

ANNUAL REPORT CHECKLIST

PROVIDER(S): Fountainview at Eisenberg Village LLC and Los Angeles Jewish Home for the Aging

CCRC(S): Fountainview at Eisenberg Village

PROVIDER CONTACT PERSON: Robin Ray

TELEPHONE NO.: (818) 774-3396

EMAIL: Robin.Ray@jha.org



A complete annual report must consist of 3 copies of all of the following:

- Annual Report Checklist.
- Annual Provider Fee in the amount of: \$ 8,304.00
 - If applicable, late fee in the amount of: \$ _____
- Certification by the provider's **Chief Executive Officer** that:
 - The reports are correct to the best of his/her knowledge.
 - Each continuing care contract form in use or offered to new residents has been approved by the Department.
 - The provider is maintaining the required *liquid* reserves and, *when applicable*, the required refund reserve.
- Evidence of the provider's fidelity bond, as required by H&SC section 1789.8.
- Provider's audited financial statements, with an accompanying certified public accountant's opinion thereon.
- Provider's audited reserve reports (prepared on Department forms), with an accompanying certified public accountant's opinion thereon. (NOTE: Form 5-5 must be signed and have the required disclosures attached (H&SC section 1790(a)(2) and (3)).
- "Continuing Care Retirement Community Disclosure Statement" for **each** community.
- Form 7-1, "Report on CCRC Monthly Service Fees" for **each** community.
- Form 9-1, "Calculation of Refund Reserve Amount", *if applicable*.
- Key Indicators Report (signed by CEO or CFO (or by the authorized person who signed the provider's annual report)). The KIR may be submitted along with the annual report, but is not required until 30 days later.



7150 Tampa Avenue, Reseda, CA 91335
Tel: 818.774.3000 | Fax: 818.774.3020
www.lajhealth.org

December 22, 2025

Ms. Kim Johnson
State of California
Health and Human Services Agency
Department of Social Services
Continuing Care Contracts Branch
744 P Street
Sacramento, CA 95814

Dear Ms. Johnson,

This letter is to certify that our annual report for Fountainview at Eisenberg Village, LLC and any amendments to the annual report are correct to the best of my knowledge. Each continuing care contract form in use or offered to new residents has been approved by the Department of Social Services. As of August 31, 2025, Fountainview at Eisenberg Village, LLC exceeds the required reserves.

Sincerely,

Dale Surowitz
CEO and President



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/12/2025

PRODUCER CHIVAROLI & ASSOCIATES INC 200 N Westlake Blvd #101 Westlake Village, CA 91362 (805) 371 - 3680	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC#
INSURED Los Angeles Jewish Home for the Aging 7150 Tampa Avenue Reseda, CA 91335	INSURER A: Great American Insurance Company	16691
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR _____ _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURENCE	\$
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
						MED EXP (Any one person)	\$
						PERSONAL & ADV INJURY	\$
						GENERAL AGGREGATE	\$
						PRODUCTS - COMP/OP AGG	\$
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> COMPREHENSIVE / COLLISION DEDUCTIBLE: \$500				COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
		DIRECTORS & OFFICERS LIABILITY EMPLOYMENT PRACTICES LIABILITY <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS MADE				AGGREGATE (Total Limits of Liability)	
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				WC STATUTORY LIMITS	\$
						OTH-ER	\$
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A		Commercial Crime	SAA 429-28-74-10-00	05/01/2025	05/01/2026	Limits of Liability \$5,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Evidence of insurance coverage for Los Angeles Jewish Home for the Aging, Grancell Village of the Los Angeles Jewish Home for the Aging, Eisenberg Village of the Los Angeles Jewish Home for the Aging, JHA Geriatric Services, Inc., Annenberg School of Nursing, Brandman Centers for Senior Care, Inc., Fountainview at Eisenberg Village, LLC and JHA West 16, LLC.

CERTIFICATE HOLDER

The Bank of New York Mellon Trust Company, N.A
 333 South Hope Street, Suite 2525
 Los Angeles, CA 90071
 Attn: Corporate Trust Department

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL **30** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OF LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

Mireya Robles



Report of Independent Auditors and Consolidated Financial
Statements with Supplementary Information

Los Angeles Jewish Home for the Aging

August 31, 2025 and 2024

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Report of Independent Auditors

The Board of Directors
Los Angeles Jewish Home for the Aging

Report on the Audit of the Financial Statements

Opinion

We have audited the consolidated financial statements of Los Angeles Jewish Home for the Aging, which comprise the consolidated statements of financial position as of August 31, 2025 and 2024, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Los Angeles Jewish Home for the Aging as of August 31, 2025 and 2024, and the results of its operations 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 (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Los Angeles Jewish Home for the Aging 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 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 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 Los Angeles Jewish Home for the Aging's ability to continue as a going concern within one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the 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 auditor's 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 consolidated 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 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 Los Angeles Jewish Home for the Aging'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 Los Angeles Jewish Home for the Aging'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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating schedules listed in the foregoing table of contents are presented for purposes of additional analysis and are not a required part of the consolidated 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 consolidated financial statements. The information has 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 information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Baker Tilly US, LLP

Los Angeles, California
December 22, 2025

Consolidated Financial Statements

Los Angeles Jewish Home for the Aging
Consolidated Statements of Financial Position (In Thousands)
August 31, 2025 and 2024

	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 48,627	\$ 28,223
Assets limited as to use, required for payment of current liabilities (Note 8)	5,000	4,901
Short-term investments (Notes 6 and 7)	12,656	12,434
Accounts receivable (Note 2)	10,238	13,788
Current portion of contributions receivable, net (Note 9)	5,636	5,503
Prepaid and other current assets (Note 3)	3,963	1,930
Assets classified as held for sale (Note 3 and 4)	5,243	137,814
Total current assets	91,363	204,593
ASSETS LIMITED TO USE, net of current portion (Note 8)	5,061	6,128
INVESTMENTS (Notes 6 and 7)	3,022	8,143
CONTRIBUTIONS RECEIVABLE, net of current portion (Note 9)	10,061	10,673
ASSETS HELD IN TRUST FOR RESIDENTS (Note 10)	244	459
PROPERTY, PLANT, AND EQUIPMENT, net (Note 11)	115,389	126,676
OPERATING LEASE RIGHT-OF-USE ASSETS (Note 17)	5,276	6,187
OTHER ASSETS (Note 3)	6,993	763
Total assets	\$ 237,409	\$ 363,622
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 16,066	\$ 15,334
Accrued interest expense	813	883
Accrued compensation and related liabilities	9,051	8,979
Accrued workers' compensation	2,065	2,301
Due to third-party payers	1,862	1,982
Refundable advance fees payable (Note 14)	7,718	12,946
Current portion of annuity obligations	199	226
Operating lease liability, current portion (Note 17)	964	898
Current portion of long-term debt (Note 13)	5,166	6,495
Lines of credit (Note 13)	7,287	-
Liabilities classified as held for sale (Note 3)	-	138,357
Total current liabilities	51,191	188,401
REFUNDABLE ADVANCE FEES LIABILITY (Note 15)	41,396	51,549
DEFERRED REVENUE FROM ADVANCE FEES (Note 11)	2,627	13,365
ACCRUED COMPENSATION AND RELATED LIABILITIES, net of current portion (Note 16)	-	378
ACCRUED WORKERS' COMPENSATION, net of current portion (Note 16)	6,465	6,601
ANNUITY OBLIGATIONS, net of current portion	1,142	1,257
ASSET RETIREMENT OBLIGATION (Note 16)	631	633
RESIDENT FUNDS (Note 10)	244	459
OPERATING LEASE LIABILITY, net of current portion (Note 17)	5,311	6,112
LINES OF CREDIT (Note 13)	-	6,725
LONG-TERM DEBT, net of current portion (Note 13)	44,576	79,118
Total liabilities	153,583	354,598
NET ASSETS (DEFICIT)		
Without donor restrictions	42,817	(35,335)
With donor restrictions (Note 18)	41,009	44,359
Total net assets	83,826	9,024
COMMITMENTS AND CONTINGENCIES (Note 16)		
Total liabilities and net assets	\$ 237,409	\$ 363,622

See accompanying notes.

Los Angeles Jewish Home for the Aging
Consolidated Statement of Activities (In Thousands)
Year Ended August 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, GAINS, AND OTHER SUPPORT			
In-residence revenue	\$ 86,828	\$ -	\$ 86,828
Community based services revenue	49,649	-	49,649
Amortization of deferred revenue from advance fees	1,151	-	1,151
Contributions	16,017	797	16,814
Investment income (Note 6)	2,509	143	2,652
Gain on extinguishment of debt	237	-	237
Grant revenue	1,766	-	1,766
Other revenue	533	-	533
Net assets released from restriction – used for operations	4,354	(4,354)	-
Change in value of split-interest agreements	-	64	64
	<u>163,044</u>	<u>(3,350)</u>	<u>159,694</u>
EXPENSES			
Nursing	42,204	-	42,204
Plant operations, housekeeping, and laundry	18,465	-	18,465
Dietary	16,615	-	16,615
Ancillary	5,626	-	5,626
Social services	5,499	-	5,499
Outside medical services	16,558	-	16,558
Medical services	2,472	-	2,472
Personal care services	7,470	-	7,470
General and administrative	33,264	-	33,264
Depreciation and amortization	8,438	-	8,438
Debt financing costs	2,365	-	2,365
Employee-related insurance	2,509	-	2,509
Fundraising	2,592	-	2,592
Marketing	1,984	-	1,984
Insurance and taxes	2,858	-	2,858
Other	34	-	34
	<u>168,953</u>	<u>-</u>	<u>168,953</u>
Revenue less than expenses	<u>(5,909)</u>	<u>(3,350)</u>	<u>(9,259)</u>
GAIN ON SALE	<u>84,061</u>	<u>-</u>	<u>84,061</u>
Change in net asset (deficit)	78,152	(3,350)	74,802
NET ASSETS (DEFICIT) at beginning of year	<u>(35,335)</u>	<u>44,359</u>	<u>9,024</u>
NET ASSETS at end of year	<u>\$ 42,817</u>	<u>\$ 41,009</u>	<u>\$ 83,826</u>

See accompanying notes.

