchase of Property and Equipment	(456,487)	(400,500)
Net Cash Used by Investing Activities	(575,381)	(513,766)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Repayment of Long-Term Debt	(950,331)	(906,708)
<b>NET DECREASE IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH</b>	(795,124)	(594,613)
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	2,602,639	3,197,252
<b>CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR</b>	\$ 1,807,515	\$ 2,602,639
<b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION</b>		
Interest Paid	\$ 180,777	\$ 219,942
Change in Tenant Security Deposits and Residents' Deposits and Personal Needs	\$ (53,458)	\$ (90,880)

See accompanying Notes to Consolidated Financial Statements.



**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Nature of Operations**

The Oscar and Ella Wilf Campus for Senior Living, Inc. (the Campus) is the controlling entity of the following entities: The Martin and Edith Stein Assisted Living Residence, Inc. (the Facility); The Jewish Home and Healthcare Center, Inc. (the Center); The Lena and David T. Wilentz Senior Residence, Inc. (the Housing Company); The Martin and Edith Stein Hospice (Hospice); The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc. (the Foundation); Wilf Transport, Inc. (Transport); and Wilf At Home (At Home). The accompanying consolidated financial statements include the accounts of the Campus and all entities referred to above (collectively, the Corporation). All significant intercompany balances and transactions have been eliminated in consolidation.

The Facility was incorporated under the New Jersey nonprofit law in December 1999 for the purpose of building and operating a 90-bed assisted living facility in Somerset, New Jersey. The Facility began operations on May 22, 2003.

The Center was organized under the Nonprofit Corporation Laws of the State of New Jersey. The Center was originally formed to provide skilled nursing care to the elderly in New Jersey. The Center operated a 255-bed skilled nursing facility from its inception through February 2007. Due to significant, continuing operating losses, in March 2007 the Center entered into an agreement with Regency Heritage and Nursing Rehabilitation Center, LLC (Regency), an unrelated, for-profit entity, whereby Regency operates the nursing facility as a turnkey operation for a minimum period of 20 years (see Note 8).

The Housing Company operates, under Section 202 of the National Housing Act, a 100-unit residential apartment building complex for the elderly located in Somerset, New Jersey. Such projects are regulated by the United States Department of Housing and Urban Development (HUD) with respect to rent charges and operating methods. Its primary sources of funding are resident rents, tenant assistance payments paid by HUD and the State of New Jersey Department of Health.

Hospice was incorporated under the New Jersey nonprofit law in January 2005 for the purpose of operating a patient and family centered hospice program to provide interdisciplinary services for the palliation and management of terminal illness in central New Jersey.

The Foundation was incorporated in 1987 as a nonprofit corporation. The objective of the Foundation 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 Center, an entity related through common board members. In addition, the Foundation is available to support the activities of other entities related through common board members, principally The Facility; Hospice; Transport; At Home; and the Housing Company.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Nature of Operations (Continued)**

Transport was incorporated under the New Jersey nonprofit law in May 2011 for the purpose of maintaining and operating a program to provide transportation services to residents of Middlesex, Somerset, and Union counties.

At Home was incorporated under the New Jersey nonprofit law in June 2014, with the entity establishing operations and its own entity statements on January 1, 2015, for the purpose of helping older adults age in their homes. On April 30, 2016, the board of trustees voted to suspend the operations of At Home. During 2019, the board of trustees voted to reestablish operations.

**Use of Estimates**

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

**Cash, Cash Equivalents, and Restricted Cash**

Cash and cash equivalents represent cash in bank accounts and other liquid investments with original maturities of less than three months at the date of purchase. The carrying amount reported in the consolidated balance sheets for cash and cash equivalents approximates its fair value.

**Restricted Cash and Cash Reserves**

Cash and cash equivalents included in the endowment fund of the Foundation, the Replacement Reserve account of the Housing Company, as well as deposits from residents of the Facility, are considered to be restricted in nature. Restricted cash from residents' deposits and residents' personal needs, received by the Facility, is not included in the restricted cash reported on the statement of cash flows as there are offsetting liabilities recorded on the balance sheet for these amounts.

Under the regulatory agreement, the Housing Company is required to make deposits into restricted escrow accounts. The Housing Company makes regular monthly deposits into the Reserve for Replacement account for the replacement of property and equipment. These funds are held in separate accounts at December 31, 2021 and 2020. Surplus cash, if any, from the operations of the property is deposited into a Residual Receipts account. All disbursements require the approval of HUD.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Cash, Cash Equivalents, and Restricted Cash (Continued)**

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the statement of financial position that sum to the total of the same such amounts shown in the statement of cash flows at December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Cash and Cash Equivalents	\$ 1,688,187	\$ 2,442,142
Restricted Cash		
Endowment Fund	-	11,629
Replacement Reserve	<u>119,328</u>	<u>148,868</u>
Total Cash, Cash Equivalents, and Restricted Cash Shown in the Statement of Cash Flows	<u>\$ 1,807,515</u>	<u>\$ 2,602,639</u>

**Tenant Security Deposits**

The Housing Company holds in trust security deposit amounts advanced by the tenants of the Housing Company upon move-in. The Housing Company records these deposits plus interest as a liability.

**Residents' Deposits**

Resident deposits are security deposits on the rental units to the Facility by residents upon move-in. The Facility records these deposits as a liability.

**Accounts Receivable**

Accounts receivable are reported at net realizable value. Net patient and resident service revenue is reported at estimated net realizable amounts from patients and residents, third-party payors, and others for services rendered and are earned upon completion of services provided. If necessary, an allowance is established for the estimated losses that result from the inability of tenants, residents, or patients to make their required payments. This allowance is based on the aging of receivables, assessments of historical collection trends, and an evaluation of the impact of current economic condition as well as the financial status of the individual tenant, resident, or patient.

Accounts are written off when they are determined to be uncollectible based upon management's assessment of individual accounts. There was \$4,925 and \$6,478 in allowances for doubtful accounts at December 31, 2021 and 2020, respectively, on the Facility's accounts receivable, and \$5,607 for each of the years ended December 31, 2021 and 2020, on Hospice's accounts receivable. No allowances were recorded for the years ended December 31, 2021 and 2020, on the Housing Company's or At Home's accounts receivable.

**Pledges Receivable**

Pledges receivable are reported at net realizable value. The Corporation does not discount pledges and there is no allowance for doubtful accounts estimated December 31, 2021 and 2020.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Investments**

Investments are recorded at fair market value in the consolidated balance sheets. Investment income or loss (including realized gains and losses on investments, interest, and dividends) is included in changes in net assets. Dividends are measured using the ex-dividend date. Purchases and sales of securities and realized gains and losses are recorded on a trade-date basis. The fair value of substantially all securities is determined by quoted market prices.

The Corporation's investments are comprised of a variety of financial instruments and are managed by investment advisors. The fair values reported in the accompanying consolidated balance sheets are 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 in the accompanying consolidated balance sheets could change materially in the near term.

The Corporation 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.

**Property and Equipment**

The Corporation capitalized all expenditures for property and equipment with costs over \$1,000 and an estimated life greater than one year. The cost of maintenance and repairs are charged against operations as incurred. Property and equipment is stated at cost or at fair value at the date of donation.

Depreciation is computed on the straight-line method over the following estimated useful lives:

Land Improvements	10 to 40 Years
Buildings and Improvements	5 to 40 Years
Furniture and Fixtures	5 to 15 Years
Equipment	5 to 15 Years

The Corporation records 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 management's estimation process, no impairment losses have been recorded as of December 31, 2021 and 2020.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Deferred Issuance Costs**

Costs associated with the issuance of the Somerset County Improvement Authority revenue bonds are being amortized using the straight-line method, a method which approximates the effective interest rate method, over the 15-year life of the bonds and the underlying related mortgage and are recorded as a component of interest expense. During 2014, the bonds were refinanced and the Company paid \$116,588 in issuance costs on the refinancing. Amortization expense was \$7,773 for each of the years ended December 31, 2021 and 2020. Accumulated amortization was \$56,354 and \$48,581 as of December 31, 2021 and 2020, respectively.

**Grant Revenue**

New Jersey Transit has provided a grant over a five-year period for a new vehicle that was provided to Transport in 2014 and three additional grants over a five-year period for new vehicles that were provided in 2017.

