



**FIND AID FOR THE AGED, INC.  
AND AFFILIATES**

**CONSOLIDATED FINANCIAL REPORTS  
DECEMBER 31, 2021 AND 2020**

# **FIND AID FOR THE AGED, INC. AND AFFILIATES**

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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
FIND Aid for the Aged, Inc. and Affiliates  
New York, New York

### Opinion

We have audited the accompanying consolidated financial statements of FIND Aid for the Aged, Inc. (a nonprofit organization) and Affiliates (collectively the "Organization"), which comprise the consolidated statements of financial position as of December 31, 2021 and 2020, and the related consolidated statements of activities and changes in net assets, functional expenses 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 Organization as of December 31, 2021 and 2020, and the changes in its net assets, and its 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Consolidated Financial Statements

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

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

### Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and

therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

### **Report on Supplementary Information**

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying supplementary information listed in the attached table of contents on pages 25 to 30 is presented for purposes of additional analysis and is not a required part of the basic consolidated financial statements. The supplementary information and accompanying schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the consolidated financial statements. The supplementary information and accompanying schedules have been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information and accompanying schedules are fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.



WISS & COMPANY, LLP

Florham Park, New Jersey  
November 10, 2022

**FIND AID FOR THE AGED, INC. AND AFFILIATES**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	December 31,	
	2021	2020
<b>ASSETS</b>		
Cash and equivalents	\$ 1,728,484	\$ 2,878,171
Marketable securities	3,913,321	2,717,381
Tenant accounts receivable (net of allowance of \$65,158 for 2021 and 2020, respectively)	355,017	212,422
Government grants receivable	1,275,743	676,433
Other receivables	93,289	180,379
Employee retention tax credit receivable	423,034	-
Due from related parties	94,891	16,090
Prepaid expenses and other current assets	253,552	324,485
Investment at cost	146,541	146,541
Restricted deposits and funded reserves	10,822,103	6,477,587
Deferred rents and leased costs assets	416,462	1,237
Intangible air rights assets and receivables	7,534,485	12,933,735
Property and equipment, net	<u>19,227,184</u>	<u>19,735,018</u>
	<u>\$ 46,284,106</u>	<u>\$ 46,299,479</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>LIABILITIES:</b>		
Accounts payable	\$ 275,105	\$ 457,110
Accrued expenses and other liabilities	1,085,020	591,933
Refundable advances	929,871	919,918
Due to related parties	3,267,758	3,229,778
Deferred rent liability	51,189	55,676
Security deposits payable	143,851	136,550
Paycheck protection program ("PPP") loans	749,972	1,005,259
Debt (net of unamortized debt issuance costs of \$455,337 and \$471,857 for 2021 and 2020, respectively)	<u>18,015,575</u>	<u>18,146,752</u>
	<u>24,518,341</u>	<u>24,542,976</u>
<b>COMMITMENTS</b>		
<b>NET ASSETS:</b>		
Without Donor Restrictions	8,558,640	8,544,600
With Donor Restrictions	<u>13,207,125</u>	<u>13,211,903</u>
	<u>21,765,765</u>	<u>21,756,503</u>
Total liabilities and net assets	<u>\$ 46,284,106</u>	<u>\$ 46,299,479</u>

*See accompanying notes to consolidated financial statements.*

**FIND AID FOR THE AGED, INC. AND AFFILIATES**  
**CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS**

	Year Ended December 31,					
	2021			2020		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>SUPPORT AND REVENUES:</b>						
Rental income, net	\$ 4,461,067	\$ -	\$ 4,461,067	\$ 4,305,249	\$ -	\$ 4,305,249
Government grants	4,339,424	-	4,339,424	3,776,600	-	3,776,600
Contributions	174,876	46,550	221,426	440,809	-	440,809
Interest reduction payments revenue - Section 236 Subsidy	146,729	-	146,729	146,729	-	146,729
Contributed facilities	127,320	-	127,320	127,320	-	127,320
Property management fees	118,266	-	118,266	114,130	-	114,130
Developer fees	-	-	-	100,000	-	100,000
Inclusionary housing air rights, net	-	-	-	412,500	13,142,940	13,555,440
Investment return, net	437,958	-	437,958	353,784	-	353,784
Paycheck protection program loan forgiveness	1,005,259	-	1,005,259	-	-	-
Employee retention tax credit income	423,034	-	423,034	-	-	-
Other income	109,560	-	109,560	72,025	-	72,025
	<u>11,343,493</u>	<u>46,550</u>	<u>11,390,043</u>	<u>9,849,146</u>	<u>13,142,940</u>	<u>22,992,086</u>
<b>NET ASSETS RELEASED FROM RESTRICTIONS -</b>						
Satisfaction of program restrictions	51,328	(51,328)	-	63,454	(63,454)	-
Total Support and Revenues	<u>11,394,821</u>	<u>(4,778)</u>	<u>11,390,043</u>	<u>9,912,600</u>	<u>13,079,486</u>	<u>22,992,086</u>
<b>EXPENSES:</b>						
Program Services:						
Senior housing	5,653,126	-	5,653,126	5,164,001	-	5,164,001
Senior centers	3,984,161	-	3,984,161	3,925,390	-	3,925,390
	<u>9,637,287</u>	<u>-</u>	<u>9,637,287</u>	<u>9,089,391</u>	<u>-</u>	<u>9,089,391</u>
Management and General	1,333,116	-	1,333,116	1,344,680	-	1,344,680
Fundraising	410,378	-	410,378	208,555	-	208,555
	<u>11,380,781</u>	<u>-</u>	<u>11,380,781</u>	<u>10,642,626</u>	<u>-</u>	<u>10,642,626</u>
<b>CHANGE IN NET ASSETS</b>	14,040	(4,778)	9,262	(730,026)	13,079,486	12,349,460
<b>NET ASSETS, BEGINNING OF YEAR</b>	<u>8,544,600</u>	<u>13,211,903</u>	<u>21,756,503</u>	<u>9,274,626</u>	<u>132,417</u>	<u>9,407,043</u>
<b>NET ASSETS, END OF YEAR</b>	<u>\$ 8,558,640</u>	<u>\$ 13,207,125</u>	<u>\$ 21,765,765</u>	<u>\$ 8,544,600</u>	<u>\$ 13,211,903</u>	<u>\$ 21,756,503</u>

*See accompanying notes to consolidated financial statements.*

## FIND AID FOR THE AGED, INC. AND AFFILIATES

	Year Ended December 31,					
	2021			2020		
	Senior Housing	Senior Centers	Management and General	Fundraising	Total Expenses	
Salaries	\$ 1,600,652	\$ 2,532,695	\$ 324,832	\$ 117,440	\$ 4,575,619	\$ 4,616,972
Payroll taxes and fringe benefits	426,885	487,252	134,467	30,813	1,079,417	1,130,440
Utilities	1,016,823	6,620	4,985	-	1,028,428	872,744
Professional fees and contract services	380,267	203,870	383,504	237,727	1,205,368	1,263,939
Repairs and maintenance	525,396	138,646	1,151	1,756	666,949	612,397
Food	-	187,877	-	-	187,877	216,450
Insurance	433,687	64,594	96,453	636	595,370	520,530
Interest expense	264,245	-	-	-	264,245	69,224
Office expenses	-	27,032	142,425	21,400	190,856	22,732
Rent	-	179,852	81,318	-	261,170	3,026
Real estate taxes	98,675	-	-	-	98,675	109,767
Supplies	-	16,701	-	-	16,701	34,323
Telephone and postage	-	36,809	14,701	607	52,117	53,685
Equipment rental	-	16,621	5,139	-	21,760	20,501
Other expenses	-	4,309	42,727	-	47,036	115
Depreciation and amortization	906,496	81,282	4,716	-	992,494	904,996
Bad debt expense	-	-	96,699	-	96,699	32,590
	5,653,126	3,984,161	1,333,116	410,378	11,380,781	10,916,143
Less: expenses included with revenues on the Statements of Activities and Changes in Net Assets - Costs associated with the sale of air rights	-	-	-	-	-	(273,517)
	\$ 5,653,126	\$ 3,984,161	\$ 1,333,116	\$ 410,378	\$ 11,380,781	\$ 10,642,626

Less: expenses included with revenues on the Statements of Activities and Changes in Net Assets - Costs associated with the sale of air rights