Los Angeles Jewish Home for the Aging
Consolidated Statement of Activities (In Thousands)
Year Ended August 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, GAINS, AND OTHER SUPPORT			
In-residence revenue	\$ 100,826	\$ -	\$ 100,826
Community based services revenue	46,402	-	46,402
Amortization of deferred revenue from advance fees	3,930	-	3,930
Contributions	12,845	761	13,606
Investment income (Note 6)	2,890	151	3,041
Other revenue	1,327	-	1,327
Net assets released from restriction – used for operations	2,398	(2,398)	-
Change in value of split-interest agreements	-	356	356
Total revenue, gains, and other support	<u>170,618</u>	<u>(1,130)</u>	<u>169,488</u>
EXPENSES			
Nursing	44,134	-	44,134
Plant operations, housekeeping, and laundry	19,081	-	19,081
Dietary	19,704	-	19,704
Ancillary	6,695	-	6,695
Social services	5,718	-	5,718
Outside medical services	11,644	-	11,644
Medical services	2,517	-	2,517
Personal care services	4,632	-	4,632
General and administrative	32,421	-	32,421
Depreciation and amortization	12,349	-	12,349
Debt financing costs	3,792	-	3,792
Employee-related insurance	2,888	-	2,888
Fundraising	3,703	-	3,703
Marketing	2,047	-	2,047
Insurance and taxes	3,151	-	3,151
Other	167	-	167
Total expenses	<u>174,643</u>	<u>-</u>	<u>174,643</u>
Revenue less than expenses	<u>(4,025)</u>	<u>(1,130)</u>	<u>(5,155)</u>
Change in net assets (deficit)	<u>(4,025)</u>	<u>(1,130)</u>	<u>(5,155)</u>
NET ASSETS (DEFICIT) at beginning of year	<u>(31,310)</u>	<u>45,489</u>	<u>14,179</u>
NET ASSETS (DEFICIT) at end of year	<u>\$ (35,335)</u>	<u>\$ 44,359</u>	<u>\$ 9,024</u>

See accompanying notes.

Los Angeles Jewish Home for the Aging
Consolidated Statements of Cash Flows (In Thousands)
Years Ended August 31, 2025 and 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from residents and third-party payers	\$ 142,292	\$ 147,533
Proceeds from advance fees received	9,235	30,712
Other receipts from operations	2,537	1,327
Unrestricted contributions received	17,237	14,591
Unrestricted investment income received	1,467	1,757
Cash paid to suppliers and employees	(155,431)	(156,024)
Cash paid for interest on long-term debt	(3,190)	(4,652)
	<u>14,147</u>	<u>35,244</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Capital expenditures	(2,048)	(1,737)
Proceeds from sale of assets	50,040	-
Proceeds from sale of investments	11,823	12
Purchase of investments	(5,739)	(5,745)
	<u>54,076</u>	<u>(7,470)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Advances on lines of credit	54,578	39,779
Repayments of lines of credit	(54,016)	(40,953)
Principal payments on long-term debt	(36,530)	(4,905)
Payment of refundable advance fees	(12,828)	(24,223)
Proceeds (payments) of obligation for Skilled Nursing Facility care	32	(56)
(Payments) proceeds from restricted and conditional contributions and investment income	(23)	491
	<u>(48,787)</u>	<u>(29,867)</u>
Net cash used in financing activities	<u>(48,787)</u>	<u>(29,867)</u>
Net increase (decrease) in cash and cash equivalents and restricted cash	19,436	(2,093)
CASH AND CASH EQUIVALENTS AND RESTRICTED CASH AND CASH EQUIVALENTS, beginning of year	<u>39,252</u>	<u>41,345</u>
CASH AND CASH EQUIVALENTS AND RESTRICTED CASH AND CASH EQUIVALENTS, end of year	<u>\$ 58,688</u>	<u>\$ 39,252</u>

See accompanying notes.

Los Angeles Jewish Home for the Aging
Consolidated Statements of Cash Flows (In Thousands)
Years Ended August 31, 2025 and 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets (deficit)	\$ 74,802	\$ (5,155)
Adjustments to reconcile change in net assets (deficit) to net cash provided by operating activities		
Advance refundable fees received	8,568	25,697
Advance non-refundable fees received	667	5,015
Depreciation and amortization	8,438	12,349
Amortization of bond issuance costs	278	410
Amortization of deferred revenues from advance fees	(192)	(3,930)
Amortization of bond premium	(1,033)	(1,103)
Write-off of bond issuance costs	1,414	-
Loss on disposal of property and equipment	-	14
Gain on sale of Gonda	(84,061)	-
Net realized and unrealized gains on investments	(1,185)	(1,285)
Decrease (increase) in operating assets		
Accounts receivable	4,671	(354)
Prepaid and other current assets	(10,895)	(15,416)
Contributions receivable	501	738
Other assets	16	379
Operating lease right-of-use assets	911	303
(Decrease) increase in operating liabilities		
Accounts payable, accrued expenses, and accrued compensation	12,244	17,199
Accrued interest expense	-	(167)
Due to third-party payers	(120)	1,051
Operating lease liabilities	(735)	(390)
Annuity obligations	(142)	(111)
	\$ 14,147	\$ 35,244
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION		
Accrued capital expenditures	\$ -	\$ 955
Assets and liabilities classified as held for sale	\$ 4,609	\$ (543)

See accompanying notes.

Los Angeles Jewish Home for the Aging Notes to Consolidated Financial Statements

Note 1 – Organization

Los Angeles Jewish Home for the Aging (LAJH), a tax exempt corporation located in Reseda, California, was founded in 1912 and organized in 1979 to operate three separate tax-exempt corporations – Eisenberg Village of the Los Angeles Jewish Home for the Aging (“Eisenberg Village”), licensed to operate 271 residential (board and care) beds and 166 skilled nursing beds; Grancell Village of the Los Angeles Jewish Home for the Aging (“Grancell Village”), licensed to operate 105 skilled nursing beds and an acute psychiatric hospital consisting of 10 acute beds and supplemental service of 239 distinct part skilled nursing beds; and JHA Geriatric Services, Inc., established to provide outpatient services to the residents of Eisenberg and Grancell Villages and seniors in the surrounding community.

In 2006, LAJH established Fountainview at Eisenberg Village LLC, for the purpose of operating a continuing care retirement community known as Fountainview at Eisenberg Village. Fountainview at Eisenberg Village opened in February 2010 and has 108 apartments licensed for 216 residents.

In 2008, LAJH opened the Annenberg School of Nursing. The school offers training programs for licensed vocational nurses, certified nursing assistants, and home health aides.

In 2009, LAJH created Brandman Centers for Senior Care, Inc. (BCSC), for the purpose of operating Program of All-Inclusive Care for the Elderly (PACE) sites in the Los Angeles area. BCSC opened the first PACE site on February 1, 2013, at Grancell Village. On November 1, 2023, LAJH expanded the program, opening a second BCSC PACE site on the west side of Los Angeles (Brandman Centers for Senior Care (PACE) West Los Angeles).

In 2009, LAJH created JHA West 16, LLC (“JHA West 16”), a limited liability company. JHA West 16 purchased land in September 2012 in Playa Vista, California, for the construction of a continuing care retirement community; Fountainview at Gonda Westside on the Gonda Healthy Aging Center campus opened in February 2017 and has 175 apartments licensed for 216 residents. On October 1, 2024, Fountainview at Gonda Westside was sold to Senior Resource Group, LLC. Refer to Note 3 for further information.

LAJH is the sole corporate member of Eisenberg Village, Grancell Village, the Annenberg School of Nursing, BCSC, JHA West 16, the Brandman Health Plan, and the Foundation. LAJH is not the sole corporate member of JHA Geriatric Services, Inc., but elects all of the members of its Board of Directors. Eisenberg Village of the Los Angeles Jewish Home for the Aging is the sole member of Fountainview at Eisenberg Village LLC.

In July 2013, LAJH formed Los Angeles Jewish Home, IPA (IPA), a for-profit professional corporation, for the purpose of operating an independent physician’s association in the surrounding community. The IPA became active in November 2017. LAJH has elected to consolidate the IPA because it owns an option to purchase the IPA and employs the sole shareholder of the IPA on a full-time basis.

In November 2019, LAJH organized the Brandman Health Plan to operate a managed medical health plan. In July 2020, the Brandman Health Plan received a Knox-Keene license to operate a chronic condition special needs plan (C-SNP) and began enrolling participants in October 2020 for coverage starting January 1, 2021. During the fiscal year ending August 31, 2022, LAJH decided to close the plan and February 2022 was the last month of coverage provided to plan members.