As of December 31, 2021 and 2020, grant income and deferred grant revenue on the vehicles and other small grants was as follows:

Federal or State Grantor/ Pass-Through Grantor/Program Title	Federal CFDA Number	Federal Fiscal Year	Grant Period	Current Year Federal/State Expenditures	Grant Income	Deferred Grant Revenue
U.S. Department of Transportation (DOT) Federal Transit Administration (FTA) Passed through The New Jersey Transit Corporation						
Enhanced Mobility for Seniors and Individuals with Disabilities Program	20.513	2015	1/1/20-12/31/21	\$ 41,266	\$ 81,919	\$ 7,973
<b>2021</b>						
<b>2020</b>						
Enhanced Mobility for Seniors and Individuals with Disabilities Program	20.513	2015	1/1/19-12/31/20	\$ 12,850	\$ 53,510	\$ 48,626

**Related-Party Transactions**

The Corporation has outstanding unsecured, noninterest-bearing cash advances to and from related entities. All significant intercompany balances and transactions are eliminated in consolidation.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**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 – Include net assets available for use in general operations and not subject to donor restrictions. 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, 2021 and 2020, the governing board has not made this designation.

Net Assets With Donor Restrictions – Include 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.

Contributions restricted by donors are reported as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) 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. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of operations and changes in net assets as Net Assets Released from Restrictions. At December 31, 2021 and 2020, net assets with donor restrictions included \$1,306,563 and \$1,313,192, respectively, \$250,000 of which, for both years, are perpetual in nature. See Note 13 for additional disclosure of net assets with donor restrictions comprised of donations which require the passage of time (temporary in nature) or the fulfillment of specific actions by the Foundation in order to satisfy the asset restrictions (maintained in perpetuity).

**Future Accounting Pronouncements — ASU 2016-02**

In February 2016, the FASB issued ASU No. 2016-02, *Leases (Topic 842)*. ASU No. 2016-02 was issued to increase transparency and comparability among organizations by recognizing lease assets and lease liabilities on the balance sheet and disclosing key information about leasing arrangements. Under the provisions of ASU No. 2016-02, a lessee is required to recognize a right-to-use asset and lease liability, initially measured at the present value of the lease payments, in the balance sheet. In addition, lessees are required to provide qualitative and quantitative disclosures that enable users to understand more about the nature of the Corporation's leasing activities. The Corporation will be required to adopt the guidance in ASU No. 2016-02 for the year ended December 31, 2022. The Corporation is evaluating the impact of adoption of ASU No. 2016-02 on its financial statements.

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS  
DECEMBER 31, 2021 AND 2020**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Revenue Recognition**

The Center's rent revenue from the agreement with Regency is recognized on the straight-line basis over the life of the lease.

The Housing Company's primary revenue stream is rent charges for residential units under leases with durations of less than one year. The Housing Company records revenue for such leases at gross potential rent as prescribed by HUD. The rental value of vacancies and other concessions are stated separately to present net rental income on the accrual basis. Subsidy revenue for low-income eligible tenants is provided under a Section 8 housing assistance payment contract. This contract requires tenants to contribute a portion of the contract rent based on formulas prescribed by HUD. The difference from the calculated subsidy and the contract rent is paid by the HUD. The current contract expires on October 31, 2030.

Subsidy income is considered part of the lease and is not considered a contribution under ASC 958. This standard indicates that government payments to specifically identified participants are to be considered exchange transactions and potentially subject to ASC 606. The Housing Company believes that such both rental and subsidy income streams are exempted from compliance with ASC 606 due to their inclusion under current and future lease standards.

A portion of the Housing Company's revenue is derived from cost-reimbursable federal and state contracts and grants, which are conditioned upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Housing Company has incurred expenditures in compliance with specific contract or grant provisions.

**Advertising Costs**

All costs related to marketing and advertising are expensed when incurred. Advertising expenses incurred by the Corporation for the years ended December 31, 2021 and 2020 were \$163,919 and \$322,579, respectively.

**Revenues in Excess of Expenses**

The consolidated statements of operations and changes in net assets include the determination of revenues in excess of expenses. Changes in net assets without donor restrictions, which are excluded from the determination of revenues in excess of expenses, consistent with industry practice, include loss on disposal of property and equipment, permanent transfers of assets to and from subsidiaries for other than goods and services and contributions of long-lived assets (including assets acquired using contributions, which by donor restriction were to be used for the purposes of acquiring such assets).

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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Income Taxes**

The Corporation and the controlled entities are nonprofit organizations as described in Section 501(c)(3) of the Internal Revenue Code and are exempt from federal income taxes on its exempt income under Section 501(a) of the Internal Revenue Code.

The Corporation follows the guidance in the income tax standard regarding the recognition and measurement of uncertain tax positions. The guidance clarifies the accounting for uncertainty in income taxes recognized in an entity's financial statements. The guidance further prescribes recognition and measurement of tax provisions taken or expected to be taken on a tax return that are not certain to be realized. The application of this standard has no impact on the Corporation's financial statements.

The Corporation's tax returns are subject to review by the taxing authorities.

**Reclassification**

Certain items in the 2020 consolidated financial statements have been reclassified to conform to the 2021 consolidated financial statement presentation.

**Subsequent Events**

In preparing these consolidated financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through July 11, 2022, the date the consolidated financial statements were issued. The results of this evaluation indicated that there are no subsequent events or transactions that are required to be disclosed in these consolidated financial statements.



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**NOTE 2 LIQUIDITY AND AVAILABILITY**

As of December 31, 2021 and 2020, the Corporation had a working capital of \$7,293,544 and \$6,692,867, respectively, and average days cash on hand of 44 and 63, respectively.

Financial assets available for general expenditures, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, are as follows:

	<u>2021</u>	<u>2020</u>
Financial Assets as of Year-End:		
Cash and Cash Equivalents		
Without Donor Restrictions	\$ 1,688,187	\$ 2,430,513
With Donor Restrictions, Endowment Fund	-	11,629
Investments		
Without Donor Restrictions	4,875,119	4,264,569
With Donor Restrictions, Endowment Fund	417,663	379,692
Accounts Receivable from:		
Residents, Net	103,924	74,587
Patients, Net	501,422	392,046
State of New Jersey	9,589	9,489
Other	<u>184,345</u>	<u>30,669</u>
Total Financial Assets	<u>7,780,249</u>	<u>7,593,194</u>
Less Amounts Not Available to be Used Within One Year:		
Cash and Cash Equivalents		
With Donor Restrictions, Endowment Fund	-	(11,629)
Investments		
With Donor Restrictions, Endowment Fund	<u>(417,663)</u>	<u>(379,692)</u>
Total Financial Assets Not Available to be Used Within One Year	<u>\$ (417,663)</u>	<u>\$ (391,321)</u>
Total Financial Assets Available to Meet General Expenditures Within One Year	<u>\$ 7,362,586</u>	<u>\$ 7,201,873</u>

The Foundation has endowment funds consisting of donor-restricted endowments which are restricted for specific purposes, with exception of earned investment income which is available for general expenditure.

In addition to financial assets available to meet general expenditures over the next 12 months, the Housing Company operates with a balanced budget, which is submitted and approved by HUD, and anticipates collecting sufficient revenue to cover general expenditures. The Housing Company maintains a replacement reserve account, in accordance with the terms of the HUD Regulatory Agreement that may be used for future capital needs and major repairs, subject to HUD approval. If the Housing Company has excess cash, as defined by HUD, the Housing Company is required to deposit those funds into a residual receipts account which may be used only with prior HUD approval. Tenant security deposits are maintained separately from general operating funds and are not considered available for general expenditure.

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**NOTE 3 INVESTMENTS AND FAIR VALUE MEASUREMENTS**

The following is a summary of investments at December 31:

	2021	2020
Cash and Cash Equivalents	\$ 146,824	\$ -
Corporate Bonds	383,155	-
Fixed Income Securities	-	647,043
Common Stock	4,436,436	4,356,151
Exchange-Traded Funds	18,266	-
Mutual Funds	725,764	20,759
Total	<u>\$ 5,710,445</u>	<u>\$ 5,023,953</u>

The following is a summary of investment income for the years ended December 31:

	2021		2020	
	Without Donor Restrictions	With Donor Restrictions	Without Donor Restrictions	With Donor Restrictions
Interest and Dividends	\$ 50,259	\$ -	\$ 62,676	\$ -
Net Unrealized and Realized Gains (Losses)	561,194	6,404	(230,941)	49,314
Total Investment Income	<u>\$ 611,453</u>	<u>\$ 6,404</u>	<u>\$ (168,265)</u>	<u>\$ 49,314</u>

The Corporation measures its investments at fair value on a recurring basis in accordance with accounting principles generally accepted in the United States of America. Fair value is defined 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. The framework that the authoritative guidance establishes for measuring fair value includes a hierarchy used to classify the inputs used in measuring fair value. The hierarchy prioritizes the inputs used in determining valuations into three levels. The level in the fair value hierarchy within which the fair value measurement falls is determined based on the lowest level input that is significant to the fair value measurement. The levels of the fair value hierarchy are as follows:

*Level 1* – Fair value is based on unadjusted quoted prices in active markets for identical assets of liabilities. These generally provide the most reliable evidence and are used to measure fair value whenever available.