*See accompanying notes to consolidated financial statements.*

**FIND AID FOR THE AGED, INC. AND AFFILIATES**

**CONSOLIDATED STATEMENTS OF CASH FLOWS**

	Year Ended December 31,	
	2021	2020
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Change in net assets	\$ 9,262	\$ 12,349,460
Adjustments to reconcile change in net assets to net cash flows from operating activities:		
Depreciation and amortization	992,494	904,996
Interest expense relating to deferred debt issuance costs	16,522	1,945
Bad debts	96,699	32,590
Unrealized gain on marketable securities	(205,268)	(277,293)
Realized gain on marketable securities	(160,741)	(26,664)
Donated investment at cost	-	(146,541)
Donated intangible air rights	-	(17,058,735)
Forgiveness of paycheck protection program loan	(1,005,259)	-
Income from employee retention tax credit	(423,034)	-
Change in operating assets and liabilities:		
Tenant accounts receivable	(239,294)	(164,334)
Government grants receivable	(599,310)	123,074
Other receivables	87,090	79,708
Due from related parties	(78,801)	172,540
Prepaid expenses and other current assets	70,933	(90,009)
Deferred rents and leased costs assets	(54,950)	188,065
Accounts payable	(234,364)	(41,828)
Accrued expenses and other liabilities	132,812	(29,240)
Refundable advances	9,953	154,476
Deferred rent liability	(4,487)	4,621
Due to relatives parties	37,980	-
Security deposits payable	7,301	(149,273)
Net cash flows from operating activities	<u>(1,544,462)</u>	<u>(3,972,442)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of marketable securities	(1,119,979)	(329,287)
Proceeds from sale of marketable securities	290,049	214,106
Proceeds from 2020 sale of air rights (intangible asset and receivable)	5,399,250	4,125,000
Purchases of property and equipment	(432,302)	(1,522,126)
Net cash flows from investing activities	<u>4,137,018</u>	<u>2,487,693</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Due to related party, held in reserve	-	3,229,778
Proceeds from paycheck protection program ("PPP") loans	749,972	1,005,259
Proceeds from debt agreements	10,658	1,218,195
Debt principal payments	(158,357)	(143,366)
Net cash flows from financing activities	<u>602,273</u>	<u>5,309,866</u>
<b>NET CHANGE IN CASH, EQUIVALENTS AND RESTRICTED CASH</b>	<u>3,194,829</u>	<u>3,825,117</u>
<b>CASH, EQUIVALENTS AND RESTRICTED CASH, BEGINNING OF YEAR</b>	<u>9,355,758</u>	<u>5,530,641</u>
<b>CASH, EQUIVALENTS AND RESTRICTED CASH, END OF YEAR</b>	<u>\$ 12,550,587</u>	<u>\$ 9,355,758</u>
<b>Cash, equivalents and restricted cash is comprised of:</b>		
Cash	\$ 1,728,484	\$ 2,878,171
Restricted deposits and funded reserves	10,822,103	6,477,587
Total cash, equivalents and restricted cash shown on the Statements of Financial Position	<u>\$ 12,550,587</u>	<u>\$ 9,355,758</u>
<b>SUPPLEMENTAL CASH FLOW INFORMATION</b>		
Interest paid	<u>\$ 164,043</u>	<u>\$ 155,390</u>
<b>NON-CASH OPERATING, INVESTING AND FINANCING ACTIVITIES:</b>		
Property and equipment additions financed by accounts payable	\$ 52,359	\$ 310,147
Donated Investment at cost	\$ -	\$ 146,541
Donated air rights	\$ -	\$ 17,058,735
Commissions incurred but not yet paid	<u>\$ 360,275</u>	<u>\$ -</u>

*See accompanying notes to consolidated financial statements.*



# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies:

**Principles of Consolidation** - The consolidated financial statements include the accounts of FIND Aid for the Aged, Inc. ("FIND Aid") and its affiliates, Woodstock Housing Development Fund Corporation for Senior Citizens ("Woodstock"), The Hamilton Housing Development Company, Inc. ("Hamilton") and Hargrave Housing Development Fund Corporation ("Hargrave") (collectively referred to as the "Organization"). The entities are consolidated based on control and economic interest. The financial position and results of operations presented in the accompanying consolidated financial statements do not represent those of a single legal entity. All intercompany transactions and accounts have been eliminated in consolidation.

**Nature of the Organization** - FIND Aid is a nonprofit organization that was incorporated in 1969. FIND Aid's primary purpose is to develop, conduct and administer programs to aid the aged on New York City's West Side. These programs provide meals, recreational and social activities, social services and housing for senior citizens. FIND Aid operates four senior centers and maintains its administrative office on the Upper West Side of Manhattan.

Woodstock was organized in 1975 as a nonprofit corporation. It manages and owns Woodstock Hotel, a residential facility for low-income senior citizens. The building has 296 units located in New York, New York and a senior citizen's center.

Hamilton was organized in 1972 as a nonprofit corporation for the purpose of operating a rental housing project under Section 236 of the National Housing Act with mortgage insurance provided by the Federal Housing Administration ("FHA") of the Department of Housing and Urban Development. The project consists of 176 units located in New York, New York.

Hargrave is a nonprofit organization formed in 2001 pursuant to Article XI of the Private Housing Finance Law and Section 402 of the Not-for-Profit Corporation Law of the State of New York. On April 29, 2019, Hargrave entered into a Declaration of Interest and Nominee Agreement with JOE PF Hargrave, LLC ("JOE PF"). JOE PF is solely owned by Joint Ownership Entity New York City Corporation ("JOE NYC," a non-profit organization), an unrelated organization that serves as its asset manager. JOE NYC is committed to providing and managing low-income housing in New York and was created to assemble ownership of affordable housing projects owned by other non-profit Community Development Corporations to secure their long-term viability and to make members more competitive in securing new affordable housing development opportunities. The Declaration of Interest and Nominee Agreement provides for, amongst other matters, the following:

- Hargrave is to retain legal title to the residential property, consisting of 112 apartment units and a community center.
- The equitable and beneficial interest of the residential property has been transferred to JOE PF for all purposes and shall have all rights related thereto including, but not limited to, the right to receive all proceeds from the development, including rents and other moneys from mortgages, pledges, sales, or other disposition of the development other than the Inclusionary Housing ("IH," which is assigned to FIND Aid) Program proceeds (see Note 11).
- JOE PF is to have ultimate management authority and responsibilities, while FIND Aid will continue to act as the administrator and assume day-to-day management of the premises for a monthly fee under a renewing, annual administrative contract.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### **Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies (continued):**

Additionally, Hargrave's former debts were paid off and refinanced under a new loan where JOE PF is the borrower and FIND Aid is the sponsor and guarantor (see Note 11). As a member of JOE NYC and in return for joining and contributing property to JOE NYC, FIND Aid has a seat on the Board of Directors and has the right to net cash flow based upon a valuation and access to guarantees for new developments. Members of JOE NYC may not withdraw for ten years upon joining, except upon dissolution of the entity for legal or financial reasons.

***Cash and Equivalents and Credit Risk*** - Cash and equivalents include money market funds and all other highly liquid short-term investments purchased with maturities of three months or less. The Organization maintains its cash balances with financial institutions insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000. The Organization also maintains funded escrows and reserves, which are held in trust accounts in the Organization's name (see Note 6). At times, these balances may exceed the FDIC limits; however, the Organization has not experienced any losses in such accounts and believes it is not exposed to any significant risks with respect to these balances.

***Marketable Securities and Credit Risk*** - The Organization records securities purchases at cost, or if donated, at fair value on the date of donation. Thereafter, marketable securities are reported at their fair value on the statements of financial position.

Net investment income/(loss) is reported in the consolidated statements of activities and changes in net assets and consists of interest and dividend income, realized and unrealized capital gains and losses, less external and direct internal investment expenses and is classified without donor restrictions unless its use is restricted by explicit donor stipulation or by law. Purchases and sales of investments are recorded on a settlement date basis. The cost of securities sold is determined using the specific identification method. The Organization reviews its investments annually for impairment. Management has determined there are no other than temporary losses as of December 31, 2021 and 2020.

The investments are protected by the Securities Insurance Protection Corporation ("SIPC"), which provides limited insurance in certain circumstances for securities and cash held in brokerage accounts. The insurance is limited to \$500,000 for securities and \$250,000 for cash balances. The insurance does not protect against investment losses. At times, such balances may be in excess of SIPC insured limits.

***Tenant Accounts Receivable*** - The Organization carries its tenant accounts receivable at net realizable value. The Organization establishes a reserve for receivables that may prove to be uncollectible based on periodic review by management of collections and current credit conditions of each tenant. Accounts are written off as uncollectible when management has determined that a sufficient period of time has elapsed without receiving payment and the tenants do not exhibit the ability to meet their obligations.

***Government Grants Receivable*** - Government grants receivable, all due within one year, represent amounts due from government agencies under various cost-reimbursement agreements. The Organization determines the need for an allowance based on history of write-offs, levels of past due accounts and its relationships with, and economic status, of its grantors. As of December 31, 2021 and 2020, no provision was deemed necessary for uncollectible amounts.

***Employee Retention Tax Credit ("ERC")*** - In March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act") was signed into law providing numerous tax provisions and other stimulus measures, including an employee retention credit ("ERC"), which is a refundable tax credit against certain employment taxes. The Organization's policy is to account for the ERC as a loss recovery and recognize it when it is probable. As of December 31, 2021, the Organization applied for approximately \$423,034 of ERC, which is recorded in Support and Revenues. The total ERC receivable remains outstanding at December 31, 2021.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies (continued):

**Investment at Cost** - In December 2020, a 5% ownership of TRG Hamilton, LLC ("TRG") was donated to the Organization. This investment was initially valued at fair value on the date of donation, as required. Since this investment does not have a readily determinable fair value, the Organization has elected the measurement alternative under which it measures this investment at cost minus impairment, if any, plus or minus changes resulting from observable price changes in orderly transactions for the identical or a similar investment of the same issuer. Management reviews this investment annually for impairment and determined there was none as of December 31, 2021 and 2020.