Los Angeles Jewish Home for the Aging

Notes to Consolidated Financial Statements

Note 2 – Summary of Significant Accounting Policies

Basis of presentation – The consolidated financial statements include the accounts of the related organizations described above. All significant intercompany accounts and transactions have been eliminated.

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). The accrual basis of accounting recognizes revenues in the accounting period in which revenues are earned regardless of when cash is received and recognizes expenses in the accounting period in which expenses are incurred regardless of when cash is disbursed. Based on the existence of absence of donor-imposed restrictions, LAJH classifies resources into two categories: without donor restrictions and with donor restrictions.

Net assets without donor restrictions – Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of LAJH. These net assets may be used at the discretion of LAJH's management and board of directors.

Net assets with donor restrictions – Represent contributions that are limited in use by LAJH in accordance with donor-imposed stipulations. 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. Donor-imposed restrictions are released when a restriction expires; that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Expiration of donor-imposed restrictions – Net assets are released from restrictions by incurring expenses satisfying the restricted purposes and by occurrence of events specified by the donors, including the passage of time. Donor restrictions on long-lived assets or cash to construct or acquire long-lived assets are considered to have expired when the assets are placed into service or expenditures exceed the amount of the gift.

Use of estimates – The preparation of the consolidated financial statements in conformity with GAAP 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 revenue and expenses during the reporting period. Significant items subject to such estimates and assumptions include the valuation allowances for accounts and contributions receivable; liabilities for self-insured workers' compensation and unemployment risks; and valuation of split-interest agreements. Actual results could differ from those estimates.

Cash and cash equivalents – Investments with original maturities of three months or less are considered to be cash equivalents. At August 31, 2025 and 2024, cash equivalents are comprised of money market funds.

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The following table provides a reconciliation of cash and cash equivalents and restricted cash equivalents reported within the accompanying consolidated statement of financial position to the accompanying consolidated statements of cash flows at August 31, 2025 and 2024 (in thousands):

	2025	2024
Cash and cash equivalents	\$ 48,627	\$ 28,223
Restricted cash and cash equivalents, included in assets limited as to use (Note 7)	10,061	11,029
Cash and cash equivalents and restricted cash and cash equivalents as reported in statements of cash flows	\$ 58,688	\$ 39,252

Assets limited as to use – Assets limited as to use include contributions received that are restricted by the donor to investment in property and equipment or a specific program and funds held by the trustee under debt agreements for payment of debt service and are classified as available for sale. Assets limited as to use that are available for the payment of current liabilities are classified as current assets.

Investments – LAJH records investments in equity securities with readily determinable fair values and all investments in debt securities at fair value. Realized and unrealized gains and losses are included in the consolidated statements of activities as unrestricted unless the income or loss is restricted by donor or California state law (Note 18). Interest income that is restricted by the donor or law is recorded as an increase in net assets with donor restrictions.

Accounts receivable and allowance for credit losses – LAJH adopted Financial Accounting Standards Update (FASB) Accounting Standards Update (ASU) 2016-13, Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments, effective September 1, 2023, which introduced an expected credit loss methodology for the measurement and recognition of credit losses on most financial assets, including accounts receivable. The adoption of the CECL standard resulted in a change in LAJH's accounting policy for credit losses, as it requires a forward-looking approach to estimate expected credit losses, rather than the previous, incurred losses model. LAJH has implemented the CECL standard using a modified retrospective approach, which requires the cumulative effect of the change in accounting policy to be recognized as an adjustment to the opening balance of LAJH's net assets as of the date of adoption. The adoption of the CECL standard did not have a material impact on LAJH's financial position, results of operations, or cash flows.

Deferred costs – Deferred costs at August 31, 2025 and 2024, include debt issuance costs incurred in connection with the issuance of California Statewide Communities Development Authority (the Authority) Insured Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging), issued in August 2019, September 2019, and October 2020.

The costs for the financing are being amortized over the terms of the financing agreement using the effective interest rate method. Such costs are presented as a component of long-term debt in accordance with ASC Topic 835, *Capitalization of Interest*. Amortization expense for debt issuance costs is included as a component of interest expense.

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Property and equipment – Property and equipment are stated at cost at the date of purchase or fair market value at the date of donation. Expenditures for maintenance and repairs are charged to expense. Improvements and major renewals are capitalized. The cost and related accumulated depreciation of properties sold or otherwise disposed of are removed from the accounts and any gains or losses on disposition are included in operating gains or losses. Interest cost incurred during the period of construction of capital assets is capitalized as a component of the cost of constructing those assets, net of investment income on unspent proceeds of tax-exempt borrowings restricted for use in construction.

Depreciation is computed using the straight-line method over estimated useful lives as follows:

Land improvements	12–30 years
Buildings and improvements	10–40 years
Equipment	2–10 years

Impairment of long-lived assets is recognized whenever events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable. Measurement of the amount of impairment may be based on market values of similar assets or estimates of future discounted cash flows resulting from use and ultimate disposition of the assets.

Assets and liabilities held for sale – Management classifies assets and liabilities as held for sale when it is determined that they meet the applicable criteria under ASC Topic 205-20, *Discontinued Operations*.

Revenue less than expenses – The consolidated statements of activities include revenue less than expenses. Changes in unrestricted net assets, which are excluded from revenue less than expenses, include net assets released from restriction used for capital expenditures.

Revenue Recognition

In-residence services revenue is comprised of revenue received from LAJH's skilled nursing, residential care, acute, and upscale independent living facilities.

Community based services revenue is earned through LAJH's lines of business serving residents and members of the community. The specific lines of business include hospice, the clinic, and home health, which are part of JHA Geriatrics. They also include the BCSC PACE program, the Annenberg School of Nursing, and the IPA.

In-residence and community-based services revenues are reported at the estimated net realizable amounts from patients, third-party payers, and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payers. Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined. For the year ended August 31, 2025 and 2024, revenue reductions of approximately \$2,850,000 and \$0, respectively, were recognized due to changes in the estimates of implicit price.

LAJH has determined that the in-residence and community-based services provided have the same timing and pattern of transfer and are a series of distinct services that are considered one performance obligation that is satisfied over time. The transaction price is based on standard charges for goods and services provided.

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A significant portion of in-residence and community-based services revenue is derived from residents covered under the California Medi-Cal and federal Medicare programs. These programs are highly regulated and are subject to state and federal budgetary and other constraints. Medi-Cal programs represented 60% and 64% of net accounts receivable at August 31, 2025 and 2024, respectively. Medicare programs represented 23% and 13% of net accounts receivable at August 31, 2025 and 2024, respectively. Revenue from these programs represented 83% and 74% of in-residence and community-based services revenue for the years ended August 31, 2025 and 2024, respectively.

LAJH has provided for the difference between established charges for services provided to residents and the estimated amounts realizable under the reimbursement principles of the programs in order to determine net patient service revenue. While LAJH's cash flow could be adversely affected by periodic government program funding delays or shortfalls, management does not believe there is any significant credit risk associated with these government programs.

LAJH is reimbursed by Medicare prospectively according to resident care classifications, with each class assigned a fixed reimbursement rate. In July 2012, the State of California passed the Coordinated Care Initiative. Effective July 2014, the initiative requires that beneficiaries who qualify for both Medicare and Medi-Cal (dual eligible beneficiaries) must enroll in a Medi-Cal managed care plan to receive their Medi-Cal benefits. At August 31, 2025 and 2024, approximately 71% and 86%, respectively, of LAJH's Medi-Cal residents are dual eligible. LAJH is reimbursed by Medi-Cal at the Medi-Cal managed care plans fixed daily rate, which does not vary with the acuity level of the resident. The reimbursement is the same amount for traditional and managed care residents; however, payment time frames are longer for Medi-Cal managed care.

Revenue under third-party payer agreements is subject to audit and retroactive adjustment by third-party payers. Provisions for estimated third-party payer settlements are provided in the period the related services are rendered. Differences between the estimated amounts accrued at interim and final settlements are reported in operations in the year of settlement. LAJH's cost reports have been audited by the fiscal intermediary through August 31, 2023.

The composition of in-residence and community-based services revenue by primary payor for the years ended August 31 is as follows (in thousands):

	August 31, 2025		
	In-Residence	Community- Based Services	Total
Medi-Cal	\$ 54,856	\$ 28,883	\$ 83,739
Medicare	10,415	19,079	29,494
Private	12,137	1,687	13,824
Other third-party payors	9,420	-	9,420
	\$ 86,828	\$ 49,649	\$ 136,477

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	August 31, 2024		
	In-Residence	Community- Based Services	Total
Medi-Cal	\$ 53,995	\$ 26,526	\$ 80,521
Medicare	10,161	17,869	28,030
Private	26,727	2,007	28,734
Other third-party payors	9,943	-	9,943
	\$ 100,826	\$ 46,402	\$ 147,228

Accounts receivable at September 1, 2023, was approximately \$13,434,000.

Contributions – Unconditional promises to give cash and other assets are reported at fair value at the date the promise is received, net of any estimated allowance. Unconditional promises to give that are expected to be received in future years are recorded at the present value of estimated future payments. Conditional promises to give are not recorded until the conditions are met.

LAJH provides many services to its residents that are not reimbursed by government programs or residents. LAJH is able to operate in such a manner because the community at large supports the need and the cost for such services. Therefore, LAJH includes unrestricted contributions received as a component of unrestricted revenue and support.

Contributions are reported as restricted support if they are received with donor stipulations limiting the use of the donated assets. When a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the consolidated statements of activities as net assets released from restriction. However, if the restriction is fulfilled in the same time period in which the contribution is received, LAJH reports the support as unrestricted.

Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support.

Split-interest agreements – LAJH enters into split-interest agreements with donors who make gifts to LAJH and require periodic payments for the remainder of their life. LAJH has recorded amounts receivable and amounts held by LAJH in trust under split-interest agreements of approximately \$277,000 and \$2,994,000, respectively, at August 31, 2025, and \$293,000 and \$3,056,000, respectively, at August 31, 2024. The amounts held in trust are included in investments in the consolidated statements of financial position. The rate of return to the donor is stated in the agreement and currently ranges from 4.5% to 9.0% of the fair value of the trust assets at the inception of the trust. LAJH has recorded a liability equal to the present value of the amounts expected to be paid to the donors calculated at a rate applicable to the year in which the agreement is initially recorded. The difference between the assets held in trust and the present value of the annuity obligation is reported as an increase/decrease in net assets with donor restrictions as stipulated by the donor.

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Claims payable – BCSC contracts with various providers, including physicians and hospitals, to provide certain health care products and services to enrolled Medi-Cal and Medicare beneficiaries. The cost of the health care products and services provided or contracted for is accrued by means of an estimate of the cost of services that have been incurred but not yet reported (IBNR). The estimate for IBNR is based on projections of hospital and other costs using historical studies of claims paid. Estimates are monitored and reviewed and, as settlements are made or estimates adjusted, differences are reflected in current operations. Such estimates are subject to the impact of changes in the regulatory environment and economic conditions. Approximately \$5,444,000 and \$4,052,000 of claims payable have been recorded at August 31, 2025 and 2024, respectively, and have been included in accounts payable and accrued expenses on the accompanying consolidated statements of financial position.

Concentrations of credit risk – Financial instruments that potentially subject LAJH to concentrations of credit risk consist primarily of investments and accounts receivable. The investment portfolio is managed within the guidelines established by the board of directors, which, as a matter of policy, limit the amounts that may be invested in any one issuer. A significant portion of LAJH's accounts receivable is concentrated in government programs in which LAJH does not believe there is any undue credit risk. LAJH has cash balances in financial institutions that are in excess of FDIC limits. Management monitors the financial condition of these institutions on an ongoing basis and does not believe significant credit risk exists at this time.

Income taxes – With the exception of the IPA, LAJH is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation Code and is generally not subject to federal or state income taxes. However, LAJH is subject to income taxes on any net income that is derived from a trade or business, regularly carried on, and not in furtherance of the purposes for which it was granted exemption. No income tax provision has been recorded as the net income, if any, from any unrelated trade or business, in the opinion of management, is not material to the consolidated financial statements taken as a whole. LAJH recognizes the tax benefit from uncertain tax positions only if it is more likely than not that the tax positions will be sustained on examination by the tax authorities, based on the technical merits of the position. The tax benefit is measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. There were no uncertain tax positions at August 31, 2025 or 2024.

Asset retirement obligation – LAJH accounts for asset retirement obligations (AROs) in accordance with ASC 410m *Asset Retirement and Environmental Obligations*, and accrues for cost related to legal obligations to perform certain activities in connection with retirement, disposal, and abandonment of assets. LAJH has identified asbestos abatement as a retirement obligation. Asbestos abatement is estimated based upon historical removal cost per square foot applied to assets identified requiring asbestos abatement.

Obligation to provide future services – LAJH annually calculates the present value of the net cost of future services and the use of facilities to be provided to current residents of Fountainview and compares that amount with the balance of deferred revenue from advance fees. If the present value of the net cost of future services and the use of facilities exceeds the deferred revenue from advance fees, a liability is recorded (obligation to provide future services and the use of facilities) with the corresponding charge to income. At August 31, 2025 and 2024, no liability was recorded as the deferred revenue from advance fees exceeds the present value of the net cost of future services and the use of facilities.

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Advance fees – The Residence and Care Agreements between LAJH and the residents of Fountainview at Eisenberg Village and Gonda Westside provide for the payment of an advance fee. 80%–90% of the advance fee is refundable to the resident upon re-occupancy of the unit and is recorded as a refundable advance fees liability. 10%–20% of the advance fee is nonrefundable and is amortized to income using the straight-line method over the remaining life expectancy of the resident. The life expectancy of each resident is updated annually, based on annuity tables. The amount is recorded as deferred revenue from advance fees.

Going concern – In connection with the preparation of the consolidated financial statements for the year ended August 31, 2025, management conducted an evaluation as to whether there were conditions and events, considered in the aggregate, which raised substantial doubt as to LAJH's ability to continue as a going concern within one year after the date the consolidated financial statements were issued.

Note 3 – Sale of Fountainview at Gonda Westside

On October 31, 2023, LAJH (Seller) entered into a Purchase and Sale Agreement (PSA) with a third party (Buyer) to purchase the property for JHA West 16, LLC, subject to certain conditions. The Company amended the PSA on January 31, 2024, to extend the expiration of the Due Diligence Period to March 1, 2024, from January 31, 2024. The Company entered into a second amendment on March 1, 2024, which modified the purchase price, established an additional deposit amount and acknowledged that the amendment served as the Buyer's approval notice and intent to proceed, with the deposit effectively being nonrefundable to the Buyer. The Transaction was delayed due to various Seller and Buyer due diligence procedures as well as regulatory approvals and notifications required.

At August 31, 2024, LAJH intended to complete in early fiscal year 2025 the sale of certain assets and liabilities for Fountainview at Gonda Westside continuing care retirement community. At August 31, 2024, the net carrying amount of the assets and liabilities to be sold was a net liability of approximately (\$543,000). LAJH incurred transaction costs of approximately \$211,000 for the fiscal year ended August 31, 2024.

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The assets attributed to the land and buildings, and the liabilities attributed to the refundable fees and deposits, which at August 31, 2024, were expected to sell within twelve months, have been classified as a disposal group held for sale and are presented separately in the consolidated statement of financial position at August 31, 2024. The major classes of assets and liabilities comprising the disposal group classified as held for sale were as follows (in thousands):

Land	\$ 16,871
Building and improvements	149,473
Equipment	<u>2,047</u>
	168,391
Less accumulated depreciation and amortization	<u>(30,577)</u>
Total assets classified as held for sale	<u>137,814</u>
Refundable fees	137,847
Deposits	<u>510</u>
Total liabilities classified as held for sale	<u>138,357</u>
Total assets and liabilities classified as held for sale, net	<u>\$ (543)</u>

The impact of the assets and liabilities held for sale on the consolidated statements of activities for the year ended August 31, 2024 (in thousands) is as follows:

	<u>2024</u>
Change in net deficit	<u>\$ (2,182)</u>

On October 1, 2024, LAJH completed the sale of assets and liabilities of Fountainview at Gonda Westside continuing care retirement community for a purchase price of approximately \$81,000,000. The net carrying amount of the assets and liabilities at the date of sale was a net liability of approximately (\$10,756,000), and selling expenses incurred totaled approximately \$7,695,000, resulting in a gain of approximately \$84,061,000 presented in the accompanying consolidated statement of activities for the year ended August 31, 2025. The Home received approximately \$50,040,000 in October 2024 including approximately \$31,125,000 used for the Series 2020A Bonds defeasance. At the time of the transaction, approximately \$1,620,000 was held back in an escrow account for any potential post-closing claims submitted by the purchaser. These funds were included in prepaid and other current assets on the consolidated statement of financial position as of August 31, 2025, and were received by LAJH in October 2025. Also, at the time of the transaction, an additional amount of approximately \$6,246,000 was held back in an escrow account for any additional potential post-closing claims submitted by the purchaser, which is set to be released in October 2026. As of August 31, 2025, there were no claims submitted, and management does not expect to receive any claims prior to the release date. This balance is reflected in other assets on the consolidated statement of financial position as of August 31, 2025.

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On October 3, 2024, the Series 2020A Bonds were defeased in conjunction with the sale of Fountainview at Gonda Westside. The Series 2020A Bonds had a balance of approximately \$32,725,000 on the consolidated statement of financial position as of August 31, 2024. The bonds defeasance resulted in a gain of approximately \$237,000 presented in the accompanying consolidated statement of activities for the year ended August 31, 2025.

LAJH relieved intercompany receivables and payables between Corporate and Fountainview at Gonda Westside in the amount of approximately \$22,598,000, which was presented in other expenses on the accompanying consolidated statement of activities for the year ended August 31, 2025.

Note 4 – Assets and Liabilities Held for Sale

On January 21, 2025, Los Angeles Jewish Home for the Aging (“the Seller”) entered into a Purchase and Sale Agreement (the “Transaction”) with Meta Development, LLC, to sell approximately 2.19 acres of largely unimproved real property. The property includes a one-story building currently used as a nursing school.

The Transaction closed on September 19, 2025. The Transaction was delayed due to various Seller and Buyer due diligence procedures as well as regulatory approvals and notifications required. At August 31, 2025, the net carrying amount of the asset to be sold was approximately \$5,243,000. LAJH did not incur transaction costs for the fiscal year ended August 31, 2025. The Annenberg School of Nursing operations were moved to the Eisenberg Village Campus.

The assets attributed to the land and buildings, which at August 31, 2025, are expected to sell within twelve months, have been classified as a disposal group held for sale and are presented separately in the consolidated statement of financial position at August 31, 2025. There are no liabilities associated with these assets.