*Level 2* – Fair value is based on significant inputs, other than Level 1 inputs, that are observable either directly or indirectly for substantially the same term of the assets or liability through corroboration with observable market data. Level 2 inputs include quoted market prices in active markets for similar assets, quoted market prices in markets that are not active for identical or similar assets, and other observable inputs.

*Level 3* – Fair value is based on significant unobservable inputs. Examples of valuation methodologies that would result in Level 3 classification include option pricing models, discounted cash flows, and other similar techniques.

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**NOTE 3 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)**

The following is a description of the valuation methodologies used for assets measured at fair value and for financial instruments disclosed at fair value. There have been no changes in methodologies used at December 31, 2021 and 2020.

Mutual Funds – Valued at the net asset value (NAV) of shares (basis for trade) held by the Corporation at year-end.

Common Stock and Fixed Income Securities – Valued at closing price reported on the active market on which the individual securities are traded.

Corporate Bonds, Government Bonds, and (Taxable) Municipal Bonds – Valued using pricing methodologies utilizing observable inputs or similar investment sold in active markets or spreads of published interest rate curves.

**Investments Held for Affiliate**

During 2014, Hospice transferred \$250,000 to the Foundation for investment purposes. Amounts so invested, together with applicable earnings thereon, were recorded as a liability in the Foundation's statements of financial position. During 2017, the Foundation left the managed pool funds investment advisors where these funds were held and these funds were moved to a different investment advisor, where these funds were put into an account that transferred back to Hospice, reducing the Foundation's investment held for affiliates to \$-0-. During 2019, the funds were again moved to a different investment advisor, where these funds were put into an account that transferred back to the Foundation. These funds are for the general operating expenses of Hospice and were moved to a different investment advisor during 2021 and are no longer being held for Hospice. At December 31, 2021 and 2020, the balance of investments held by the Foundation for Hospice at market value is \$-0- and \$401,076, respectively, and are comprised of mutual funds, common stock, and fixed income securities. Investments held by the Foundation for Hospice are eliminated in consolidation.

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**NOTE 3 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)**

The following tables provide information for assets measured at fair value on a recurring basis as of December 31, 2021 and 2020:

	Assets at Fair Value as of December 31, 2021			
	Total	Level 1	Level 2	Level 3
Reported at Fair Value:				
Assets:				
Corporate Bonds	\$ 383,155	\$ 383,155	\$ -	\$ -
Common Stock:				
Basic Material	91,858	91,858	-	-
Industrials	248,262	248,262	-	-
Consumer Cyclical	431,651	431,651	-	-
Consumer Defensive	131,080	131,080	-	-
Energy	124,075	124,075	-	-
Financials	471,841	471,841	-	-
Health Care	417,008	417,008	-	-
IT	1,012,378	1,012,378	-	-
Communications Serv.	443,512	443,512	-	-
Utilities	50,474	50,474	-	-
Real Estate	78,890	78,890	-	-
U.S. Large Cap Funds	485,833	485,833	-	-
U.S. Small Cap Funds	131,099	131,099	-	-
International Large Cap	318,475	318,475	-	-
Exchange-Traded Funds	18,266	18,266	-	-
Fixed Income Securities:				
Mutual Funds	725,764	725,764	-	-
Total	<u>\$ 5,563,621</u>	<u>\$ 5,563,621</u>	<u>\$ -</u>	<u>\$ -</u>

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**NOTE 3 INVESTMENTS AND FAIR VALUE MEASUREMENTS (CONTINUED)**

	Assets at Fair Value as of December 31, 2020			
	Total	Level 1	Level 2	Level 3
Reported at Fair Value:				
Assets:				
Basic Material	\$ 75,814	\$ 75,814	\$ -	\$ -
Industrials	294,042	294,042	-	-
Consumer Cyclical	489,075	489,075	-	-
Consumer Defensive	209,353	209,353	-	-
Energy	53,223	53,223	-	-
Financials	433,975	433,975	-	-
Health Care	358,484	358,484	-	-
IT	709,863	709,863	-	-
Communications Serv.	341,124	341,124	-	-
Utilities	73,922	73,922	-	-
Real Estate	86,862	86,862	-	-
U.S. Large Cap Funds	316,831	316,831	-	-
U.S. Mid Cap Funds	197,894	197,894	-	-
U.S. Small Cap Funds	188,379	188,379	-	-
International Large Cap	222,199	222,199	-	-
Emerging Markets	279,368	279,368	-	-
Equity REITs	25,743	25,743	-	-
Fixed Income Securities:				
Taxable Fixed Income	618,210	618,210	-	-
High Yield	28,833	28,833	-	-
Mutual Funds				
(Managed Futures)	20,759	20,759	-	-
Total	<u>\$ 5,023,953</u>	<u>\$ 5,023,953</u>	<u>\$ -</u>	<u>\$ -</u>

**NOTE 4 PROPERTY AND EQUIPMENT, NET**

Property and equipment at December 31, 2021 and 2020 consist of the following:

	2021	2020
Land and Land Improvements	\$ 1,325,083	\$ 1,325,083
Buildings and Improvements	35,645,536	35,681,701
Furniture and Fixtures	2,987,237	2,926,816
Equipment	1,737,248	1,685,942
Kitchen Equipment	1,937,292	1,636,367
Automotive Equipment	499,055	419,055
Subtotal	<u>44,131,451</u>	<u>43,674,964</u>
Less: Accumulated Depreciation	<u>(29,306,126)</u>	<u>(28,230,130)</u>
Property and Equipment, Net	<u>\$ 14,825,325</u>	<u>\$ 15,444,834</u>

Depreciation expense charged to operations was \$1,075,996 and \$1,101,900 for the years ended December 31, 2021 and 2020, respectively.

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**NOTE 5 LONG-TERM DEBT**

Long-term debt consists of the following as of December 31:

<u>Description</u>	<u>2021</u>	<u>2020</u>
Bonds due on November 1, 2030, annual payments in amounts ranging from \$585,000 to \$760,000 with a variable interest rate	\$ 3,190,000	\$ 3,805,000
Somerset County Improvement Authority Revenue Bonds, Series of 2014	<u>3,070,408</u>	<u>3,405,739</u>
Total Long-Term Debt	6,260,408	7,210,739
Less: Unamortized Debt Financing Cost	<u>(60,234)</u>	<u>(68,007)</u>
Total Long-Term Debt, Less Unamortized Debt Financing Costs	6,200,174	7,142,732
Less: Current Portion	<u>(999,071)</u>	<u>(950,352)</u>
Total	<u>\$ 5,201,103</u>	<u>\$ 6,192,380</u>

In November 2001, the New Jersey Economic Development Authority (NJEDA) issued \$15,475,000 of variable rate, tax exempt revenue bonds (Geriatric Services Housing Corporation – CNJJHA Assisted Living Project – Series 2001) to help pay for a portion of the estimated costs to construct, equip, and staff the Facility.

Under the terms of the bond indenture agreement and the loan agreement between the Corporation and NJEDA, the bonds require monthly payments at variable rates pegged to the market as determined by the remarketing agent on a weekly basis. The maximum variable interest rate may not exceed 10% per annum as long as the letter of credit (see below) is in effect. Under certain conditions, the Corporation can elect to convert the bonds to a fixed interest rate. Monthly deposits of an amount equal to one-twelfth of the principal payment to be made the following November must be made into the debt service fund. The bonds mature in November 2030.

Repayment of the bonds is guaranteed by both an irrevocable letter of credit (see following) and the Foundation (the Guarantor), an entity affiliated with the Corporation, through common board of trustee members and management. Due to the achievement of stabilization, as defined, the Guarantor's liability under the guarantee is limited to \$1,500,000 at each of the years ended December 31, 2021 and 2020.