**Intangible Air Rights** - As a result of entering the Inclusionary Housing Program, the Organization was able to generate intangible air rights. Air rights are an in-kind donation made by the City of New York and is recorded at fair value once it completes the affordable housing preservation work and is granted air rights (see Note 14). The intangible assets have an indefinite life and will be reviewed annually for impairment. As of December 31, 2021 and 2020, management has determined that the intangible air rights are not impaired.

**Property and Equipment** - Property and equipment are recorded at cost and are depreciated using the straight-line method over their estimated life as follows:

Buildings	27.5 to 40 years
Building improvements	20 years
Furniture and equipment	3 to 7 years

Leasehold improvements are amortized over the shorter of the life of the lease or over their estimated useful lives. Construction in progress is not depreciated until placed in service. Management generally capitalizes items in excess of \$5,000. Repairs and maintenance costs are expensed as incurred while major renewals and betterments are capitalized. When assets are disposed of, the assets and related allowances for depreciation are eliminated from the accounts and any resulting gain or loss is reflected in operations.

**Long-Lived Assets** - The Organization evaluates all long-lived assets for impairment. Long-lived assets are evaluated for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. If the carrying amount is not fully recoverable, an impairment loss is recognized to reduce the carrying amount to fair value and is charged to expense in the period of impairment. As of December 31, 2021 and 2020, management has determined that these assets are not impaired.

**Refundable Advances** - The Organization records government grant support as a refundable advance until it is expended for the purpose of the grant or contract, at which time it becomes unconditional and is recognized as unrestricted support.

**Deferred Rent Liability** - The Organization has operating leases, which contain predetermined increases in the rentals payable during the term of such leases. For these leases, the aggregate rental expense is recognized on a straight-line basis over the lease term. The difference between the expenses charged to operations in any year and the amount payable under the leases during the year is recorded as deferred rent on the Organization's statements of financial position, which will reverse over the lease term.

**Paycheck Protection Program Loans** - The Organization's policy is to account for the PPP loans as debt and to classify the PPP loans as long-term. The Organization would continue to record the loans as debt until either (1) the loan is partially or entirely forgiven and the debtor has been legally released, at which point the amount forgiven would be recorded into income or (2) the Organization pays off the loan. See Note 9 regarding forgiveness of the PPP loans.

## FIND AID FOR THE AGED, INC. AND AFFILIATES

### NOTES TO FINANCIAL STATEMENTS

#### Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies (continued):

**Debt Issuance Costs** - Costs relating to refinancing the mortgage loan are netted against debt and amortized over the term of the related debt. Amortization of deferred financing costs charged to interest expense totaled \$16,522 and \$1,945 for 2021 and 2020, respectively (see Note 8).

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

*Net Assets without Donor Restrictions* - Net assets available for use in general operations and not subject to donor-imposed restrictions.

*Net Assets with Donor Restrictions* - Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates those resources be maintained in perpetuity. The Organization reports contributions restricted by donors 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 consolidated statements of activities as net assets released from restrictions.

**Support and Revenue** - The Organization recognizes revenue following applicable guidance, which is determined by the existence or absence of a reciprocal exchange transaction.

#### Revenue Accounted for in Accordance with Lease Accounting (Topic 840):

*Rental Income* - Apartment rents are recognized as income on the accrual basis as they are earned. Advance receipts of rental income are deferred and classified as liabilities until earned. All leases between the Organization and the tenants of the property are considered to be operating leases. These leases have a one-year term and are renewable on an annual basis.

Commercial rents are recognized on a straight-line basis under which contractual rent increases are recognized equally over the lease term. Rental income recorded on the straight-line method in excess of the rents billed is recognized as deferred rents assets.

#### Revenue Accounted for in Accordance with Contribution Accounting (Topic 605):

*Government Grants* - The Organization receives cost-reimbursable government grants, which are conditioned upon certain performance requirements and/ or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Organization incurs expenditures in compliance with specific grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statements of financial position.

## FIND AID FOR THE AGED, INC. AND AFFILIATES

### NOTES TO FINANCIAL STATEMENTS

#### Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies (continued):

*Contributions* - The Organization recognizes contributions when cash, securities or other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give - that is, those with a measurable performance or other barrier and a right of return - are not recognized until the conditions on which they depend have been met. Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows. The discounts on those amounts are computed using risk-free interest rates applicable to the years in which the promises are received. Amortization of the discount, if applicable, is included in contribution revenue. The discount will be recognized as contribution revenue in future fiscal years as the discount is amortized over the duration of the contributions.

*Contributed Facilities* - During the years ended December 31, 2021 and 2020, the Organization received contributed facility office space with an estimated fair value of \$127,320. The amount reflected in the consolidated statements of activities and changes in net assets as contributed facilities income is offset by the same amount in rent expense. The value of this space is based on the square footage occupied by the Organization at the estimated rental value per square foot.

*Inclusionary Housing Air Rights, net* - During the year ended December 31, 2020, the Organization received contributed air rights, an intangible asset from New York City as part of its Inclusionary Housing Program (see Note 14). The value is based on the square footage generated by the Organization at the estimated fair value per square foot. There was no contribution nor sale of air rights for the year ended December 31, 2021.

*Interest Reduction Payments Revenue* - Hamilton receives a monthly subsidy from HUD to assist in the payment of mortgage interest on the first mortgage (Note 8), under Section 236, of Title II of the National Housing Act.

#### Revenue Accounted for as Contracts with Customers (Topic 606):

The amount of revenue recognized under Topic 606 reflects the consideration the Organization expects to receive in exchange for satisfying distinct performance obligations. If a performance obligation does not meet the criteria to be considered distinct, the Organization combines it with other performance obligations until a distinct bundle of goods or services exists. Assumptions about the likelihood and amount of variable consideration and significant reversals, if any, are based on history and included when applicable. The Organization's management expects that the period between when the Organization transfers goods and services and when they are paid for those goods and services will be one year or less. Therefore, the Organization has elected the practical expedient not to adjust the promised amount of consideration for the effects of a significant financing component. Any contract fees received in advance of satisfying the performance obligations are recorded as a contract liability until the service is performed. There were no contract liabilities as of December 31, 2021 and 2020. The following revenue streams are accounted for under Topic 606:

*Developer Fees* - The Organization has occasionally participated in providing support to develop projects. Revenue is recognized at a point in time once the project has been completed.

*Property Management Fees* - The Organization provides property management support services, which are billed monthly when earned.

## FIND AID FOR THE AGED, INC. AND AFFILIATES

### NOTES TO FINANCIAL STATEMENTS

#### **Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies (continued):**

***Functional Allocation of Expenses*** - The costs of program and supporting services activities have been summarized on a functional basis in the consolidated statements of activities and changes in net assets. The consolidated statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Salaries and related expenses are allocated on the basis of estimated time and effort. Other expenses are allocated on the basis of direct costs.

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

Organization operations could be disrupted by large-scale regional events such as the recent outbreak of the novel coronavirus COVID-19. Such events could limit the Organization's ability to manage the business, disrupt the Organization's operations and could impact the timing of completion of performance obligations in the affected areas. Notwithstanding, the Organization is monitoring regional developments and proceeding with proactive strategies to minimize any impact to operations. Given the uncertainty related to COVID-19 management cannot reasonably estimate the overall impact on the Organization's consolidated financial statements related to these matters.

***Income Taxes*** - The Organization is exempt from federal income taxes under Internal Revenue Code Section 501(c)(3) and, therefore, has made no provision for Federal or State income taxes in the accompanying consolidated financial statements. The Organization has also been determined by the Internal Revenue Service ("IRS") not to be a "private Organization" within the meaning of Section 509(a)(1) of the Internal Revenue Code and therefore has been determined to be a public charity under the Internal Revenue Code. Other significant tax positions include its determination of whether any amounts are subject to unrelated business income tax ("UBIT"). Management has determined that the Organization had no activities subject to UBIT in the years ended December 31, 2021 and 2020. All significant tax positions have been considered by management and it has been determined that all tax positions would be sustained upon examination by tax authorities. The Organization is required to file form 990 (Return of Organization Exempt from Income Tax) and annual reports in New York, which are subject to federal and state examinations, generally up to three years, from the extended due date of the tax return. The federal and state forms for 2018 through 2020 are open to federal and state examination as of December 31, 2021.

***Recently Issued Accounting Pronouncements*** - In February 2016, the Financial Accounting Standards Board (the "FASB") issued Accounting Standards Update ("ASU") No. 2016-02, "Leases (Topic 842)," which replaces the existing guidance in ASC 840 – Leases. This ASU requires a dual approach for lessee accounting under which a lessee would account for leases as finance leases or operating leases. Both finance leases and operating leases will result in the lessee recognizing a right-of-use asset and a corresponding lease liability. For finance leases, the lessee would recognize interest expense and amortization of the right-of-use asset and for operating leases, the lessee would recognize a straight-line total lease expense. This ASU is effective for fiscal years beginning after December 15, 2021. The requirements of this standard include a significant increase in required disclosures. Management is currently evaluating the impact of this ASU on its consolidated financial statements.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### **Note 1 - Nature of the Organizations and Summary of Significant Accounting Policies (continued):**

In June 2016, the FASB issued ASU 2016-13 *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*, including subsequently issued ASUs, to clarify the implantation guidance in ASU 2016-13. The amendment requires a financial asset (or group of financial assets) such as trade receivables and available-for-sale debt securities, to be assessed for impairment under current expected credit loss model rather than an incurred loss model. The measurement of expected credit losses is based on relevant information about past events, including historical experience, current conditions and reasonable and supportable forecasts that affect the collectability of the reported amount. ASU 2016-13 will be effective for fiscal years beginning after December 15, 2022. Management is currently evaluating the impact of this adoption on its consolidated financial statements.