The anticipated proceeds of the disposal are expected to exceed the carrying amount of the relevant assets, accordingly, no impairment loss has been recognized on the held for sale classification. The major classes of assets comprising the disposal group classified as held for sale are as follows (in thousands):

Land and improvements	\$ 4,609
Building	<u>1,049</u>
	5,658
Less accumulated depreciation and amortization	<u>(415)</u>
Total assets classified as held for sale, net	<u>\$ 5,243</u>

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There is no impact of the assets held for sale on the consolidated statements of activities for the years ended August 31, 2025 and 2024 (in thousands).

Note 5 – Grant Revenue

COVID-19 pandemic and CARES Act funding – In March 2020, the World Health Organization declared the novel coronavirus disease (COVID-19) a pandemic. The Centers for Disease Control and Prevention confirmed its spread to the United States, and it was declared a national public health emergency. Several state emergency declarations followed, and the Centers for Medicare and Medicaid Services issued guidance regarding the delay of elective procedures. California declared a state of emergency across all counties and had some level of stay-at-home orders to prevent the spread of COVID-19.

The LAJH applied for available funds from the Federal Emergency Management Agency (FEMA) and other governmental sources during the COVID-19 pandemic. During the year ended August 31, 2025, LAJH was granted approximately \$1,766,000 in funding from FEMA in the form of a federal grant. The FEMA funds are subject to certain terms and conditions of the specific grant. Based on an analysis of the compliance and reporting requirements of the FEMA funds, LAJH believes the applicable terms and conditions have been met to recognize all of the FEMA funds as of August 31, 2025. Therefore, the LAJH reported FEMA funds of approximately \$1,766,000, as other operating revenues in the consolidated statements of operations during the year ended August 31, 2025.

Note 6 – Investments

Investments, stated at fair value, consisted of the following at August 31, 2025 and 2024 (in thousands):

	2025	2024
Fixed income securities, U.S. government	\$ 7,050	\$ 5,560
Fixed income securities, U.S. Corporate	323	5,255
Domestic marketable equity securities	8,289	9,746
State of Israeli bonds	16	16
Total investments	15,678	20,577
Less short-term investments	(12,656)	(12,434)
Noncurrent investments	\$ 3,022	\$ 8,143

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Investment income consisted of the following for the years ended August 31, 2025 and 2024 (in thousands):

	2025	2024
Without donor restriction		
Interest and dividend income	\$ 1,492	\$ 1,672
Unrealized gain	1,185	1,285
With donor restriction		
Interest and dividend income	144	150
External investment expense	(169)	(66)
	\$ 2,652	\$ 3,041

LAJH is required to file an Annual Reserve Report with the Department of Social Services, Continuing Care Contracts Branch in accordance with the requirements of 1790(a)(3) of the California Health & Safety Code. Such requirements include the demonstration that LAJH and Fountainview at Eisenberg Village, and JHA at Gonda Westside, as co-providers, have sufficient liquid reserves to meet the needs of the Fountainview at Eisenberg Village and JHA at Gonda Westside continuing care retirement communities by providing a source of funds to fund debt service and to otherwise meet its obligations as they become due in periods of reduced entrance or monthly fee revenue. At August 31, 2025, the amount of qualifying assets available to fund such reserves are approximately \$12,970,000 and \$0, respectively. At August 31, 2024, the amount of qualifying assets available to fund such reserves are approximately \$17,171,000 and \$21,983,000, respectively.

Note 7 – Fair Value Measurement of Financial Instruments

LAJH records its investments in accordance with ASC 820, *Fair Value Measurements and Disclosures*. ASC 820 defines fair value as the amount that would be received upon sale of an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. The authoritative guidance establishes a fair value hierarchy which prioritizes the types of inputs to valuation techniques that companies may use to measure fair value. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1). The next highest priority is given to inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly (Level 2). The lowest priority is given to unobservable inputs in which there is little or no market data available and which require the reporting entity to develop its own assumptions (Level 3).

The carrying amounts of LAJH's financial instruments, including cash and cash equivalents, accounts receivable, accounts payable, and accrued liabilities, approximate fair value because of their generally short maturities. The carrying amount of long-term debt approximates fair value as the interest rates approximate market rates.

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All of LAJH's investments accounted for at fair value are considered to be Level 1 with the exception of approximately \$16,000 of State of Israel bonds at August 31, 2025 and 2024, respectively. State of Israel bonds are considered to be Level 2 and their carrying amount approximates fair value at August 31, 2025 and 2024. Estimated fair values for the State of Israel bonds are based on discounting the related cash flows based on current yields of similar instruments with comparable durations considering the creditworthiness of the issuer.

Note 8 – Assets Limited as to Use

Assets limited as to use are limited to the following purposes at August 31, 2025 and 2024 (in thousands):

	2025	2024
Held by trustee under indenture agreement for project and debt service funds	\$ 8,242	\$ 9,232
Contributions received restricted to programs and investment in property and equipment	1,819	1,797
	10,061	11,029
Less amounts required to pay for current liabilities	(5,000)	(4,901)
	\$ 5,061	\$ 6,128

At August 31, 2025 and 2024, assets limited as to use consisted of cash and cash equivalents.

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Note 9 – Contributions Receivable

Included in contributions receivable are the following unconditional promises to give at August 31, 2025 and 2024 (in thousands):

	2025	2024
Unconditional promises to give before unamortized discount and allowance for credit losses	\$ 17,648	\$ 18,149
Less: allowance for credit losses	(1,122)	(1,140)
	16,526	17,009
Less unamortized discount	(829)	(833)
	15,697	16,176
Less amounts classified as current	(5,636)	(5,503)
Noncurrent contributions receivable	\$ 10,061	\$ 10,673
Amounts due in		
Less than one year	\$ 5,636	\$ 5,503
One to five years	9,347	9,951
Greater than five years	1,543	1,555
	\$ 16,526	\$ 17,009

Contributions receivable have been discounted at rates ranging from 1.13% to 4.40% for the years ended August 31, 2025 and 2024.

Note 10 – Assets Held in Trust for Residents

Residents can deposit personal-use funds into trust accounts maintained by LAJH. These funds are maintained strictly for use by the residents for their personal expenses, including monthly charges for personal and nursing care at agreed-upon rates. If a resident leaves LAJH, the balance remaining in the fund is returned.

As these funds do not represent assets of LAJH, a corresponding trust account liability, amounting to approximately \$244,000 and \$459,000 at August 31, 2025 and 2024, respectively, is included in the accompanying consolidated statements of financial position.

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Note 11 – Property and Equipment

Property and equipment, net is comprised of the following at August 31, 2025 and 2024 (in thousands):

	2025	2024
Land and improvements	\$ 3,008	\$ 7,614
Buildings and improvements	198,195	198,331
Equipment	36,514	35,532
	237,717	241,477
Less accumulated depreciation	(136,659)	(128,991)
	101,058	112,486
Construction in progress	14,331	14,190
Net property and equipment	\$ 115,389	\$ 126,676

Note 12 – Deferred Revenue from Advance Fee

A summary of the deferred revenue from advance fees for the years ended August 31 is as follows:

	2025	2024
Balance, beginning of year	\$ 13,365	\$ 12,447
New fees received	14	3,136
Amortization	(428)	(2,218)
Advance fees revenue included in gain on sale of Gonda	(10,324)	-
Balance, end of year	\$ 2,627	\$ 13,365

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Note 13 – Long-Term Debt and Lines of Credit

Long-term debt – Long-term debt is comprised of the following at August 31, 2025 and 2024:

	2025	2024
	(in thousands)	
California Statewide Communities Development Authority Insured Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2020A (Insured). Paid in full during the year ended August 31, 2025.	\$ -	\$ 32,725
California Statewide Communities Development Authority Insured Health Facility Refunding Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2019A, principal due in varying annual installments ranging from \$775,000 to \$990,000 through November 15, 2037, interest due semiannually at fixed rates ranging from 4.00% – 5.00% (5.00% and 4.00% at August 31, 2025 and 2024, respectively), including unamortized premium of \$1,380,621 and \$1,584,300 at August 31, 2025 and 2024, respectively.	11,706	12,684
California Statewide Communities Development Authority Insured Health Facility Refunding Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2019B, principal due in varying annual installments ranging from \$2,910,000 to \$4,760,000 through November 15, 2033, interest due semiannually at fixed rates ranging from 4.00% - 5.00% (5.00% and 4.00% at August 31, 2025 and 2024, respectively), including unamortized premium of \$3,911,791 and \$4,737,000 at August 31, 2025 and 2024, respectively.	39,469	43,332
	51,175	88,741
Less unamortized deferred financing costs, long term	(1,182)	(2,742)
Less unamortized deferred financing costs, short term	(254)	(386)
Less current maturities	(4,909)	(6,109)
	\$ 44,830	\$ 79,504

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Principal payments on long-term debt, including mandatory sinking fund payments, and excluding unamortized premiums of approximately \$5,285,000 (\$952,000 of which is included in current portion of long-term debt) at August 31, 2025, for future fiscal years are as follows (in thousands):

2026	\$	3,957
2027		4,120
2028		4,280
2029		4,455
2030		4,630
Thereafter		24,448
	\$	45,890

On December 17, 2003, LAJH issued \$80,000,000 of fixed-rate Authority Insured Health Facility Revenue Bonds (2003 Bonds). The proceeds of the 2003 Bonds were utilized to (a) refinance the construction of a 96-bed skilled nursing facility, (b) finance the cost of a 10-bed acute psychiatric hospital with a supplemental service of 239 skilled nursing beds, (c) fund debt service costs, (d) fund interest costs, and (e) pay certain costs of issuance of the Bonds. On December 20, 2013, LAJH issued \$71,155,000 of fixed-rate Authority Insured Health Facility Refunding Revenue Bonds (2013 Bonds). The proceeds of the 2013 Bonds were utilized to (a) refund the outstanding Series 2003 bonds, (b) fund debt service costs, (c) pay the premium on a contract of insurance for the bonds, and (d) pay certain costs of issuance of the Bonds.