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**NOTE 5 LONG-TERM DEBT (CONTINUED)**

The irrevocable letter of credit noted above was obtained from a commercial bank in the amount of \$15,691,727 to secure repayment of the bond principal and a portion of the interest and to enhance the marketability of the bonds. The letter of credit was due to expire in November 2011. In 2011, the Corporation was notified by this commercial bank that the letter of credit would not be renewed. On August 10, 2011, the Corporation entered into a letter of credit and reimbursement agreement with a commercial bank to provide an alternate credit facility for the original letter of credit. The face amount of this letter of credit is \$12,250,000, which is made up of principal in the amount of \$12,055,000 and interest of \$195,000. Any draw downs on the letter of credit are due on demand. If not paid within 120 days, the draw down can be refinanced and converted to a term loan with the commercial bank at the prevailing market terms for similar term loans. The letter of credit is secured by substantially all assets of the Corporation and a compensating balance arrangement. The letter of credit can be withdrawn at the option of the bank if the Facility elects to convert the bonds to a fixed interest rate and expires on August 9, 2024. There are no amounts outstanding under the letter of credit at December 31, 2021 and 2020. The letter of credit agreement contains a number of financial and nonfinancial covenants, which require the Corporation and the Guarantor to maintain certain financial ratios and attain other performance targets. Due to the letter of credit, the bonds are appropriately classified as long term.

Under the Bond Indenture, the Facility must comply with various financial covenants, the most restrictive of which require maintaining a debt service coverage ratio of 1.25 and at least 75 days' cash on hand. The Facility represented that it is not in compliance with the days' cash on hand financial covenant at December 31, 2021. Management has obtained a waiver for the missed covenant as of December 31, 2021.

Long-term debt also consists of a mortgage with a commercial bank providing collateral for revenue bonds issued by the Somerset County Improvement Authority on behalf of the Housing Company. The revenue bonds are wholly owned by a commercial bank. In 2014, the mortgage was refinanced for an amount of \$5,185,620, which included additional funds for construction project and new windows for the facility. The new debt is secured by all of the assets of the Housing Company and is payable in monthly installments of \$38,832 including interest at 3.961% through November 2029.

Scheduled principal repayments of the bonds are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2022	\$ 999,071
2023	1,048,350
2024	1,097,953
2025	1,153,674
2026	784,778
Thereafter	1,176,582
Total	<u>\$ 6,260,408</u>

No interest expense was capitalized for the years ended December 31, 2021 and 2020.

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**NOTE 6 NET PATIENT AND RESIDENT SERVICE AND HOME CARE REVENUE**

**Patient and Resident Service and Home Care Revenue**

Patient and resident service and home care revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled in exchange for providing patient services and care. Patient and resident services includes monthly fees, health care services, and patient, and resident, and other services on the statements of operations. These amounts are due from patients and residents, third-party payors (including health insurers and government programs), and others and includes variable consideration for retroactive revenue adjustments due to settlement of audits, reviews, and investigations. Home care revenue are amounts due from members on contracts and are all private payors. Generally, the Corporation bills the patients monthly for services and third-party payors after the services are performed. Revenue is recognized as performance obligations are satisfied.

Performance obligations are determined based on the nature of the services provided by the Corporation. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred. The Corporation believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to patients and residents receiving skilled nursing or other services within the facility. The Corporation measures the performance obligation from admission into the facility or commencement of services to the point when the Corporation is no longer required to provide services to that patient or resident, which is generally at the time of discharge, completion of patient services, or termination of the resident contract. Revenue for performance obligations satisfied at a point in time is generally recognized when goods are provided to the patients or residents and customers in a retail setting (e.g., pharmaceuticals and medical equipment) and the Corporation does not believe it is required to provide additional goods or services related to that sale.

The Corporation determines the transaction price based on standard charges for goods and services provided, reduced by contractual adjustments provided to third-party payors, discounts provided to uninsured patients and residents in accordance with the Corporation's policy and/or implicit price concessions provided to patients and residents. The Corporation determines its estimates of contractual adjustments based on contractual agreements, its policies, and historical experience. The Corporation determines its estimate of implicit price concessions based on its historical collection experience.

Net patient and resident service and home care revenue is reported at estimated net realizable amounts from patients and residents, third-party payors, and others for services rendered. Retroactive adjustments are considered in the recognition of revenue on an estimated basis in the period the related services are rendered, and such amounts are adjusted in future periods as adjustments become known or as years are no longer subject to such audits, reviews, and investigations. For the years ended December 31, 2021 and 2020, all net patient and resident service revenue was derived from billings to Medicare, Medicaid, and commercial insurance companies. Laws and regulations governing the Medicare and Medicaid programs are extremely complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term.



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**NOTE 6 NET PATIENT AND RESIDENT SERVICE AND HOME CARE REVENUE (CONTINUED)**

**Patient and Resident Service and Home Care Revenue (Continued)**

The composition of net patient and resident service revenues and receivables by major payors for the years ended December 31, 2021 and 2020 is as follows:

	Revenue	
	2021	2020
Medicare	\$ 4,302,499	\$ 3,917,391
Medicaid	770,518	489,838
Private Insurance and Other	4,217,157	4,883,668
Total	<u>\$ 9,290,174</u>	<u>\$ 9,290,897</u>

Revenue from deductibles of patient's and resident's and coinsurance are included in the categories presented above based on the primary payor. Additionally, the portion of Medicaid from Hospice does not represent direct Medicaid services provided. Hospice bills Medicaid for room and board services provided to Medicaid patients at 95% of the nursing home's contractual Medicaid rate, less the residents' portion. Hospice pays the nursing home facility 100% of its contractual Medicaid rate, less the residents' portion.

	Accounts Receivable	
	2021	2020
Medicare	\$ 403,191	\$ 351,447
Medicaid	90,912	65,708
Private Insurance and Other	216,358	78,217
Subtotal	710,461	495,372
Less: Allowance for Doubtful Accounts	(10,532)	(12,085)
Total	<u>\$ 699,929</u>	<u>\$ 483,287</u>

The composition of resident and patient care service revenue based on its service lines, method of reimbursement, and timing of revenue recognition are as follows for the years ended December 31:

	2021	2020
Service Lines:		
Assisted Living	\$ 4,255,656	\$ 4,910,657
Respite Care	65,740	12,000
Client Care and Coordination	4,968,778	4,368,240
Total	<u>\$ 9,290,174</u>	<u>\$ 9,290,897</u>
Method of Reimbursement:		
Fee for Services	\$ 9,290,174	\$ 9,290,897
Retail Sales / Other	-	-
Total	<u>\$ 9,290,174</u>	<u>\$ 9,290,897</u>
Timing of Revenue and Recognition:		
Services Transferred Over Time	\$ 9,290,174	\$ 9,290,897
Total	<u>\$ 9,290,174</u>	<u>\$ 9,290,897</u>

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**NOTE 6 NET PATIENT AND RESIDENT SERVICE AND HOME CARE REVENUE (CONTINUED)**

**Patient and Resident Service and Home Care Revenue (Continued)**

The opening and closing balances in Accounts Receivable were as follows:

Balance at January 1, 2020	\$	792,225
Balance at December 31, 2020		483,287
Balance at December 31, 2021		699,929

**Financing Component**

The Corporation has elected the practical expedient allowed under FASB ASC 606-10-32-18 and does not adjust the promised amount of consideration from patients and residents and third-party payors for the effects of a significant financing component due to the Corporation's expectation that the period between the time the service is provided to a patient or resident and the time that the patient or resident or a third-party payor pays for that service will be one year or less.

**Contract Costs**

The Corporation has applied the practical expedient provided by FASB ASC 340-40-25-4 and all incremental customer contract acquisition costs with an amortization period of under one year are expensed as they are incurred.

**NOTE 7 PENSION PLAN**

The Corporation participates in a salary deferral 401(k) plan covering eligible employees. The Corporation may elect to contribute 25% of employee contributions up to 4% of compensation. There were no contributions to the 401(k) plan for the years ended December 31, 2021 or 2020.

**NOTE 8 LEASE ARRANGEMENTS**

As disclosed in Note 1, the Center leased the skilled nursing facility to Regency for an initial term of 20 years, subject to a 10-year renewal at terms substantially similar to the original lease. Under the terms of the lease agreement (the Agreement), Regency is responsible for all operations of the Center including patient care, billing, and operating costs and normal repairs and maintenance. The Agreement required Regency to pay an amount of rent equal to its annual facilities allowance (as determined by Medicaid) plus a flat charge based on a minimum number of beds. The Agreement also provides for a \$100,000 per annum credit for the first five years of the lease and an annual 1.5% escalation of the flat charge. In accordance with accounting principles generally accepted in the United States of America, the Center recognizes lease income on the straight-line basis. Accordingly, rent receivable totals of \$490,906 and \$552,340 have been recorded at December 31, 2021 and 2020, respectively.

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**NOTE 8 LEASE ARRANGEMENTS (CONTINUED)**

Expected cash receipts for the remaining initial term of the lease are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2022	\$ 1,227,400
2023	1,232,000
2024	1,236,600
2025	1,241,300
2026	1,246,100
Thereafter	208,200
Total	<u>\$ 6,391,600</u>

**NOTE 9 HOUSING ASSISTANCE PAYMENT CONTRACT AGREEMENT**

The Federal Housing Administration (FHA) has contracted with the Housing Company under Section 8 of Title II of the Housing and Community Development Act of 1974, to make housing assistance payments to the Housing Company on behalf of qualified tenants. The agreement expires on October 31, 2030.