In September 2020, the FASB issued ASU 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets (Topic 958)*, which is effective for fiscal years beginning after June 15, 2021, with early adoption permitted, and is intended to improve transparency in the reporting of contributed nonfinancial assets, also known as gifts in-kind, for not-for-profit organizations. The ASU requires a not-for-profit organization to present contributed nonfinancial assets as a separate line item in the statement of activities, apart from contributions of cash or other financial assets, along with expanded disclosure requirements. Management is currently evaluating the impact of this ASU on its consolidated financial statements.

**Reclassifications** - Certain prior period amounts have been reclassified for consistency with the current year presentation. These reclassifications were limited to the consolidated statements of financial position, functional expenses and cash flows. There was no impact on the change in net assets.

**Subsequent Events** - Management has reviewed and evaluated all events and transactions from December 31, 2021 through November 10, 2022, the date that the financial statements were available for issuance. The effects of those events and transactions that provide additional pertinent information about conditions that existed at the statement of financial position date have been recognized in the accompanying financial statements.

### **Note 2 - Liquidity and Availability:**

Management regularly monitors the availability of resources required to meet its operating needs. As part of management's liquidity plan, it has a policy to structure its financial assets to be available as its general expenses, liabilities, and other obligations come due. For purposes of analyzing resources available to meet general expenses over a 12-month period, management considers all expenses related to its ongoing activities. Financial assets available for general expense, that is, without donor or other restrictions limiting their use, within one year of the consolidated statement of financial position date, comprise the following:

	December 31,	
	2021	2020
Available financial assets at year-end:		
Cash and equivalents	\$ 1,728,484	\$ 2,878,171
Marketable securities	3,913,321	2,717,381
Tenant accounts receivable	355,017	212,422
Grants receivable	1,275,743	676,433
Other receivables	93,289	180,379
Due from related parties	94,891	16,090
Total financial assets at year-end	7,460,745	6,680,876
Less: Donor restricted net assets (see Note 12)	(64,185)	(68,963)
Total available financial assets at year-end	<u>\$ 7,396,560</u>	<u>\$ 6,611,913</u>

## FIND AID FOR THE AGED, INC. AND AFFILIATES

### NOTES TO FINANCIAL STATEMENTS

#### **Note 2 - Liquidity and Availability (continued):**

In addition to financial assets available to meet general expenses over the next 12 months, the Organization operates with a balanced budget and anticipates collecting sufficient revenue to cover general expenses. Refer to the consolidated statements of cash flows, which identify the sources, and uses of the Organization's cash. If the need arises, the Organization has access to a \$500,000 line of credit (see Note 11) and has reserves that may be used to fund project maintenance, capital replacements and improvements (see Note 6).

#### **Note 3 - Fair Value Measurements:**

Fair Value Measurements and Disclosures FASB ASC 820, establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy under FASB ASC 820 are described as follows:

- *Level 1* - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access.
- *Level 2* - Inputs to the valuation methodology include:
  - Quoted prices for similar assets or liabilities in active markets;
  - Quoted prices for identical or similar assets in inactive markets;
  - Inputs other than quoted prices that are observable for the asset or liability;
  - Inputs that are derived principally from or corroborated by observable market data by correlation or other means.
- *Level 3* - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

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

- Mutual Funds and Exchange Traded Equity Funds (recurring): Valued at the closing price reported in the active market in which the fund is traded.
- Intangible Air Rights (non-recurring): Valued at the fair value at the estimated sales price based on the Organization's recent sales price.

The preceding methods may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.



# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 3 - Fair Value Measurements (continued):

The following tables set forth by level, within the fair value hierarchy, the Organization's assets at fair value as of December 31, 2021 and 2020:

<i>Assets at Fair Value as of December 31, 2021</i>				
	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Total</i>
Marketable Securities				
Mutual Funds	\$ 1,036,156	\$ -	\$ -	\$ 1,036,156
Exchange Traded Equity Funds	<u>2,877,165</u>	<u>-</u>	<u>-</u>	<u>2,877,165</u>
Total	<u>\$ 3,913,321</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,913,321</u>

<i>Assets at Fair Value as of December 31, 2020</i>				
	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Total</i>
Marketable Securities				
Mutual Funds	\$ 875,620	\$ -	\$ -	\$ 875,620
Exchange Traded Equity Funds	<u>1,841,761</u>	<u>-</u>	<u>-</u>	<u>1,841,761</u>
Total	<u>\$ 2,717,381</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,717,381</u>
Intangible Air Rights (non-recurring)	<u>\$ -</u>	<u>\$ 12,933,735</u>	<u>\$ -</u>	<u>\$ 12,933,735</u>

**Change in Fair Value Levels** - The availability of observable market data is monitored to assess the appropriate classification of financial instruments within the fair value hierarchy. Changes in economic conditions or model-based valuation techniques may require the transfer of financial instruments from one fair value level to another. In such instances, the transfer is reported at the beginning of the reporting period. For the years December 31, 2021 and 2020, there were no significant transfers in or out of levels 1, 2, or 3.

### Note 4 – Government Grants Receivable:

The Organization had government grant receivable balances from the following funding sources:

	December 31,			
	2021		2020	
New York City Department for the Aging	\$ 1,034,438	81%	\$ 368,275	54%
New York State Office of Temporary and Disability Assistance	88,173	7%	81,350	12%
New York City Department of Homeless Services	89,129	7%	72,133	11%
U.S. Department of Housing and Urban Development	<u>64,003</u>	<u>5%</u>	<u>154,675</u>	<u>23%</u>
	<u>\$ 1,275,743</u>	<u>100%</u>	<u>\$ 676,433</u>	<u>100%</u>

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 5 - Related Party Transactions:

**Due from/(to) Related Parties** – FIND Aid, Woodstock and Hamilton lease employees and allocate the related costs to JOE PF which totaled \$221,796 and \$263,868 for the years ended December 31, 2021 and 2020, respectively. These entities had outstanding non-interest-bearing balances derived from this activity due from JOE PF totaling \$91,891 and \$16,090 for the years ended December 31, 2021 and 2020, respectively.

Additionally, FIND Aid provides property management services to JOE PF, which is based on allowable limits set by the New York City HPD. FIND Aid charged JOE PF \$118,266 and \$114,130 for the years ended December 31, 2021 and 2020, respectively.

Hargrave holds legal title to the property transferred to JOE PF (see Note 1). As part of this transfer, Hargrave is required to hold funds due to JOE PF in interest bearing reserves (0.4%) as follows:

	December 31,	
	2021	2020
Operating Reserve (Note 6)	\$ 593,889	\$ 591,950
Replacement Reserve (Note 6)	2,646,470	2,637,828
	<u>\$ 3,240,359</u>	<u>\$ 3,229,778</u>

**Contributed Space** - FIND Aid receives space to operate one of their senior citizens center free of charge from JOE PF. The value of this space is based on the square footage occupied by the FIND Aid at the estimated rental value per square foot and totaled \$127,320 for the years ended December 31, 2021 and 2020, respectively.

### Note 6 - Restricted Deposits and Funded Reserves:

Restricted deposits and funded reserves consisted of the following:

	December 31,			
	2021			
	Woodstock	Hamilton	Hargrave*	Total
Restricted Deposits -				
Tenant Security Deposits	\$ -	\$ 143,851	\$ -	\$ 143,851
Funded Reserves:				
(a) Escrow Deposits	-	158,709	-	158,709
(b) Operating Reserve	954,656	-	593,889	1,548,545
(c) Replacement Reserve	990,270	470,022	2,646,470	4,106,762
(d) Off-Site Preservation Costs	-	-	209,890	209,890
(e) Escrow- Sale of Air Rights	-	-	4,654,346	4,654,346
	<u>\$ 1,944,926</u>	<u>\$ 772,582</u>	<u>\$ 8,104,595</u>	<u>\$ 10,822,103</u>

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 6 - Restricted Deposits and Funded Reserves (continued):

	December 31,			
	2020			
	Woodstock	Hamilton	Hargrave*	Total
Restricted Deposits -				
Tenant Security Deposits	\$ -	\$ 136,550	\$ -	\$ 136,550
Funded Reserves:				
(a) Escrow Deposits	-	115,524	-	115,524
(b) Operating Reserve	1,184,628	-	591,950	1,776,578
(c) Replacement Reserve	1,162,596	439,306	2,637,828	4,239,730
(d) Off-Site Preservation Costs	-	-	209,205	209,205
	<u>\$ 2,347,224</u>	<u>\$ 691,380</u>	<u>\$ 3,438,983</u>	<u>\$ 6,477,587</u>

\* Although the Operating, Replacement and Off-Site Preservation Costs Reserves are in Hargrave's name, the Operating and Replacement Reserves are tied to the property transferred to JOE PF in 2019, and the Off-Site Preservation Costs are due to FIND Aid (see Note 14).