On February 14, 2008, LAJH issued \$59,595,000 of fixed-rate Authority Insured Health Facility Revenue Bonds (2008 Bonds). The proceeds of the 2008 Bonds were utilized to (a) finance the cost of a continuing care retirement facility on the Eisenberg campus, (b) fund debt service costs, (c) fund interest costs, and (d) pay certain costs of issuance of the Bonds.

On August 8, 2019, LAJH issued \$13,785,000 of fixed-rate Authority Insured Health Facility Revenue Bonds (2019A Bonds) to refinance the 2008 Bonds. The bonds are payable in varying annual installments ranging from \$750,000 to \$990,000 through November 15, 2037, at fixed rates of 4.00% and 5.00%, payable annually on the 15th day of November.

The 2013 Bond Indenture Agreement created Parity Debt that amended the 2008 Bond Regulatory Agreement. The 2014 Bond Indenture Agreement created Parity Debt that amended the 2013 Bond Regulatory Agreement. Under the terms of the 2014 Agreement, the 2013 Bonds and 2008 Bonds (the "Bonds") are collectively collateralized by a security interest in certain real property (land) and the buildings, improvements, fixtures, and equipment located, installed, or affixed to the land.

The 2013 Bonds were offered privately and purchased by a publicly traded bank holding company. The Bonds were payable in varying annual installments ranging from \$2,700,000 to \$5,010,000 through November 15, 2033, at a fixed rate of 3.86%, payable semiannually on the 15th day of each May and November. On September 26, 2019, LAJH issued \$49,730,000 of fixed-rate Authority Insured Health Facility Revenue Bonds (2019B Bonds) to refinance the 2013 Bonds. The 2019B Bonds are payable in varying annual installments ranging from \$2,910,000 to \$4,760,000 through November 15, 2033, at fixed rates of 4% and 5%, payable annually on the 15th day of November.

Los Angeles Jewish Home for the Aging Notes to Consolidated Financial Statements

On October 15, 2020, LAJH issued \$37,275,000 of insured taxable fixed-rate Authority Insured Health Facility Revenue Bonds. The 2020A proceeds of the 2020A Bonds were used to pay off the 2014 Bonds. The 2020A Bonds are payable in varying annual installments ranging from \$1,220,000 to \$2,185,000 through November 15, 2037, at fixed rates of 2.05% and 3.70%, payable annually on the first day of August. The Series 2020A bond was defeased as part of the sale of Fountainview at Gonda Westside on October 1, 2024.

The terms of the Indenture Agreement include certain financial covenants requiring LAJH to maintain net income available for debt service of 1.25 times aggregate debt service, a current ratio of 1.5, and one hundred (100) days cash on hand at August 31, 2025, as defined in the Indenture Agreement. At August 31, 2025, LAJH was in violation of the debt service coverage ratio covenant and received a waiver from the financial institution.

Lines of credit – LAJH has three lines of credit with the same bank. Outstanding balances on the lines of credit were as follows at August 31, 2025 and 2024:

	2025	2024
	(in thousands)	
\$4,750,000 line of credit due August 1, 2026, interest due monthly at 2.50%, or prime less 0.50% (7.00% at August 31, 2025 and 8.00% at August 31, 2024) with a minimum rate of 2.50%, insured by the Cal-Mortgage Loan Insurance Program.	\$ 2,024	\$ 1,462
\$2,400,000 line of credit due March 1, 2026, interest due monthly at prime (6.50% at August 31, 2025 and 7.50% at August 31, 2024), secured by \$2,500,000 of money market funds and securities.	2,400	2,400
\$2,900,000 line of credit due September 1, 2026, interest due monthly at prime (7.50% at August 31, 2025 and 8.50% at August 31, 2024), secured by eight residential homes.	2,863	2,863
	\$ 7,287	\$ 6,725

Note 14 – Refundable Advance Fees Payable

Advance fee amounts due to residents who have terminated their contract with Fountainview at Eisenberg Village and Fountainview at Gonda Westside are recorded as refundable advance fees and totaled approximately \$9,118,000 and \$12,946,000 at August 31, 2025 and 2024, respectively. For Fountainview at Gonda Westside approximately \$5,579,000 was classified as held for sale at August 31, 2024.

Los Angeles Jewish Home for the Aging Notes to Consolidated Financial Statements

Note 15 – Refundable Advance Fees Liability

The 80%–90% refundable portion of advance fees paid by residents of Fountainview at Eisenberg Village and Fountainview at Gonda Westside is recorded as refundable advance fees liability in the consolidated statements of financial position. At August 31, 2025 and 2024, refundable advance fees liability totaled approximately \$47,640,000 and \$49,562,000, respectively. Based on the past five years, actual refunds have averaged approximately \$14,259,000 per year, funded by advance fees received from new residents. For Fountainview at Gonda Westside approximately \$132,268,000 was classified as held for sale at August 31, 2024.

Note 16 – Commitments and Contingencies

Self-insurance claims liability – LAJH is self-insured for workers' compensation insurance and unemployment insurance. LAJH is covered by a supplemental policy for excess workers' compensation coverage that pays all statutory benefits in excess of a retention limit of \$750,000. LAJH is insured for employer's workers' compensation liability in the amount of \$50,000,000. Management believes that LAJH has provided adequate reserves at August 31, 2025 and 2024, for its obligations resulting from claims, including losses incurred but not reported.

Amounts accrued, included in accrued compensation and related liabilities in the consolidated statements of financial position, were as follows at August 31, 2025 and 2024 (in thousands):

	2025	2024
Total workers' compensation liability	\$ 8,530	\$ 8,902
Less amounts classified as current	(2,065)	(2,301)
Noncurrent workers' compensation liability	\$ 6,465	\$ 6,601

LAJH participates in the California Self-Insurers' Security Fund Alternative Composite Deposit in order to satisfy security deposit requirements for workers' compensation obligations.

Malpractice insurance – LAJH maintains a claims-based professional malpractice insurance policy limited to \$10,000,000 per incident, with a \$20,000,000 aggregate limit. Management believes that this coverage is adequate for its operations.

Asset retirement obligations – LAJH has AROs arising from regulatory requirements to perform certain asset retirement activities at the time that certain buildings are disposed of. The liability was initially measured at fair value and subsequently is adjusted for accretion expense and changes in the amount or timing of the estimated cash flows. The corresponding asset retirement costs are capitalized as part of the carrying amount of the related long-lived asset and depreciated over the asset's useful life. Accretion expense amounted to approximately \$1 and \$42,000 in 2025 and 2024, respectively. At August 31, 2025 and 2024, LAJH's AROs totaled approximately \$631,000 and \$633,000, respectively.

Los Angeles Jewish Home for the Aging

Notes to Consolidated Financial Statements

Note 17 – Leases

At August 31, 2025, LAJH has three noncancelable operating leases for rented office spaces. Two expire in September 2026. LAJH also leases commercial space for a PACE site in West Los Angeles, which expires in June 2032. Quantitative disclosures related to LAJH's operating leases are as follows at August 31, 2025 and 2024 (in thousands):

	2025	2024
Operating leases right-of-use assets		
Operating lease assets	\$ 8,735	\$ 9,188
Accumulated amortization	(3,459)	(3,001)
Total	\$ 5,276	\$ 6,187
Other information		
Cash paid for amounts included in the measurement of lease liabilities – operating cash flows from operating leases	\$ 1,117	\$ 1,080
Weighted-average remaining lease term (in years)	6.60	7.82
Weighted-average discount rate	3.29%	3.32%

The following consists of the minimum lease liabilities in future fiscal years at August 31, 2025 (in thousands):

Fiscal Years Ending,	
2026	\$ 1,141
2027	941
2028	939
2029	957
2030	976
Thereafter	2,025
Total	6,979
Less amount representing interest	704
Total operating lease liabilities	6,275
Current portion of operating lease liabilities	964
Operating lease liabilities, net of current portion	\$ 5,311

Los Angeles Jewish Home for the Aging Notes to Consolidated Financial Statements

Note 18 – Net Assets with Donor Restrictions

Net assets with donor restrictions are available for the following purposes at August 31, 2025 and 2024 (in thousands):

	2025	2024
Amounts to be received in future periods, available to fund construction projects or support the operation of LAJH's buildings	\$ 22,864	\$ 26,633
Investments in perpetuity, including earnings available to support operations in accordance with LAJH's spending policy	14,086	13,946
Amounts to be received in future periods, available to support operations	2,227	2,376
Operation of a licensed vocational nursing school and nursing scholarships for students	1,312	761
Endowment earnings to be used to support the Skirball Director of Spiritual Life Program	467	467
Special projects for residents	43	165
Pace Program	10	11
	\$ 41,009	\$ 44,359

Note 19 – Endowments

The board of directors has interpreted the California Prudent Management of Institutional Funds Act (CPMIFA) as requiring the preservation of the fair value of the original gift at the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, LAJH classifies as net assets with donor restrictions (a) the original values of gifts donated to the permanent endowment, (b) the original values of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund is also classified in net assets with donor restrictions until those amounts are appropriated for expenditure by LAJH in a manner consistent with the standard of prudence prescribed by CPMIFA.