**NOTE 10 OPERATING LEASES**

As for the Housing Company, minimum future rents due from tenants under noncancellable operating leases as of December 31, 2021 and 2020 are approximately \$241,512 and \$241,752, respectively. Hospice leased office space under an agreement which expired on August 31, 2019, with the option to renew the terms at that time.

During 2019, Hospice did not renew the agreement following its expiration, and began paying rent expense to the Foundation for its usage of office space. The Campus and Transport also began to pay rent expense to the Foundation in 2019 for their respective shares of usage of office space.

Annual rent expense of \$72,000 for Hospice, \$72,000 for the Campus, and \$7,800 for Transport, to be paid to the Foundation in equal installments each month, was determined based on estimated square footage of space used by each entity.

Total rent expense for Hospice was \$72,000 for the each of the years ended December 31, 2021 and 2020.

Total rent expense for Campus was \$72,000 for each of the years ended December 31, 2021 and 2020.

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**NOTE 10 OPERATING LEASES (CONTINUED)**

Total rent expense for Transport was \$7,800 for each of the years ended December 31, 2021 and 2020.

There are no formal, signed agreements between the Foundation and related entities for these arrangements. All intercompany lease transaction amounts are eliminated in consolidation.

**NOTE 11 STATE OF NEW JERSEY CONTRACT**

The Housing Company has a fee-for-service contract with the State of New Jersey Department of Health and Senior Services to fund housing support services for tenants. The revenue and expenses are as follows:

	<u>2021</u>	<u>2020</u>
Congregate Service Income:		
Tenants	\$ 16,101	\$ 15,035
State of New Jersey, Department of Health and Senior Services	90,132	94,606
Total	<u>\$ 106,233</u>	<u>\$ 109,641</u>
 Congregate Service Expense:		
Food Supplies and Services	\$ 77,787	\$ 85,015
Salaries and Related Expenses	70,991	63,101
Total	<u>\$ 148,778</u>	<u>\$ 148,116</u>

**NOTE 12 RESERVE FOR REPLACEMENT**

The Housing Company was required to make monthly deposits into a replacement reserve in the amount of \$3,469 until November 1, 2021, when it increased to \$3,546. These funds cannot be utilized without the permission of HUD.

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**NOTE 13 NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions at December 31, 2021 and 2020 are comprised of donations which require the passage of time or the fulfillment of specific actions by the Corporation in order to satisfy the asset restriction. These net assets with donor restrictions are summarized as follows:

	2021	2020
Restrictions to be Released as a Result of Actions of the Corporation:		
Main Street	\$ 519,860	\$ 519,860
Adult Day Care	145,007	145,007
Hospice	237,860	244,489
Total	902,727	909,356
Restrictions to be Released through the Passage of Time		
Total	\$ 1,056,563	\$ 1,063,192

Year Ending December 31,	Amount
2022	\$ -
2023	-
2024	-
2025	-
2026	-
Thereafter	153,836
Total	\$ 153,836

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 15.

**NOTE 14 FUTURE OPERATIONS**

As discussed in Note 1 to the consolidated financial statements, the Foundation has, in the past, primarily supported the activities of the Center, and to a lesser extent, the activities of other related entities. Many, but not all of the pledges received by the Foundation were for the support of the Center. Due to continuing operating losses at the Center, its board of trustees entered into an agreement with a for-profit nursing home operator whereby the operator leases the Center property and nursing home operations from the Center for an initial period of 20 years.

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**NOTE 14 FUTURE OPERATIONS (CONTINUED)**

Consequently, the direct operations of the Center have changed from one of operating a nonprofit nursing home to that of a lessor. As a consequence of this action, the principal purpose supported by a majority of the Foundation's donors was terminated. This resulted in a substantial reduction in contributions to the Foundation and the refusal by most donors to pay the balance on pledges made in prior years which were deemed uncollectible and properly reserved for. The pledges on the statement of financial position in the current year reflect pledges made in 2019 that are not related to these actions.

**NOTE 15 ENDOWMENT**

The Corporation has one permanent endowment held by the Foundation 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.

	2021	2020
Donor Restricted, Principal Amount		
Required to be Held in Perpetuity by the Donor	\$ 250,000	\$ 250,000

**Interpretation of Relevant Law**

The board of trustees has interpreted state law as requiring the preservation of the value of the original gift as of the gift date of the donor-restricted endowment fund absent explicit donor stipulations to the contrary. As a result of this interpretation, the Corporation classifies as net assets with donor restrictions in perpetuity (a) the original value of gifts donated to the endowment in perpetuity and (b) the original value of any subsequent gifts to the endowment in perpetuity.

The remaining portion of the donor-restricted endowment fund that is not classified in net assets with donor restrictions in perpetuity is classified as other net assets with donor restrictions until those amounts are designated for expenditure by the Corporation in a manner consistent with the standard of prudence prescribed by state law. The Corporation considers the following factors in making a determination to distribute or accumulate donor-restricted endowment funds:

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

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**NOTE 15 ENDOWMENT (CONTINUED)**

**Return Objectives and Risk Parameters**

The Corporation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Corporation must hold in perpetuity. 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 Corporation expects its endowment funds, over time, to provide an average rate of return of approximately 6% to 8% annually. Actual returns in any given year may vary from this amount.

**Strategies Employed for Achieving Objectives**

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

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

The Foundation has not adopted a spending policy pertaining to general endowment funds. As indicated previously, the gift instrument related to the one endowment the entity has received allows for the expenditure of all investment income.

**Funds with Deficiencies**

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 Corporation to retain as a fund of perpetual duration. As of the years ended December 31, 2021 and 2020, the Foundation did not have any such deficiency. The following tables provide information regarding the change in endowment net assets for the years ended December 31:

	2021		
	With Donor Restrictions		Total
	Other	In Perpetuity	
Endowment Net Assets - Beginning	\$ 67,306	\$ 250,000	\$ 317,306
Investment Income	6,404	-	6,404
Total	73,710	250,000	323,710
Appropriated for Expenditure for Endowment	(13,033)	-	(13,033)
Endowment Net Assets - Ending	<u>\$ 60,677</u>	<u>\$ 250,000</u>	<u>\$ 310,677</u>

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**NOTE 15 ENDOWMENT (CONTINUED)**

**Funds with Deficiencies (Continued)**

	2020		
	With Donor Restrictions		Total
	Other	In Perpetuity	
Endowment Net Assets - Beginning	\$ 35,102	\$ 250,000	\$ 285,102
Investment Income	49,314	-	49,314
Total	84,416	250,000	334,416
Appropriated for Expenditure for Endowment	(17,110)	-	(17,110)
Endowment Net Assets - Ending	<u>\$ 67,306</u>	<u>\$ 250,000</u>	<u>\$ 317,306</u>

The endowment is included within net assets with donor restrictions on the balance sheet of the Foundation. Hospice recognizes its rights to the assets held by the Foundation as interest in the net assets of the Foundation on the balance sheet unless the Foundation has been granted variance power. Hospice adjusts that interest for its share of the change in the net assets of the Foundation as a change in net assets with donor restrictions in the accompanying statement of operations and changes in net assets. The \$250,000 restricted portion of the endowment, that is to be held in perpetuity, is eliminated in consolidation.

**NOTE 16 CONCENTRATIONS OF CREDIT RISK**

The Corporation grants credit without collateral to its patients/residents, some of whom are insured under third-party payor arrangements.

The Corporation maintains cash accounts and certificates of deposit, which, at time, may exceed federally insured limits. The Corporation has not experienced any losses from maintaining cash accounts and certificates of deposit 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.