**Restricted Deposits** - Tenant security deposits related to commercial leases are held in a separate bank account.

**Funded Reserves** - According to the terms of the mortgage and other regulatory agreements (see Note 8), the Organization is required to maintain escrow deposits and reserves comprised of the following:

- (a) The Escrow Deposits are required by the mortgagors to provide for the orderly invoicing and payment of real estate taxes, water and sewer, and insurance premiums.
- (b) The Operating Reserves may be used to fund project maintenance, capital replacements and capital improvements, but only in the event that the Replacement Reserve Account is insufficient to cover such costs and no other funds are available.
- (c) The Replacement Reserves shall be used solely to fund project maintenance, capital replacements and capital improvements.
- (d) The Off-Site Preservation Costs shall be used to fund the creation, rehabilitation, or preservation of additional affordable housing.
- (e) This escrow account represents the net proceeds from the sale of air rights deposited to the escrow account after all fees were paid. This account shall be used to fund the creation, rehabilitation, or preservation of additional affordable housing.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 6 - Restricted Deposits and Funded Reserves (continued):

Per mortgage agreements, the following annual deposits are required to be made into the replacement reserve:

Year End December 31,	Woodstock	Hamilton	Total
2022	\$ 180,651	\$ 73,894	\$ 254,545
2023	94,410	73,894	168,304
2024	97,242	73,894	171,136
2025	100,160	73,894	174,054
2026	103,164	73,894	177,058
Thereafter	<u>2,488,006</u>	<u>671,204</u>	<u>3,159,210</u>
Total	<u>\$ 3,063,633</u>	<u>\$ 1,040,674</u>	<u>\$ 4,104,307</u>

As a result of the delays in the processing of retroactive rent increases effective August 1, 2021, the 2021 annual requirement for Woodstock of \$85,849 was not fulfilled as of December 31, 2021. This will be fulfilled in 2022 along with that years' required payment. There was no penalty for missing the required 2021 payment. The 2020 annual requirements were fulfilled during 2020 for both entities.

### Note 7 - Property and Equipment:

The following is a summary of property and equipment:

	December 31,	
	2021	2020
Land	\$ 1,683,810	\$ 1,683,810
Buildings	10,007,170	10,007,170
Building improvements	26,477,612	26,273,892
Leasehold improvements	1,611,796	1,518,913
Furniture and equipment	289,142	289,142
Construction in progress	<u>188,057</u>	<u>-</u>
	40,257,587	39,772,927
Less: accumulated depreciation and amortization	<u>(21,030,403)</u>	<u>(20,037,909)</u>
	<u>\$ 19,227,184</u>	<u>\$ 19,735,018</u>

Depreciation and amortization totaled \$992,494 and \$904,996 for the years ended December 31, 2021 and 2020, respectively.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 8 - Debt:

The following is a summary of debt:

	December 31,					
	2021			2020		
	Loan Balance	Unamortized Debt Issuance Cost	Net Debt	Loan Balance	Unamortized Debt Issuance Cost	Net Debt
<b>Woodstock</b>						
(a) Mortgage payable	\$ 9,778,103	\$ -	\$ 9,778,103	\$ 9,778,103	\$ -	\$ 9,778,103
(b) Building loan	849,734	-	849,734	849,734	-	849,734
(c) Construction loan	3,920,122	451,880	3,468,242	3,909,463	466,456	3,443,007
(c) Construction loan	513,000	-	513,000	513,000	-	513,000
	<u>15,060,959</u>	<u>451,880</u>	<u>14,609,079</u>	<u>15,050,300</u>	<u>466,456</u>	<u>14,583,844</u>
<b>Hamilton</b>						
(a) First mortgage, Tranche 1	226,247	3,457	222,790	353,730	5,401	348,329
(a) First mortgage, Tranche 2	583,906	-	583,906	614,779	-	614,779
(b) Second mortgage, rehab loan	2,599,800	-	2,599,800	2,599,800	-	2,599,800
	<u>3,409,953</u>	<u>3,457</u>	<u>3,406,496</u>	<u>3,568,309</u>	<u>5,401</u>	<u>3,562,908</u>
	<u>\$ 18,470,912</u>	<u>\$ 455,337</u>	<u>\$ 18,015,575</u>	<u>\$ 18,618,609</u>	<u>\$ 471,857</u>	<u>\$ 18,146,752</u>

### Woodstock

- a) **Mortgage Payable** - Woodstock has a mortgage payable from the City of New York, acting through the Department of Housing Preservation and Development ("HPD"). The non-interest-bearing mortgage consists of funding pursuant to Article IX of the New York Private Housing Finance Law and is collateralized by the Woodstock Hotel payable in a balloon payment on January 1, 2044. In accordance with the Restated Funding and Disbursement Agreement, Woodstock is required to have an Operating Reserve and a Replacement Reserve (see Note 6).
- b) **Building Loan** - The building loan with HPD consists of funding pursuant to Article XI of the New York Private Housing Finance Law. The building loan is approved for up to \$1,016,509 to fund rehabilitation and renovation work for the Woodstock Hotel. The non-interest-bearing loan has a balloon payment due January 1, 2044.
- c) **Construction Loan** - In June 2018, the Organization was approved for two construction loans (secured by the Woodstock Hotel) up to \$4,462,673 to be drawn down for the purpose of preservation work, ten new penthouse residential units and a roof garden. The CPC Funding SPE 1 LLC ("CPC Construction Lender") agreed to fund a maximum of \$3,949,673 at an interest rate of 4.50% above LIBOR (4.75% at December 31, 2021). Through HPD, the City of New York agreed to fund the remaining \$513,000 at a fixed interest rate of 0.25%. Both loans are interest only until certain criteria are met at which time they convert to a permanent loan. The renovation was completed in December 2020; however, as of December 31, 2021, not all the applicable criteria necessary for conversion have been met. Interest capitalized during the year ending December 31, 2020 totaled \$198,303. There was no interest capitalized during the year ending December 31, 2021.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 8 - Debt (continued):

The CPC Construction Lender loan may be settled upon the sale of inclusionary air rights generated by the Voluntary Preservation Inclusionary Housing Program ("VIHP"). The remaining CPC Construction Lender loan not covered by the VIHP would convert to a permanent loan payable monthly over thirty years bearing interest of Prime plus 3.00% (6.25% at December 31, 2021). There are three one-year extensions exercisable at the CPC Construction Lender's discretion. The HPD loan of \$513,000 would convert to a permanent loan payable monthly over a 30 year period and become non-interest bearing.

### Hamilton

- a) **First Mortgage** - The first mortgage is from the City of New York, acting through the HPD and bears interest at the rate of 6.5% per annum and is split between two tranches ("Tranche 1" and "Tranche 2"). Tranche 1 being in the original amount of \$2,699,170 requires monthly payments of \$12,227 including interest through maturity on September 1, 2023, after the reduction of the interest subsidy paid by HUD under Section 236 of the National Housing Act. Tranche 2 being in the original amount of \$852,915 requires monthly installments of \$5,391 including interest through maturity on October 1, 2035. Both tranches are secured by the rental property. In addition, monthly deposits must be made to an escrow account for timely payment of real estate taxes, insurance premiums, and other local charges and monthly deposits must be made into a replacement reserve (see Note 6).
- b) **Second Mortgage - Rehab Loan** - The second mortgage with HPD is non-interest bearing, with the full amount of unpaid principal due on maturity of January 31, 2036. The loan is secured by a second mortgage on the rental property. Under agreements with the mortgage lender and credit enhancer, Hamilton is required to make monthly escrow deposits for taxes, insurance and replacement of project assets, and is subject to restrictions as to operating policies, rental charges, operating expenditures and distributions.

### All entities

Aggregate annual maturities of the Organization's mortgages payable over each of the next five years and thereafter are as follows:

<u>Year Ending December 31,</u>	<u>Woodstock</u>	<u>Hamilton</u>	<u>Total</u>
2022	\$ -	\$ 150,009	\$ 150,009
2023	147,771	127,045	274,816
2024	147,771	30,952	178,723
2025	147,771	33,025	180,796
2026	147,771	35,236	183,007
Thereafter	14,469,875	3,033,686	17,503,561
	15,060,959	3,409,953	18,470,912
Less: Debt issuance costs	(451,880)	(3,457)	(455,337)
	<u>\$ 14,609,079</u>	<u>\$ 3,406,496</u>	<u>\$ 18,015,575</u>

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 9 - Paycheck Protection Program Loan:

In April 2020, the Organization applied for and received funding for loans aggregating \$1,005,259 under the U.S. Small Business Administration (“SBA”) Paycheck Protection Program (“PPP”), which is part of the Coronavirus Aid, Relief, and Economic Security Act (“CARES”), enacted on March 27, 2020. Additionally, in March 2021, the Organization applied for and received additional PPP funding for \$749,972. Under the terms of the PPP, up to 100% of the principal and accrued interest may be forgiven if certain criteria are met and the loan proceeds are used for qualifying expenses such as payroll costs, benefits, rent, and utilities as described in the CARES Act.

In 2021, the Organization received full forgiveness for the April 2020 PPP loans. The forgiveness totaled \$1,005,259 and is reflected in support and revenues on the statements of activities and changes in net assets for the year ended December 31, 2021. The second PPP loan from March 2021 was subsequently forgiven in March 2022.