Los Angeles Jewish Home for the Aging Notes to Consolidated Financial Statements

In accordance with CPMIFA, LAJH considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- a. The duration and preservation of the fund
- b. The purposes of LAJH and the donor-restricted endowment fund
- c. General economic conditions
- d. The possible effect of inflation and deflation
- e. The expected total return from income and the appreciation of investments
- f. Other resources of LAJH

At August 31, 2025 and 2024, the fair value of the endowments exceeded the original gifts amounts.

Endowment net assets composition by type of fund at August 31, 2025, is as follows (in thousands):

	Without Donor Restriction	With Donor Restriction	Total
Donor-restricted endowment funds	\$ -	\$ 15,053	\$ 15,053
	<u>\$ -</u>	<u>\$ 15,053</u>	<u>\$ 15,053</u>

Changes in endowment net assets for the fiscal year ended August 31, 2025, are as follows (in thousands):

	Without Donor Restriction	With Donor Restriction	Total
Endowment net assets, beginning of year	\$ -	\$ 14,913	\$ 14,913
Investment returns			
Investment income	-	95	95
Net realized and unrealized gains on investments	-	132	132
Total investment return	-	227	227
Appropriation of endowment net assets for expenditure	-	(87)	(87)
Endowment net assets, end of year	<u>\$ -</u>	<u>\$ 15,053</u>	<u>\$ 15,053</u>

Los Angeles Jewish Home for the Aging

Notes to Consolidated Financial Statements

Endowment net asset composition by type of fund at August 31, 2024, is as follows (in thousands):

	Without Donor Restriction	With Donor Restriction	Total
Donor-restricted endowment funds	\$ -	\$ 14,913	\$ 14,913
	<u>\$ -</u>	<u>\$ 14,913</u>	<u>\$ 14,913</u>

Changes in endowment net assets for the fiscal year ended August 31, 2024, are as follows (in thousands):

	Without Donor Restriction	With Donor Restriction	Total
Endowment net assets, beginning of year	\$ -	\$ 14,900	\$ 14,900
Investment returns			
Investment income	-	90	90
Net realized and unrealized losses on investments	-	5	5
Total investment return	-	95	95
Appropriation of endowment net assets for expenditure	-	(82)	(82)
Endowment net assets, end of year	<u>\$ -</u>	<u>\$ 14,913</u>	<u>\$ 14,913</u>

Note 20 – Employee Retirement Plan

LAJH has a 403(b) retirement accumulation plan in which all employees who have completed 90 days of service and meet certain criteria, as defined, are eligible to participate. The plan provides for employer contributions up to 3% of gross pay after one year of service to the extent permitted by law. Participants are 100% vested in their own and employer contributions at all times. Contributions are invested in flexible premium deferred annuity contracts.

Upon the normal retirement age of 65, participants may elect a lump-sum distribution or an annuity distribution. The annuity distribution options include: a life annuity, which provides payments for the life of the participant; a guaranteed life annuity, which provides for guaranteed payments over 120, 180, or 240 months; a cash refund annuity, which provides monthly payments to the participant, and upon the participant's death, the cash value of the contract is paid to the participants' beneficiary; and the joint and survivor annuity, which provides an annuity for the lifetime of a beneficiary as well as the participant.

LAJH serves as administrator of the plan. Total contributions to the plan were approximately \$1,184,000 and \$1,229,000 during the years ended August 31, 2025 and 2024, respectively.

Los Angeles Jewish Home for the Aging

Notes to Consolidated Financial Statements

Note 21 – Functional Expenses

The consolidated financial statements report certain expense categories that are attributable to more than one residential, health care, or support services function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Costs not directly attributable to a function, including depreciation, interest, and other occupancy costs, are allocated to a function based on a square footage or units of services basis.

Expenses related to providing these services for 2025 are as follows (in thousands):

	Program Services	Support Services		Total
		General and Administrative	Fundraising	
Salaries and benefits	\$ 82,933	\$ 8,556	\$ 1,904	\$ 93,393
Purchased goods and services	52,142	1,352	603	54,097
Professional fees	2,280	2,934	20	5,234
Depreciation and amortization	8,438	-	-	8,438
Debt financing costs	2,365	-	-	2,365
Other	5,129	233	64	5,426
	<u>\$ 153,287</u>	<u>\$ 13,075</u>	<u>\$ 2,591</u>	<u>\$ 168,953</u>

Expenses related to providing these services for 2024 are as follows (in thousands):

	Program Services	Support Services		Total
		General and Administrative	Fundraising	
Salaries and benefits	\$ 86,199	\$ 8,589	\$ 1,952	\$ 96,740
Purchased goods and services	48,725	948	1,413	51,086
Professional fees	1,812	2,765	274	4,851
Depreciation and amortization	12,349	-	-	12,349
Debt financing costs	3,792	-	-	3,792
Other	5,456	305	64	5,825
	<u>\$ 158,333</u>	<u>\$ 12,607</u>	<u>\$ 3,703</u>	<u>\$ 174,643</u>

Los Angeles Jewish Home for the Aging Notes to Consolidated Financial Statements

Note 22 – Liquidity and Availability

LAJH structures its financial assets to be available as its general expenditures, liabilities, and other obligations come due. As part of its liquidity management, LAJH invests cash in excess of its operating, capital expenditure, and debt service requirements in various investments according to its investment policy.

LAJH's financial assets available to meet general expenditures within one year of August 31, 2025, comprise the following (in thousands):

Cash and cash equivalents	\$ 48,627
Investments	15,678
Accounts receivable, net	<u>10,238</u>
	<u>\$ 74,543</u>

Assets limited by donor are available upon completion of specific projects or their intended purposes. Net assets released from restrictions and used for operations were \$4,354,000 and \$2,398,000 for the years ended August 31, 2025 and 2024, respectively. There were no net assets released from restrictions and used for capital projects for the years ended August 31, 2025 and 2024, respectively.

Assets limited by the Trustee under bond indenture required for current liabilities are drawn upon for semi-annual and annual scheduled principal and interest payment on bond issue series \$5,961,000. As noted in Note 12, LAJH has \$10,050,000 of secured lines of credit which can be drawn upon in the event of a liquidity need. The funds borrowed at August 31, 2025 and 2024, were \$7,287,000 and \$6,725,000, respectively.

Note 23 – Subsequent Events

Subsequent events are events or transactions that occur after the consolidated statement of financial position date but before the consolidated financial statements are issued. LAJH recognizes in the consolidated financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the consolidated statement of financial position, including the estimates inherent in the process of preparing the consolidated financial statements. At August 31, 2025, LAJH was in violation of the debt service coverage ratio covenant and received a waiver from the financial institution. As disclosed in Note 4, at August 31, 2025, LAJH had classified certain assets as held for sale, including land and buildings. The following events occurred subsequent to year-end:

On September 19, 2025, LAJH completed the sale of assets and received approximately \$9,350,000 in proceeds. The net carrying amount of the assets at the date of sale was approximately \$5,243,000, and selling expenses incurred totaled approximately \$489,000, resulting in a gain of approximately \$3,618,000.

Management evaluated subsequent events through December 22, 2025, which is the date the consolidated financial statements were issued and concluded that there were no additional events or transactions that need to be disclosed.

Supplementary Information

Los Angeles Jewish Home for the Aging
Consolidating Schedule – Statement of Financial Position Information (In Thousands)
August 31, 2025

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Fountainview at Gonda Westside	Brandman Centers for Senior Care	Brandman Health Plan	Other Consolidating Organizations	Eliminations	Total
ASSETS								
CURRENT ASSETS								
Cash and cash equivalents	\$ 28,190	\$ 4,728	\$ 7,289	\$ 7,522	\$ 510	\$ 388	\$ -	\$ 48,627
Assets limited as to use, required for payment of current liabilities	5,000	-	-	-	-	-	-	5,000
Short-term investments	6,942	1,806	1,403	2,005	-	500	-	12,656
Accounts receivable, net	139	(13)	36	4,564	-	5,512	-	10,238
Current portion of contributions receivable	5,527	-	-	-	-	109	-	5,636
Prepaid and other current assets	10,510	4,432	5,120	22,212	1,300	29,517	(69,128)	3,963
Assets classified as held for sale	5,243	-	-	-	-	-	-	5,243
Total current assets	61,551	10,953	13,848	36,303	1,810	36,026	(69,128)	91,363
ASSETS LIMITED AS TO USE, net of current portion	5,061	-	-	-	-	-	-	5,061
INVESTMENTS	3,022	-	-	-	-	-	-	3,022
CONTRIBUTIONS RECEIVABLE, net of current portion	9,816	-	-	-	-	245	-	10,061
ASSETS HELD IN TRUST FOR RESIDENTS	-	-	-	-	-	244	-	244
PROPERTY, PLANT, AND EQUIPMENT, net	4,081	148	-	7,841	-	103,319	-	115,389
OPERATING LEASE RIGHT-OF-USE ASSETS	72	-	-	5,030	-	174	-	5,276
OTHER ASSETS	427	3	6,246	-	-	317	-	6,993
Total assets	<u>\$ 84,030</u>	<u>\$ 11,104</u>	<u>\$ 20,094</u>	<u>\$ 49,174</u>	<u>\$ 1,810</u>	<u>\$ 140,325</u>	<u>\$ (69,128)</u>	<u>\$ 237,409</u>

See report of independent auditors.