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**NOTE 17 FUNCTIONAL EXPENSES**

The Corporation provides residential, nursing, and health care services to residents and rental housing for low-income, elderly, and disabled persons. All categories of expenses that are not directly related to the Corporation's program are allocated to one or more management and administrative functions based on estimates of time and effort involved. The functional allocation of these expenses related to these services is as follows for the years ended December 31, 2021 and 2020:

	Program Services	Management and General	Fundraising and Development	Total
<u>December 31, 2021</u>				
Grants and Other Assistance	\$ 3,143	\$ -	\$ -	\$ 3,143
Salaries and Wages	5,671,933	1,910,547	-	7,582,480
Employee Benefits	1,298,905	350,061	-	1,648,966
Patient and Residential	996,836	44,878	-	1,041,714
Professional Services	150,485	306,257	-	456,742
Office Supplies	335,867	489,815	51	825,733
Operating and Maintenance	1,254,599	151,170	-	1,405,769
Travel and Meetings	85,883	32,381	-	118,264
Interest	161,670	17,964	-	179,634
Insurance	136,719	70,746	-	207,465
Depreciation	860,735	223,034	-	1,083,769
Other Expenses	97,202	461,914	-	559,116
Total Expenses by Function	<u>\$ 11,053,977</u>	<u>\$ 4,058,767</u>	<u>\$ 51</u>	<u>\$ 15,112,795</u>
<u>December 31, 2020</u>				
Grants and Other Assistance	\$ 17,111	\$ -	\$ -	\$ 17,111
Salaries and Wages	5,123,228	2,535,556	-	7,658,784
Employee Benefits	1,280,501	274,426	-	1,554,927
Patient and Residential	1,026,262	6,305	-	1,032,567
Professional Services	131,295	364,701	-	495,996
Office Supplies	287,316	509,620	119	797,055
Operating and Maintenance	1,173,267	132,625	-	1,305,892
Travel and Meetings	59,605	30,300	-	89,905
Interest	197,250	21,917	-	219,167
Insurance	109,128	55,250	-	164,378
Depreciation	880,956	228,717	-	1,109,673
Other Expenses	131,193	646,252	-	777,445
Total Expenses by Function	<u>\$ 10,417,112</u>	<u>\$ 4,805,669</u>	<u>\$ 119</u>	<u>\$ 15,222,900</u>

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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**NOTE 18 COMMITMENTS AND CONTINGENCIES**

**Compliance**

Laws and regulations governing the Medicare program are complex and subject to interpretation. The Corporation believes it is in compliance with all other applicable laws and regulations and is not aware of any other current pending or threatened investigations involving allegations of potential wrongdoing. 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 program.

**Other**

There are various legal actions that can occur in the ordinary course of business, and management is not aware of any such matters that would have a material effect on the financial condition or results of operations of the Corporation. In the opinion of management, after consultation with legal counsel, these matters are expected to be resolved without material adverse effect to the Corporation's financial position.

**Property**

There is \$1 included in other assets on the balance sheet to reflect the value of 26 cemetery plots as well as the value of a house in Florida that will be transferred to the Corporation upon the death of the current owner.

**NOTE 19 FEDERAL COVID GRANT REVENUE**

**Paycheck Protection Program Loan**

In May 2020, the Campus, the Facility, and Hospice obtained loans totaling \$237,500, \$660,000, and \$417,500, respectively, (the 2020 PPP Loans) pursuant to the Paycheck Protection Program (PPP) under Division A, Title I of the CARES Act of March 27, 2020. Proceeds from the loans were only used for payroll, rent, utilities, and interest on mortgages and existing debt and other allowable costs under the Paycheck Protection Program (the PPP Loan) of the Coronavirus Aid, Relief, and Economic Security Act (the Cares Act).

Prior to year-end, the Campus, the Facility, and Hospice completed and submitted PPP Loan Forgiveness applications and received notification in January 2021 that the PPP Loans were approved for full forgiveness by the U.S. Small Business Administration (SBA). Therefore, the Campus, the Facility, and Hospice recognized the entire amount of proceeds of the 2020 PPP Loans as Federal COVID Grant Revenue on the Statements of Operations and Changes in Net Assets as of December 31, 2020.

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**NOTE 19 FEDERAL COVID GRANT REVENUE (CONTINUED)**

**Paycheck Protection Program Loan (Continued)**

In January 2021, the Facility and Hospice applied for and received additional funding under the PPP in the amount of \$673,187 and \$431,370, respectively (the 2021 PPP Loan). The Facility and Hospice applied for forgiveness of this loan in 2021 and will retain the documentation to substantiate expenses permissible under the program. In September 2021, the Facility and Hospice received formal forgiveness from the SBA for the entire obligation under the 2021 PPP Loan and recognized the entire amount of proceeds of the 2021 PPP Loan as Federal COVID Grant Revenue on the Statements of Operations and Changes in Net Assets as of December 31, 2021.

The forgiveness on these PPP Loans are subject to review by the SBA for 6 years.

**Provider Relief Funds**

Due to the Coronavirus pandemic, the U.S. Department of Health and Human Services (HHS) made available emergency relief grant funds to health care providers through the CARES Act Provider Relief Fund (PRF). Total grant funds approved and received by the Facility and Hospice was \$491,459 and \$283,013, respectively. The PRFs are subject to certain restrictions on eligible expenses or uses and reporting requirements. At December 31, 2020, the Facility and Hospice recognized \$491,459 and \$283,013, respectively, as Federal COVID Grant Revenue on the Statements of Operations and Changes in Net Assets in the performance indicator. Management believes eligible expenses or uses and reporting requirements were met with respect to the distributed grant funds and therefore the amounts have been recognized appropriately as of December 31, 2020.

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	The Oscar and Ella Wilf Campus for Senior Living, Inc.	The Martin and Edith Stein Assisted Living Residence, Inc.	The Martin and Edith Stein Hospice	The Lena and David T. Wilentz Senior Residence, Inc.	The Jewish Home and Healthcare Center, Inc.	The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.	Wilf At Home	Wilf Transport	Consolidation	
									Eliminations	Consolidated
<b>ASSETS</b>										
<b>CURRENT ASSETS</b>										
Cash and Cash Equivalents	\$ 252,736	\$ 96,617	\$ 636,421	\$ 38,555	\$ 101,551	\$ 466,917	\$ 18,805	\$ 76,585	\$ -	\$ 1,688,187
Investments, at Fair Value										
Without Donor Restrictions	-	-	-	-	-	5,292,782	-	-	-	5,292,782
With Donor Restrictions, Endowment Fund	-	-	-	-	-	417,663	-	-	-	417,663
Accounts Receivable, Net:										
Residents, Net of Allowance of \$6,925	-	103,924	-	-	-	-	-	-	-	103,924
Patients, Net of Allowance of \$5,607	-	-	501,422	-	-	-	-	-	-	501,422
Due from State of New Jersey	-	-	-	9,589	-	-	-	-	-	9,589
Other	-	640	-	-	-	-	158,563	25,142	-	184,345
Pledges Receivable	-	-	-	-	-	1,781	-	-	-	1,781
Due from Affiliates	830,827	11,019	17,326	-	243,000	-	11,098	6,915	(1,120,185)	-
Grant Receivable	-	-	-	22,788	-	-	-	-	-	22,788
Restricted Cash, Residents' Personal Needs	-	3,067	-	-	-	-	-	-	-	3,067
Prepaid Expenses and Other Current Assets	515,779	50,090	12,089	15,075	2	7,501	-	11,116	-	611,652
Total Current Assets	<u>1,599,342</u>	<u>265,357</u>	<u>1,167,258</u>	<u>86,007</u>	<u>344,553</u>	<u>6,186,644</u>	<u>188,466</u>	<u>119,758</u>	<u>(1,120,185)</u>	<u>8,837,200</u>
<b>RESTRICTED DEPOSITS</b>										
Tenant Security Deposits	-	-	-	26,654	-	-	-	-	-	26,654
Residents' Deposits	-	238,328	-	-	-	-	-	-	-	238,328
Replacement Reserve	-	-	-	119,328	-	-	-	-	-	119,328
Total Restricted Deposits	<u>-</u>	<u>238,328</u>	<u>-</u>	<u>145,982</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>384,310</u>
<b>RENT RECEIVABLE</b>										
	-	-	-	-	490,906	-	-	-	-	490,906
<b>PROPERTY AND EQUIPMENT, NET</b>										
	-	8,520,022	-	1,807,927	204,198	4,205,205	-	87,973	-	14,825,325
<b>INVESTMENTS HELD BY THE FOUNDATION</b>										
	-	-	-	-	-	-	-	-	-	-
<b>INTEREST IN NET ASSETS OF FOUNDATION</b>										
	-	-	250,000	-	-	-	-	-	(250,000)	-
Total Assets	<u>\$ 1,599,342</u>	<u>\$ 9,023,707</u>	<u>\$ 1,417,258</u>	<u>\$ 2,039,916</u>	<u>\$ 1,039,657</u>	<u>\$ 10,391,849</u>	<u>\$ 188,466</u>	<u>\$ 207,731</u>	<u>\$ (1,370,185)</u>	<u>\$ 24,537,741</u>

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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CONSOLIDATING SCHEDULE – BALANCE SHEET (CONTINUED)  
DECEMBER 31, 2021**