### Note 10 - Summary of Grants/Contracts Funding:

The following summarizes the Organization’s government grant funding:

Grantor/Program	Year Ended December 31,			
	2021		2020	
New York City Department for the Aging - FIND Aid	\$ 3,342,604	77%	\$ 2,817,271	75%
New York State Office of Temporary and Disability Assistance - FIND Aid	224,460	5%	224,460	6%
New York City Department of Homeless Services - Woodstock	600,642	14%	569,082	15%
U.S. Department of Housing and Urban Development - Hamilton	171,718	4%	165,787	4%
	<u>\$ 4,339,424</u>	<u>100%</u>	<u>\$ 3,776,600</u>	<u>100%</u>

### Note 11 - Commitments:

**Line-of-Credit** - FIND Aid has a line of credit with a bank for \$490,000 through July 2021 which was then renewed for \$500,000 available through July 2026. Borrowings under the line bear interest at 3% above the Prime Rate (3.25% at December 31, 2021). As of December 31, 2021 and 2020, FIND Aid has not drawn down any amount from its line of credit.

**Contingencies** - The Organization receives government grants for its programs. These grants may be subject to financial and compliance audits by the funding agencies. The amount of expenditures, if any, that may be disallowed by the funding agencies cannot be determined at this time. Hence, no provision for such disallowance has been reflected in the financial statements.

Additionally, Woodstock has been communicating with HPD regarding retroactive subsidies owed because of the increased tenant rent rates beginning in August 2021. Management expects to receive retroactive payments in excess of \$500,000. Until these retroactive payments are approved, Woodstock has been charging the variance in rates to vacancy and concessions net against rental income in accordance with accounting principles.

**Retirement Plan** - The Organization adopted a tax-deferred annuity plan effective July 1, 1995. All employees who work at least 20 hours per week are eligible to contribute from the date of employment. Employees with at least two years of service and who make a minimum contribution of 2% of salary receive a contribution from the Organization based on 5% of their salary. Contributions were \$164,274 and \$164,556 for the years ended December 31, 2021 and 2020, respectively, and are included under payroll taxes and fringe benefits in the consolidated statements of functional expenses.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 11 - Commitments (continued):

**Utility Accrual** - Woodstock has recorded an estimate for unbilled heating gas charges for its hotel. In December 2018, the heating source was switched to natural gas; however, the utility provider has had an error in its billing system since the switch. Management believes Woodstock has been underbilled and is working with the utility to correct the issue. An estimated \$307,899 and \$205,266 has been recorded in accrued expenses and other liabilities as of December 31, 2021 and 2020, respectively.

**Guarantee of Third-Party Indebtedness—No Liability Is Recorded** - As of April 2019, FIND Aid is contingently liable as one of the guarantors with respect to \$5,902,981 and \$6,019,219 for the years ended December 31, 2021 and 2020, respectively, of indebtedness of JOE PF, a related party (see Note 1). The term of the guarantee is through May 2049. At any time through that date, should JOE PF be delinquent on its debt payments, FIND Aid and JOE NYC will be obligated to perform under the guarantee by primarily making the required payments.

### Note 12 - Net Assets with Donor Restrictions:

Net assets with donor restrictions represent contributions received that are restricted by purpose or by specific occurrence of events as defined by the donor. Releases are recorded when the restrictions are satisfied. A summary is as follows:

	December 31,		
	SRO + Program	Off-site preservation costs	Total
Net Assets with Donor at December 31, 2019	\$ 132,417	\$ -	\$ 132,417
Additions	-	13,142,940	13,142,940
Satisfaction of Purpose Restrictions	(63,454)	-	(63,454)
Net Assets with Donor at December 31, 2020	68,963	13,142,940	13,211,903
Additions	46,550	-	46,550
Satisfaction of Purpose Restrictions	(51,328)	-	(51,328)
Net Assets with Donor at December 31, 2021	<u>\$ 64,185</u>	<u>\$ 13,142,940</u>	<u>\$ 13,207,125</u>

### Note 13 - Leases:

The Organization has the following commercial lease agreements as a lessor:

**FIND Aid** - FIND Aid entered into a twenty-year leasing arrangement with a third-party commercial tenant on October 27, 2021, the commencement date. The lease provides for rent payments in two scenarios dependent on the tenant opening for business:

1. If the tenant becomes operational by October 27, 2022 (within twelve months of the commencement date) then rent is payable based on a percentage of sales as defined in the lease beginning on October 27, 2022. Minimum base rents of \$650,000 per annum would begin eighteen months after the commencement date on May 27, 2023.
2. If the tenant has not become operational by October 27, 2022 (within twelve months of the commencement date) then minimum base rents of \$650,000 per annum would begin on October 27, 2022. Additional rents based on a percentage of sales as defined in the lease would commence upon start of operations.



# FIND AID FOR THE AGED, INC. AND AFFILIATES

## NOTES TO FINANCIAL STATEMENTS

### Note 13 – Leases (continued):

Escalations are provided for every five years. In connection with entering this lease, FIND Aid incurred a commissions fee with a third party totaling \$360,275 which is recorded in deferred rents and leased costs assets on the consolidated statements of financial position. This cost to enter the lease will be amortized over the life of the lease. The commission is due to be paid in various installments through October 2024 and is therefore accrued as of December 31, 2021.

**Woodstock** - Woodstock holds various telecommunication companies maturing at varying dates with renewal options through 2026.

The Organization's minimum annual rental receipts over the next five years and thereafter under existing non-cancelable, operating leases is as follows:

Year	FIND Aid	Woodstock	Total
	Alicarte	Rooftop Rentals	
2022	\$ -	\$ 148,629	\$ 148,629
2023	379,166	128,250	507,416
2024	650,000	99,170	749,170
2025	650,000	53,925	703,925
2026	656,500	18,151	674,651
Thereafter	10,852,669	-	10,852,669
	<u>\$ 13,188,335</u>	<u>\$ 448,125</u>	<u>\$ 13,636,460</u>

The Organization has the following commercial lease agreements as a lessee:

**FIND Aid** - FIND Aid is committed under two operating, non-cancelable lease agreements for the rental of space.

The first lease pertains to its administrative office, which commenced on July 1, 2009 and was extended through June 30, 2024 with annual minimum lease payments \$66,990.

The second lease is for the Coffeehouse senior center, which commenced on January 1, 2012 and was set to expire on December 31, 2021. The Organization has extended the lease through December 31, 2026. The annual rent for this extension starts at \$70,000 with annual escalations.

The following is a schedule by year of future minimum rental payments required under the lease agreements:

Year Ending December 31,	
2022	\$ 136,990
2023	138,390
2024	106,323
2025	74,285
2026	75,770
	<u>\$ 531,758</u>

Rent expense amounted to \$261,170 and \$246,810 for 2021 and 2020, respectively.

## **FIND AID FOR THE AGED, INC. AND AFFILIATES**

### **NOTES TO FINANCIAL STATEMENTS**

#### **Note 14 - Inclusionary Housing Air Rights:**

New York City's voluntary Inclusionary Housing program allows developers and owners to create or preserve affordable housing as defined in Section 23-911. Through this program, a building containing affordable housing units can generate Floor Area Compensation, further referred to as Inclusionary Housing Air Rights, pursuant to Section 23-154(a) (R-10). The proceeds from the sale of Inclusionary Housing Air Rights can be used to pay for renovation work and ensure the long-term preservation of affordable housing units.

Hargrave submitted a Preservation Affordable Housing Plan to New York City Department of Housing Preservation and Development ("HPD") which was approved on April 29, 2019. Additionally, on April 29, 2019, Hargrave entered into a Regulatory Agreement with the City of New York, acting through HPD. As per the Regulatory Agreement, a portion of any proceeds from the sale of the Inclusionary Air Rights are to fund an Operating Reserve Account and a Replacement Reserve Account that will be tied to the property (Note 6). These reserves will be held with New York City Housing Development Corp. ("NYCHDC") and disbursements will be made solely at the discretion of HPD. Any disbursements from these reserves shall be replenished on an agreed upon schedule. The Operating Reserve will be for unanticipated increases in the cost of operating and maintaining the Preservation Affordable Housing Units. The Replacement Reserve will be for capital repairs or improvements. Any remaining proceeds can be used for Off-Site Preservation Costs to fund the creation, rehabilitation or preservation of additional affordable housing. FIND Aid is the administering agent of Hargrave and has agreed to ensure that the preservation affordable housing units are rented in accordance with the regulatory agreement and has ongoing monitoring responsibilities.

In a Declaration of Interest and Nominee Agreement with FIND Aid dated April 29, 2019, Hargrave assigned and transferred to FIND Aid all equitable and beneficial interest in the Inclusionary Housing Program Floor Area Compensation to be generated. During 2020, FIND Aid was able to generate 49,380 square feet of intangible air rights valued at \$17,058,735. As per Hargrave's agreement with JOE PF (Note 1), a portion of these generated air rights are apportioned to JOE PF, a related party, which totaled \$3,229,778; therefore, the amount recognized as income for the year ending December 31, 2020 totaled \$13,828,957. In 2020, proceeds totaling \$4,125,000 were derived from sold intangible air rights of which \$3,229,778 is held by Hargrave on behalf of JOE PF. All proceeds are held in reserve accounts as required pursuant to the Regulatory Agreement above. During 2021, additional proceeds from 2020 transactions of Inclusionary Housing Air Rights with a developer were received totaling \$5,399,250. Pursuant to the Regulatory Agreement noted above, the proceeds from the sale agreements were received and deposited into reserve accounts held by NYCHDC in Hargrave's name. The Organization is actively seeking developers to sell the remaining square feet.