	The Oscar and Ella Wilf Campus for Senior Living, Inc.	The Martin and Edith Stein Assisted Living Residence, Inc.	The Martin and Edith Stein Hospice	The Lena and David T. Wilentz Senior Residence, Inc.	The Jewish Home and Healthcare Center, Inc.	The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.	Wilf At Home	Wilf Transport	Consolidation	
									Eliminations	Consolidated
<b>LIABILITIES AND NET ASSETS</b>										
<b>CURRENT LIABILITIES</b>										
Current Portion of Long-Term Debt	\$ -	\$ 650,000	\$ -	\$ 349,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999,071
Accounts Payable and Accrued Expenses	105,200	190,172	190,469	27,426	-	2,529	11,801	6,048	-	533,645
Residents' Personal Needs	-	2,967	-	-	-	-	-	-	-	2,967
Due to Affiliates	9,414	118,087	52,115	20,140	2,001	16,821	8,218	650,389	(877,185)	-
Accrued Expenses Affiliates	-	-	-	243,000	-	-	-	-	(243,000)	-
Deferred Rent and Grant Revenue	-	-	-	-	-	-	-	7,973	-	7,973
Total Current Liabilities	114,614	961,226	242,584	639,637	2,001	19,350	20,019	664,410	(1,120,185)	1,543,656
<b>LONG-TERM LIABILITIES</b>										
Long-Term Debt, Less Current Portion	-	2,540,000	-	2,661,103	-	-	-	-	-	5,201,103
Tenant Security Deposits	-	-	-	26,654	-	-	-	-	-	26,654
Residents' Deposits	-	238,328	-	-	-	-	-	-	-	238,328
Total Long-Term Liabilities	-	2,778,328	-	2,687,757	-	-	-	-	-	5,466,085
Total Liabilities	114,614	3,739,554	242,584	3,327,394	2,001	19,350	20,019	664,410	(1,120,185)	7,009,741
<b>NET ASSETS (DEFICIT)</b>										
Without Donor Restrictions	1,484,728	5,284,153	924,674	(1,287,478)	879,844	9,223,748	168,447	(456,679)	-	16,221,437
With Donor Restrictions	-	-	250,000	-	157,812	1,148,751	-	-	(250,000)	1,306,563
Total Net Assets (Deficit)	1,484,728	5,284,153	1,174,674	(1,287,478)	1,037,656	10,372,499	168,447	(456,679)	(250,000)	17,528,000
Total Liabilities and Net Assets	\$ 1,599,342	\$ 9,023,707	\$ 1,417,258	\$ 2,039,916	\$ 1,039,657	\$ 10,391,849	\$ 188,466	\$ 207,731	\$ (1,370,185)	\$ 24,537,741

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
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CONSOLIDATING SCHEDULE – STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS  
YEAR ENDED DECEMBER 31, 2021**

	The Oscar and Ella Wilf Campus for Senior Living, Inc.	The Martin and Edith Stein Assisted Living Residence, Inc.	The Martin and Edith Stein Hospice	The Lena and David T. Wilentz Senior Residence, Inc.	The Jewish Home and Healthcare Center, Inc.	The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.	Wilf At Home	Wilf Transport	Consolidation	
									Eliminations	Consolidated
<b>UNRESTRICTED REVENUES</b>										
Net Patient Service Revenues	\$ -	\$ -	\$ 4,659,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,659,095
Net Resident Service Revenues	-	4,321,396	-	-	-	-	-	-	-	4,321,396
Home Care Revenue	-	-	-	-	-	-	309,683	-	-	309,683
Rental Income	-	-	-	252,190	1,161,137	151,800	-	-	(151,800)	1,413,327
Grant Revenue	-	-	13,033	-	-	-	-	-	(13,033)	-
Federal COVID Grant Revenue	-	673,187	431,370	-	-	-	-	-	-	1,104,557
Tenant Assistance Payment	-	-	-	1,440,548	-	-	-	-	-	1,440,548
Congregate Service Income	-	-	-	106,233	-	-	-	-	-	106,233
Interest and Dividend Income	-	11	1,247	55	28	48,912	6	-	-	50,259
Management Fee Income	1,908,400	-	-	-	54,000	-	-	-	(1,962,400)	-
Other Revenue	832	120,922	4,864	52,049	-	164	-	-	-	178,831
Transportation Income	-	-	-	-	-	-	-	274,008	(82,980)	191,028
Contributions	-	-	-	-	-	1,651,711	-	-	-	1,651,711
Contributions from Related Parties	-	-	-	-	-	1,691,540	-	80,000	(1,771,540)	-
Assets Released from Restriction for Operations	-	-	-	-	-	13,033	-	-	-	13,033
Realized and Unrealized Gains	-	-	-	-	-	561,194	-	-	-	561,194
Total Revenue and Gains	1,909,232	5,115,516	5,109,609	1,851,075	1,215,165	4,118,354	309,689	354,008	(3,981,753)	16,000,895
<b>OPERATING EXPENSES</b>										
Patient Care, Nursing	-	2,561,815	3,203,862	-	-	-	260,354	-	(222,235)	5,803,796
Dietary	-	1,307,981	-	-	-	-	-	-	-	1,307,981
Housekeeping	-	354,979	-	-	-	-	-	-	-	354,979
Property Operating Costs	-	610,676	-	699,234	-	-	-	-	(18,000)	1,291,910
Recreation and Activities	-	316,252	-	-	-	-	-	-	(79,470)	236,782
General and Administrative	1,552,119	1,099,288	1,615,662	492,491	60,373	1,025,603	139,588	92,162	(1,879,455)	4,197,831
Congregate Service Expense	-	-	-	148,778	-	-	-	-	-	148,778
Marketing	(399)	100,933	51,854	-	-	-	18,407	-	(23,460)	147,335
Depreciation	-	561,017	1,525	242,444	99,970	130,388	-	40,652	-	1,075,996
Other	-	-	-	-	-	51	-	346,514	-	346,565
Total Operating Expenses	1,551,720	6,912,941	4,872,903	1,582,947	160,343	1,156,042	418,349	479,328	(2,222,620)	14,911,953
<b>INCOME (LOSS) FROM OPERATIONS</b>	357,512	(1,797,425)	236,706	268,128	1,054,822	2,962,312	(108,660)	(125,320)	(1,759,133)	1,088,942

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
CONSOLIDATING SCHEDULE – STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS (CONTINUED)  
YEAR ENDED DECEMBER 31, 2021**

	The Oscar and Ella Wilf Campus for Senior Living, Inc.	The Martin and Edith Stein Assisted Living Residence, Inc.	The Martin and Edith Stein Hospice	The Lena and David T. Wilentz Senior Residence, Inc.	The Jewish Home and Healthcare Center, Inc.	The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.	Wilf At Home	Wilf Transport	Consolidation	
									Eliminations	Consolidated
<b>OTHER EXPENSES</b>										
Interest Expense	\$ -	\$ 50,125	\$ -	137,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,049
Provision for Bad Debts	-	3,170	6,035	1,421	-	-	2,167	-	-	12,793
Contribution Expense	-	-	401,076	-	1,278,057	80,000	-	-	(1,759,133)	-
Total Other Expenses	-	53,295	407,111	139,345	1,278,057	80,000	2,167	-	(1,759,133)	200,842
<b>REVENUES (LOSSES) IN EXCESS (DEFICIT) OF EXPENSES</b>	357,512	(1,850,720)	(170,405)	128,783	(223,235)	2,882,312	(110,827)	(125,320)	-	888,100
<b>TRANSFERS BETWEEN AFFILIATES</b>	-	2,438,523	-	-	-	(2,670,362)	231,839	-	-	-
<b>INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS</b>	357,512	587,803	(170,405)	128,783	(223,235)	211,950	121,012	(125,320)	-	888,100
Net Assets (Deficit) Without Donor Restrictions - Beginning of Year	1,127,216	4,696,350	1,095,079	(1,416,261)	1,103,079	9,011,798	47,435	(331,359)	-	15,333,337
<b>NET ASSETS (DEFICIT) WITHOUT DONOR RESTRICTIONS - ENDING</b>	<u>\$ 1,484,728</u>	<u>\$ 5,284,153</u>	<u>\$ 924,674</u>	<u>\$ (1,287,478)</u>	<u>\$ 879,844</u>	<u>\$ 9,223,748</u>	<u>\$ 168,447</u>	<u>\$ (456,679)</u>	<u>\$ -</u>	<u>\$ 16,221,437</u>
Net Assets With Donor Restrictions - Beginning of Year	\$ -	\$ -	\$ 250,000	\$ -	\$ 157,812	\$ 1,155,380	\$ -	\$ -	\$ (250,000)	\$ 1,313,192
Realized and Unrealized Gains	-	-	-	-	-	6,404	-	-	-	6,404
Total Restricted Revenue	-	-	-	-	-	6,404	-	-	-	6,404
Net Assets Released from Restrictions	-	-	-	-	-	(13,033)	-	-	-	(13,033)
Increase (Decrease) in Net Assets With Donor Restrictions	-	-	-	-	-	(6,629)	-	-	-	(6,629)
<b>NET ASSETS (DEFICIT) WITH DONOR RESTRICTIONS - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ 157,812</u>	<u>\$ 1,148,751</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (250,000)</u>	<u>\$ 1,306,563</u>