**FIND AID FOR THE AGED, INC. AND AFFILIATES**  
**SUPPLEMENTARY INFORMATION**  
**CONSOLIDATING STATEMENT OF FINANCIAL POSITION**

**DECEMBER 31, 2021**

**ASSETS**

	Consolidated	Consolidating Eliminations	Woodstock HDFC	Hamilton HDC	Hargrave HDFC	FIND Aid for the Aged, Inc.
Cash and equivalents	\$ 1,728,484	\$ -	\$ 104,695	\$ 880,598	\$ 222,861	\$ 520,330
Marketable securities	3,913,321	-	-	-	-	3,913,321
Tenant accounts receivable (net of allowance)	355,017	-	237,118	117,899	-	-
Government grants receivable	1,275,743	-	89,129	64,003	-	1,122,611
Other receivables	93,289	-	-	30,711	-	62,578
Employee retention tax credit receivable	423,034	-	-	-	-	423,034
Due from related parties	94,891	-	18,441	3,045	-	73,405
Due from affiliates	-	(6,900,053)	12,468	-	-	6,887,585
Prepaid expenses and other current assets	253,552	-	91,813	101,157	-	60,582
Investment at cost	146,541	-	-	-	-	146,541
Restricted deposits and funded reserves	10,822,103	-	1,944,926	772,582	8,104,595	-
Deferred rents and leased costs assets	416,462	(229,488)	-	229,488	-	416,462
Intangible air rights assets	7,534,485	-	-	-	-	7,534,485
Property and equipment, net	19,227,184	-	12,923,837	5,088,872	-	1,214,475
	<u>\$ 46,284,106</u>	<u>\$ (7,129,541)</u>	<u>\$ 15,422,427</u>	<u>\$ 7,288,355</u>	<u>\$ 8,327,456</u>	<u>\$ 22,375,409</u>

**LIABILITIES AND NET ASSETS (DEFICIT)**

**LIABILITIES:**

Accounts payable	\$ 275,105	\$ -	\$ 148,076	\$ 57,758	\$ -	\$ 69,271
Accrued expenses and other liabilities	1,085,020	-	445,799	52,421	4,139	582,661
Refundable advances	929,871	-	126,002	-	-	803,869
Due to related parties	3,267,758	-	-	-	3,267,758	-
Due to affiliates	-	(6,900,053)	1,918,632	117,114	4,864,307	-
Deferred rent liability	51,189	(229,488)	51,189	-	-	229,488
Security deposits payable	143,851	-	-	143,851	-	-
Paycheck protection program ("PPP") loan	749,972	-	-	-	-	749,972
Debts payable (net of unamortized debt issuance costs)	18,015,575	-	14,609,079	3,406,496	-	-
	<u>24,518,341</u>	<u>(7,129,541)</u>	<u>17,298,777</u>	<u>3,777,640</u>	<u>8,136,204</u>	<u>2,435,261</u>
<b>NET ASSETS (DEFICIT)</b>	<u>21,765,765</u>	<u>-</u>	<u>(1,876,350)</u>	<u>3,510,715</u>	<u>191,252</u>	<u>19,940,148</u>
Total liabilities and net assets	<u>\$ 46,284,106</u>	<u>\$ (7,129,541)</u>	<u>\$ 15,422,427</u>	<u>\$ 7,288,355</u>	<u>\$ 8,327,456</u>	<u>\$ 22,375,409</u>

*See independent auditors' report.*

**FIND AID FOR THE AGED, INC. AND AFFILIATES**  
**SUPPLEMENTARY INFORMATION**  
**CONSOLIDATING STATEMENT OF FINANCIAL POSITION**

**DECEMBER 31, 2020**

**ASSETS**

	Consolidated	Consolidating Eliminations	Woodstock HDFC	Hamilton HDC	Hargrave HDFC	FIND Aid for the Aged, Inc.
Cash and equivalents	\$ 2,878,171	\$ -	\$ 457,107	\$ 858,210	\$ 201,968	\$ 1,360,886
Marketable securities	2,717,381	-	-	-	-	2,717,381
Tenant accounts receivable (net of allowance)	212,422	-	136,317	76,105	-	-
Government grants receivable	676,433	-	72,133	154,675	-	449,625
Other receivables	180,379	-	-	64,316	-	116,063
Due from related parties	16,090	-	-	-	16,654	(564)
Due from affiliates	-	(1,859,413)	988	-	-	1,858,425
Prepaid expenses and other current assets	324,485	-	186,676	83,743	-	54,066
Investment at cost	146,541	-	-	-	-	146,541
Restricted deposits and funded reserves	6,477,587	-	2,347,224	691,380	3,438,983	-
Deferred rents and leased costs assets	1,237	(187,407)	-	187,407	-	1,237
Intangible air rights assets and receivable	12,933,735	-	-	-	-	12,933,735
Property and equipment, net	19,735,018	-	13,275,462	5,251,966	-	1,207,590
	<u>\$ 46,299,479</u>	<u>\$ (2,046,820)</u>	<u>\$ 16,475,907</u>	<u>\$ 7,367,802</u>	<u>\$ 3,657,605</u>	<u>\$ 20,844,985</u>

**LIABILITIES AND NET ASSETS (DEFICIT)**

<b>LIABILITIES:</b>						
Accounts payable	\$ 457,110	\$ -	\$ 384,402	\$ 21,689	\$ -	\$ 51,019
Accrued expenses and other liabilities	591,933	-	309,671	76,845	4,353	201,064
Refundable Advances	919,918	-	96,002	-	-	823,916
Due to related parties	3,229,778	-	-	-	3,229,778	-
Due to affiliates	-	(1,859,413)	1,634,868	7,419	209,276	7,850
Deferred rent liability	55,676	(187,407)	55,676	-	-	187,407
Security deposits payable	136,550	-	-	136,550	-	-
Paycheck protection program ("PPP") loan	1,005,259	-	281,312	-	-	723,947
Debits payable (net of unamortized debt issuance costs)	18,146,752	-	14,583,844	3,562,908	-	-
	<u>24,542,976</u>	<u>(2,046,820)</u>	<u>17,345,775</u>	<u>3,805,411</u>	<u>3,443,407</u>	<u>1,995,203</u>
<b>NET ASSETS (DEFICIT)</b>	<u>21,756,503</u>	<u>-</u>	<u>(869,868)</u>	<u>3,562,391</u>	<u>214,198</u>	<u>18,849,782</u>
Total liabilities and net assets	<u>\$ 46,299,479</u>	<u>\$ (2,046,820)</u>	<u>\$ 16,475,907</u>	<u>\$ 7,367,802</u>	<u>\$ 3,657,605</u>	<u>\$ 20,844,985</u>

*See independent auditors' report.*

**FIND AID FOR THE AGED, INC. AND AFFILIATES**  
**SUPPLEMENTARY INFORMATION**  
**CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**YEAR ENDED DECEMBER 31, 2021**

	Consolidated	Consolidating Eliminations	Woodstock HDFC	Hamilton HDC	Hargrave HDFC	FIND Aid for the Aged, Inc.
<b>SUPPORT AND REVENUES:</b>						
Gross potential rent	\$ 6,205,451	\$ (1,187,237)	\$ 4,716,078	\$ 2,566,314	\$ -	\$ 110,296
Less: Vacancies and concessions	(1,744,384)	-	(1,410,167)	(334,217)	-	-
Less: Contributed space to affiliate	-	1,177,095	(913,125)	(263,970)	-	-
Rental Income	4,461,067	(10,142)	2,392,786	1,968,127	-	110,296
Government grants	4,339,424	-	600,642	171,718	-	3,567,064
Contributions	221,426	-	-	-	-	221,426
Interest reduction payments revenue - Section 236 Subsidy	146,729	-	-	146,729	-	-
Contributed facilities	127,320	(1,177,095)	-	-	-	1,304,415
Property management fees	118,266	(532,857)	-	-	-	651,123
Investment return, net	437,958	-	19,688	2,340	-	415,930
Paycheck protection program loan forgiveness	1,005,259	-	281,312	-	-	723,947
Employee retention tax credit income	423,034	-	-	-	-	423,034
Other income	109,560	-	49,160	36,693	-	23,707
	<u>11,390,043</u>	<u>(1,720,094)</u>	<u>3,343,588</u>	<u>2,325,607</u>	<u>-</u>	<u>7,440,942</u>
<b>EXPENSES:</b>						
Program Services:						
Senior housing	5,653,126	-	3,840,776	1,812,350	-	-
Senior centers	3,984,161	(1,177,095)	-	-	-	5,161,256
Management and General	1,333,116	(542,999)	509,294	564,933	22,946	778,942
Fundraising	410,378	-	-	-	-	410,378
	<u>11,380,781</u>	<u>(1,720,094)</u>	<u>4,350,070</u>	<u>2,377,283</u>	<u>22,946</u>	<u>6,350,576</u>
<b>CHANGE IN NET ASSETS</b>	9,262	-	(1,006,482)	(51,676)	(22,946)	1,090,366
<b>NET ASSETS (DEFICIT) - BEGINNING OF YEAR</b>	21,756,503	-	(869,868)	3,562,391	214,198	18,849,782
<b>NET ASSETS (DEFICIT) - END OF YEAR</b>	<u>\$ 21,765,765</u>	<u>\$ -</u>	<u>\$ (1,876,350)</u>	<u>\$ 3,510,715</u>	<u>\$ 191,252</u>	<u>\$ 19,940,148</u>

See independent auditors' report.