**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
CONSOLIDATING SCHEDULE OF OPERATING EXPENSES  
YEAR ENDED DECEMBER 31, 2021**

	The Oscar and Ella Wilf Campus for Senior Living, Inc.	The Martin and Edith Stein Assisted Living Residence, Inc.	The Martin and Edith Stein Hospice	The Lena and David T. Wilentz Senior Residence, Inc.	The Jewish Home and Healthcare Center, Inc.	The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.	Wilf At Home	Wilf Transport	Consolidation	
									Eliminations	Consolidated
<b>PATIENT CARE</b>										
Supervisor Salary / Medical Director	\$ -	\$ 389,746	\$ 71,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 460,947
LPN Salary	-	797,565	-	-	-	-	-	-	-	797,565
CNA Salary	-	755,926	-	-	-	-	-	-	-	755,926
Registered Nurse Salaries	-	-	707,123	-	-	-	-	-	-	707,123
Registered Nurses, on Call	-	-	190,094	-	-	-	-	-	-	190,094
Home Health Aide Salaries	-	-	641,474	-	-	-	215,200	-	-	856,674
Chaplain and Social Work Salaries	-	-	281,051	-	-	-	-	-	(222,235)	58,816
Employee Benefits	-	441,535	375,533	-	-	-	45,154	-	-	862,222
Agency Staff	-	38,862	-	-	-	-	-	-	-	38,862
Pharmacy Expense	-	-	124,450	-	-	-	-	-	-	124,450
Other Medical Expense	-	-	389,983	-	-	-	-	-	-	389,983
Nursing Home Room and Board	-	-	340,044	-	-	-	-	-	-	340,044
Nursing Supplies	-	138,181	-	-	-	-	-	-	-	138,181
Nursing Home, Other Charges	-	-	152	-	-	-	-	-	-	152
Other	-	-	82,757	-	-	-	-	-	-	82,757
Total Patient Care, Nursing	\$ -	\$ 2,561,815	\$ 3,203,862	\$ -	\$ -	\$ -	\$ 260,354	\$ -	\$ (222,235)	\$ 5,803,796
<b>DIETARY</b>										
Dietary Salary and Food	\$ -	\$ 620,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620,347
Employee Benefits	-	140,953	-	-	-	-	-	-	-	140,953
Supplies	-	546,681	-	-	-	-	-	-	-	546,681
Total Dietary	\$ -	\$ 1,307,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,307,981
<b>HOUSEKEEPING</b>										
Housekeeping Salary	\$ -	\$ 259,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,258
Employee Benefits	-	58,908	-	-	-	-	-	-	-	58,908
Housekeeping Supplies	-	36,813	-	-	-	-	-	-	-	36,813
Total Housekeeping	\$ -	\$ 354,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,979
<b>PROPERTY OPERATING COSTS</b>										
Maintenance Payroll	\$ -	\$ 89,416	\$ -	\$ 188,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,118
Employee Benefits	-	20,317	-	49,002	-	-	-	-	-	69,319
Utilities	-	208,660	-	116,245	-	-	-	-	-	324,905
Cable	-	43,672	-	-	-	-	-	-	-	43,672
Disposal	-	46,224	-	-	-	-	-	-	-	46,224
Repairs	-	86,537	-	-	-	-	-	-	-	86,537
Landscaping	-	115,850	-	-	-	-	-	-	-	115,850
Property Liability Insurance	-	-	-	48,547	-	-	-	-	-	48,547
Supplies	-	-	-	37,228	-	-	-	-	-	37,228
Garbage and Trash Removal	-	-	-	49,514	-	-	-	-	-	49,514
Contracts	-	-	-	58,816	-	-	-	-	-	58,816
Other	-	-	-	151,180	-	-	-	-	(18,000)	133,180
Total Property Operating Costs	\$ -	\$ 610,676	\$ -	\$ 699,234	\$ -	\$ -	\$ -	\$ -	\$ (18,000)	\$ 1,291,910



**THE OSCAR AND ELLA WILF CAMPUS FOR SENIOR LIVING, INC.  
AND CONTROLLED ENTITIES  
CONSOLIDATING SCHEDULE OF OPERATING EXPENSES (CONTINUED)  
YEAR ENDED DECEMBER 31, 2021**

	The Oscar and Ella Wilf Campus for Senior Living, Inc.	The Martin and Edith Stein Assisted Living Residence, Inc.	The Martin and Edith Stein Hospice	The Lena and David T. Wilentz Senior Residence, Inc.	The Jewish Home and Healthcare Center, Inc.	The Foundation of the Oscar and Ella Wilf Campus for Senior Living, Inc.	Wilf At Home	Wilf Transport	Consolidation	
									Eliminations	Consolidated
<b>RECREATION AND ACTIVITIES</b>										
Recreation Salary	\$ -	\$ 204,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (65,670)	\$ 138,797
Employee Benefits	-	46,458	-	-	-	-	-	-	-	46,458
Religious Salaries and Consultants	-	26,782	-	-	-	-	-	-	(13,800)	12,982
Resident Functions	-	10,959	-	-	-	-	-	-	-	10,959
Supplies	-	27,586	-	-	-	-	-	-	-	27,586
Total Recreation and Activities	<u>\$ -</u>	<u>\$ 316,252</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (79,470)</u>	<u>\$ 236,782</u>
<b>GENERAL AND ADMINISTRATIVE</b>										
Salaries	\$ 1,061,836	\$ 477,973	\$ 1,045,628	\$ 257,944	\$ -	\$ 755,949	\$ 99,236	\$ -	\$ (1,417,942)	\$ 2,280,624
Employee Benefits	105,861	108,603	81,064	49,002	-	91,598	-	-	(91,598)	344,530
Professional Fees	-	-	68,344	75,534	26,831	28,386	-	-	(121,215)	77,880
Office Supplies	13,395	34,352	100,019	34,487	746	62,040	2,411	-	-	247,450
Telephone	8,307	17,134	3,030	2,564	-	-	-	-	-	31,035
Insurance and Accounting	35,102	92,256	22,815	-	-	-	-	-	(6,900)	143,273
Legal and Other Professional Fees	95,763	23,449	-	-	-	-	-	-	-	119,212
Data Processing	-	71,341	-	-	-	-	-	-	-	71,341
Licenses and Fees	13,419	11,776	45,578	1,036	7,894	-	-	-	-	79,703
Rent	72,000	-	72,000	-	-	-	-	7,800	(151,800)	-
Transfers to Affiliates	-	-	1,085	-	-	-	-	-	-	1,085
Other Administrative Expenses	146,436	262,404	176,099	71,924	24,902	87,630	37,941	84,362	(90,000)	801,698
Total General and Administrative	<u>\$ 1,552,119</u>	<u>\$ 1,099,288</u>	<u>\$ 1,615,662</u>	<u>\$ 492,491</u>	<u>\$ 60,373</u>	<u>\$ 1,025,603</u>	<u>\$ 139,588</u>	<u>\$ 92,162</u>	<u>\$ (1,879,455)</u>	<u>\$ 4,197,831</u>
<b>MARKETING</b>	<u>\$ (399)</u>	<u>\$ 100,933</u>	<u>\$ 51,854</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>18,407</u>	<u>\$ -</u>	<u>\$ (23,460)</u>	<u>\$ 147,335</u>
<b>DEPRECIATION</b>	<u>\$ -</u>	<u>\$ 561,016</u>	<u>\$ 1,525</u>	<u>\$ 242,444</u>	<u>\$ 99,970</u>	<u>\$ 130,388</u>	<u>\$ -</u>	<u>\$ 40,653</u>	<u>\$ -</u>	<u>\$ 1,075,996</u>
<b>CONGREGATE SERVICE EXPENSE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 148,778</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 148,778</u>
<b>OTHER</b>										
Driver	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,732	\$ -	\$ 336,732
Vehicle	-	-	-	-	-	-	-	9,782	-	9,782
Fundraising	-	-	-	-	-	51	-	-	-	51
Total Other	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 51</u>	<u>\$ -</u>	<u>\$ 346,514</u>	<u>\$ -</u>	<u>\$ 346,565</u>