# FIND AID FOR THE AGED, INC. AND AFFILIATES

## SUPPLEMENTARY INFORMATION CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

YEAR ENDED DECEMBER 31, 2020

### SUPPORT AND REVENUES:

Gross potential rent	\$	4,805,015	\$	(1,198,422)	\$	3,592,788	\$	2,586,617	\$	-	\$	(175,968)
Less: Vacancies and concessions		(499,766)		-		(291,828)		(207,938)		-		-
Less: Contributed space to affiliate		-		1,177,095		(913,125)		(263,970)		-		-
Rental Income		4,305,249		(21,327)		2,387,835		2,114,709		-		(175,968)
Government grants		3,776,600		-		569,082		165,787		-		3,041,731
Contributions		440,809		-		-		-		-		440,809
Interest reduction payments revenue - Section 236 Subsidy		146,729		-		-		146,729		-		-
Contributed facilities		127,320		(1,177,095)		-		-		-		1,304,415
Property management fees		114,130		(527,321)		-		-		-		641,451
Developer fees		100,000		-		-		-		-		100,000
Inclusionary housing air rights		13,828,957		-		-		-		-		13,828,957
Investment return, net		353,784		-		26,941		7,558		1		319,284
Other income		72,025		-		19,768		10,470		-		41,787
Total Support and Revenues		23,265,603		(1,725,743)		3,003,626		2,445,253		1		19,542,466

### EXPENSES:

Program Services:				-		3,422,046		1,741,955		-		-
Senior housing		5,164,001		-		-		-		-		5,102,485
Senior centers		3,925,390		(1,177,095)		-		-		27,008		1,198,051
Management and General		1,618,197		(548,648)		505,680		436,106		-		208,555
Fundraising		208,555		-		-		-		-		6,509,091
		10,916,143		(1,725,743)		3,927,726		2,178,061		27,008		13,033,375
CHANGE IN NET ASSETS		12,349,460		-		(924,100)		267,192		(27,007)		5,816,407
NET ASSETS - BEGINNING OF YEAR		9,407,043		-		54,232		3,295,199		241,205		18,849,782
NET ASSETS (DEFICIT) - END OF YEAR		21,756,503		-		(869,868)		3,562,391		214,198		\$

See independent auditors' report.

**FIND AID FOR THE AGED, INC. AND AFFILIATES**  
**SUPPLEMENTARY INFORMATION**  
**CONSOLIDATING STATEMENT OF FUNCTIONAL EXPENSES**  
**YEAR ENDED DECEMBER 31, 2021**

	Woodstock HDFC			Hamilton HDC			Hugrave HDFC			FIND Aid for the Aged, Inc.				
	Management and			Management and			Management and			General		Senior Centers	Fundraising	
	Senior Housing	General	Total	Senior Housing	General	Total	General	Total	General	General	Total	Subtotal	Eliminations	Totals
Salaries	\$ 1,173,272	\$ 40,855	\$ 1,214,127	\$ 427,380	\$ 39,501	\$ 466,881	\$ -	\$ -	\$ 2,532,695	\$ 244,476	\$ 117,440	\$ 4,575,619	\$ -	\$ 4,575,619
Payroll taxes and fringe benefits	284,811	9,917	294,728	142,074	2,884	144,958	-	-	487,252	121,666	30,813	1,079,417	-	1,079,417
Utilities	669,530	-	669,530	347,293	-	347,293	-	-	6,620	4,985	-	1,028,428	-	1,028,428
Professional fees and contract services	319,169	85,114	404,283	61,098	113,507	174,605	22,132	22,132	203,870	162,751	237,727	1,205,368	-	1,205,368
Repairs and maintenance	278,399	-	278,399	246,997	-	246,997	-	-	138,646	1,151	1,756	666,949	-	666,949
Food	-	-	-	-	-	-	-	-	187,877	-	-	187,877	-	187,877
Property management fees	-	250,511	250,511	-	282,346	282,346	-	-	-	-	-	532,857	(532,857)	-
Insurance	233,262	-	233,262	200,425	-	200,425	634	634	64,594	95,819	636	595,370	-	595,370
Interest expense	204,675	-	204,675	59,570	-	59,570	-	-	-	-	-	264,245	-	264,245
Office expenses	-	68,271	68,271	-	47,840	47,840	-	-	27,032	26,314	21,400	190,856	-	190,856
Rent	-	-	-	-	-	-	-	-	1,356,947	91,460	-	1,448,407	(1,187,237)	261,170
Real estate taxes	98,675	-	98,675	-	-	-	-	-	-	-	-	98,675	-	98,675
Supplies	-	-	-	-	-	-	-	-	16,701	-	-	16,701	-	16,701
Telephone and postage	-	-	-	-	-	-	180	180	36,809	14,521	607	51,937	-	52,117
Equipment rental	-	-	-	-	-	-	-	-	16,621	5,139	-	21,760	-	21,760
Other expenses	-	25,522	25,522	-	11,260	11,260	-	-	4,309	5,945	-	47,036	-	47,036
Depreciation and amortization	578,983	-	578,983	327,513	-	327,513	-	-	81,282	4,716	-	85,998	-	992,494
Bad debt expense	-	29,104	29,104	-	67,595	67,595	-	-	-	-	-	96,699	-	96,699
Consolidated Total Expenses	\$ 3,840,776	\$ 509,294	\$ 4,350,070	\$ 1,812,350	\$ 564,933	\$ 2,377,283	\$ 22,946	\$ 22,946	\$ 5,161,256	\$ 778,942	\$ 410,378	\$ 13,100,875	\$ (1,720,094)	\$ 11,380,781

See independent auditors' report.

**FIND AID FOR THE AGED, INC. AND AFFILIATES**

	Woodstock HD/FC			Hamilton HDC			Hargrave HD/FC			FINAD Aid for the Aged, Inc.				
	Senior Housing	General	Total	Senior Housing	General	Total	General	Senior	Management and	Fundraising	Total	Subtotal	Eliminations	Totals
Salaries	\$ 1,161,306	\$ 41,544	\$ 1,202,850	\$ 416,661	\$ 23,979	\$ 440,640	\$ -	\$ -	\$ -	\$ 2,403,142	\$ 447,268	\$ 2,973,482	\$ -	\$ 4,616,972
Payroll taxes and fringe benefits	252,730	46,019	298,749	152,227	1,992	154,219	-	-	-	500,842	148,249	677,472	-	1,130,440
Utilities	543,381	-	543,381	308,366	-	308,366	-	-	-	16,107	4,890	20,997	-	872,744
Professional fees and contract services	373,461	84,264	457,725	99,332	80,688	180,020	26,258	26,258	-	179,046	390,965	599,935	-	1,263,939
Repairs and maintenance	256,461	-	256,461	215,074	-	215,074	-	-	-	132,192	8,474	140,862	-	612,397
Food	-	-	-	-	-	-	-	-	-	216,120	179	216,450	-	216,450
Property management fees	-	250,511	250,511	-	276,810	276,810	-	-	-	-	-	-	(527,321)	-
Insurance	212,058	-	212,058	170,381	-	170,381	106	106	-	87,895	49,566	137,985	-	520,530
Interest expense	-	-	-	69,224	-	69,224	-	-	-	524	-	524	-	69,224
Office expenses	-	63,656	63,656	-	25,756	25,756	-	-	-	28,486	36,096	64,582	-	176,726
Rent	-	-	-	-	-	-	-	-	-	1,356,934	85,272	1,445,232	(1,198,422)	246,810
Real estate taxes	109,767	-	109,767	-	-	-	-	-	-	-	-	109,767	-	109,767
Supplies	-	-	-	-	-	-	-	-	-	34,272	51	34,323	-	34,323
Telephone and postage	-	-	-	-	-	-	180	180	-	36,690	16,382	53,505	-	53,685
Equipment rental	-	-	-	-	-	-	-	-	-	16,425	4,076	20,501	-	20,501
Other expenses	-	11,545	11,545	-	2,432	2,432	464	464	-	115	19,608	20,501	-	20,501
Depreciation and amortization	512,882	-	512,882	310,690	-	310,690	-	-	-	15,441	4,052	19,608	-	34,049
Bad debt expense	-	8,141	8,141	-	24,449	24,449	-	-	-	78,893	2,531	81,424	-	904,996
												32,590	-	32,590
Consolidated Total Expenses	\$ 3,422,046	\$ 505,680	\$ 3,927,726	\$ 1,741,955	\$ 436,106	\$ 2,178,061	\$ 27,008	\$ 27,008	\$ 27,008	\$ 5,102,485	\$ 1,198,051	\$ 6,509,099	\$ 12,641,886	\$ 10,916,143

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