Los Angeles Jewish Home for the Aging
Consolidating Schedule – Statement of Financial Position Information (In Thousands)
August 31, 2025

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Fountainview at Gonda Westside	Brandman Centers for Senior Care	Brandman Health Plan	Other Consolidating Organizations	Eliminations	Total
LIABILITIES AND NET ASSETS (DEFICIT)								
CURRENT LIABILITIES								
Accounts payable and accrued expenses	\$ 36,688	\$ 6,589	\$ (67)	\$ 11,498	\$ 1,457	\$ 29,029	\$ (69,128)	\$ 16,066
Accrued interest expense	610	203	-	-	-	-	-	813
Accrued compensation and related liabilities	2,276	389	-	808	-	5,578	-	9,051
Accrued workers' compensation	2,065	-	-	-	-	-	-	2,065
Lines of credit	7,287	-	-	-	-	-	-	7,287
Due to third-party payers	-	-	-	643	-	1,219	-	1,862
Refundable advance fees payable	-	7,718	-	-	-	-	-	7,718
Current portion of annuity obligations	199	-	-	-	-	-	-	199
Operating lease liability, current portion	73	-	-	725	-	166	-	964
Current portion of long-term debt	5,166	-	-	-	-	-	-	5,166
Total current liabilities	54,364	14,899	(67)	13,674	1,457	35,992	(69,128)	51,191
REFUNDABLE ADVANCE FEES LIABILITY	-	41,396	-	-	-	-	-	41,396
DEFERRED REVENUE FROM ADVANCE FEES	-	2,627	-	-	-	-	-	2,627
ACCRUED WORKERS' COMPENSATION, net of current portion	6,465	-	-	-	-	-	-	6,465
ANNUITY OBLIGATIONS, net of current portion	1,142	-	-	-	-	-	-	1,142
ASSET RETIREMENT OBLIGATION	-	-	-	-	-	631	-	631
RESIDENT FUNDS	-	-	-	-	-	244	-	244
OPERATING LEASE LIABILITY, net of current portion	6	-	-	5,291	-	14	-	5,311
LONG-TERM DEBT, net of current portion	44,576	-	-	-	-	-	-	44,576
Total liabilities	106,553	58,922	(67)	18,965	1,457	36,881	(69,128)	153,583
NET ASSETS (DEFICIT)								
Without donor restriction	(62,221)	(47,818)	20,161	30,209	353	102,133	-	42,817
With donor restriction	39,698	-	-	-	-	1,311	-	41,009
Total net assets (deficit)	(22,523)	(47,818)	20,161	30,209	353	103,444	-	83,826
Total liabilities and net assets (deficit)	\$ 84,030	\$ 11,104	\$ 20,094	\$ 49,174	\$ 1,810	\$ 140,325	\$ (69,128)	\$ 237,409

See report of independent auditors.

Los Angeles Jewish Home for the Aging
Consolidating Schedule – Statement of Activities Information (In Thousands)
For the Year Ended August 31, 2025

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Fountainview at Gonda Westside	Brandman Centers for Senior Care	Brandman Health Plan	Other Consolidating Organizations	Eliminations	Total
REVENUE, GAINS, AND OTHER SUPPORT								
In-residence revenue	\$ -	\$ 6,673	\$ 1,158	\$ -	\$ -	\$ 81,011	\$ (2,014)	\$ 86,828
Community based services revenue	-	-	-	44,618	-	9,712	(4,681)	49,649
Amortization of deferred revenue from advance fees	-	847	304	-	-	-	-	1,151
Contributions	16,241	-	-	-	-	573	-	16,814
Investment income	1,903	192	283	258	-	16	-	2,652
Extinguishment of debt	237	-	-	-	-	-	-	237
Grant revenue	1,766	-	-	-	-	-	-	1,766
Other revenue	6,106	133	25	80	-	1,633	(7,444)	533
Change in value of split-interest agreements	64	-	-	-	-	-	-	64
Total revenue, gains, and other support	26,317	7,845	1,770	44,956	-	92,945	(14,139)	159,694
EXPENSES								
Nursing	-	347	230	2,503	-	39,124	-	42,204
Plant operations, housekeeping, and laundry	975	2,160	413	3,526	-	12,396	(1,005)	18,465
Dietary	-	3,114	394	880	-	12,571	(344)	16,615
Ancillary	-	-	-	-	-	9,986	(4,360)	5,626
Social services	-	216	93	939	-	4,251	-	5,499
Outside medical services	-	-	-	17,284	3	1,285	(2,014)	16,558
Medical services	-	-	-	1,630	-	842	-	2,472
Personal care services	-	-	-	7,611	-	-	(141)	7,470
General and administrative	18,121	1,651	328	9,987	(68)	9,520	(6,275)	33,264
Depreciation and amortization	2,070	33	347	971	-	5,017	-	8,438
Debt financing costs	1,995	357	13	-	-	-	-	2,365
Employee-related insurance	(36)	184	(94)	209	-	2,246	-	2,509
Fundraising	2,592	-	-	-	-	-	-	2,592
Marketing	726	174	21	930	-	133	-	1,984
Insurance and taxes	491	102	283	449	-	1,533	-	2,858
Other	(22,566)	(1)	22,597	(1)	(1)	6	-	34
Total expenses	4,368	8,337	24,625	46,918	(66)	98,910	(14,139)	168,953
Revenue in excess of (less than) expenses	21,949	(492)	(22,855)	(1,962)	66	(5,965)	-	(9,259)
FUNDING FROM (TO) RELATED ORGANIZATIONS	55,947	(907)	(53,997)	1,018	2	(2,063)	-	-
GAIN ON SALE	-	-	84,061	-	-	-	-	84,061
Change in net assets (deficit)	77,896	(1,399)	7,209	(944)	68	(8,028)	-	74,802
NET ASSETS (DEFICIT) AT BEGINNING OF YEAR	(100,419)	(46,419)	12,952	31,153	285	111,472	-	9,024
NET ASSETS (DEFICIT) AT END OF YEAR	\$ (22,523)	\$ (47,818)	\$ 20,161	\$ 30,209	\$ 353	\$ 103,444	\$ -	\$ 83,826

See report of independent auditors.

Los Angeles Jewish Home for the Aging
Consolidating Schedule – Statement of Cash Flows Information (In Thousands)
For the Year Ended August 31, 2025

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Fountainview at Gonda Westside	Brandman Centers for Senior Care	Brandman Health Plan	Other Consolidating Organizations	Eliminations	Total
CASH FLOWS FROM OPERATING ACTIVITIES								
Cash received from residents and third-party payers	\$ (183)	\$ 7,303	\$ 2,508	\$ 44,895	\$ -	\$ 94,464	\$ (6,695)	\$ 142,292
Proceeds from advance fees received	-	10,761	(1,526)	-	-	-	-	9,235
Other receipts from operations	8,020	223	24	80	-	1,634	(7,444)	2,537
Unrestricted contributions received	17,074	-	-	-	-	163	-	17,237
Unrestricted investment income received	994	108	175	173	-	17	-	1,467
Cash paid to suppliers and employees	(21,756)	(5,700)	(2,332)	(46,781)	(4)	(92,997)	14,139	(155,431)
Cash paid for interest on long-term debt	(2,706)	(402)	(82)	-	-	-	-	(3,190)
Net cash (used in) provided by operating activities	1,443	12,293	(1,233)	(1,633)	(4)	3,281	-	14,147
CASH FLOWS FROM INVESTING ACTIVITIES								
Capital expenditures	(597)	(68)	-	(48)	-	(1,335)	-	(2,048)
Proceeds from sale of assets	-	-	50,040	-	-	-	-	50,040
Proceeds from sale of investments	4,639	4,529	-	2,655	-	-	-	11,823
Purchase of trading investments	796	(6,263)	(272)	-	-	-	-	(5,739)
Net cash provided by (used in) investing activities	4,838	(1,802)	49,768	2,607	-	(1,335)	-	54,076
CASH FLOWS FROM FINANCING ACTIVITIES								
Funding from (to) related organizations	55,947	(907)	(53,997)	1,018	2	(2,063)	-	-
Advances on lines of credit	54,578	-	-	-	-	-	-	54,578
Repayments of lines of credit	(54,016)	-	-	-	-	-	-	(54,016)
Principal payments on long-term debt	(36,530)	-	-	-	-	-	-	(36,530)
Payment of refundable advance fees and investment income	-	(12,828)	-	-	-	-	-	(12,828)
Payment of obligation for SNF care	-	32	-	-	-	-	-	32
Proceeds from restricted and conditional contributions	(78)	-	-	-	-	55	-	(23)
Net cash provided by (used in) financing activities	19,901	(13,703)	(53,997)	1,018	2	(2,008)	-	(48,787)
Net increase (decrease) in cash and cash equivalents	26,182	(3,212)	(5,462)	1,992	(2)	(62)	-	19,436
CASH AND CASH EQUIVALENTS AND RESTRICTED CASH AND CASH EQUIVALENTS, beginning of year								
	12,069	7,940	12,751	5,530	512	450	-	39,252
CASH AND CASH EQUIVALENTS AND RESTRICTED CASH AND CASH EQUIVALENTS, end of year								
	\$ 38,251	\$ 4,728	\$ 7,289	\$ 7,522	\$ 510	\$ 388	\$ -	\$ 58,688

See report of independent auditors.

Los Angeles Jewish Home for the Aging
Consolidating Schedule – Statement of Cash Flows Information (In Thousands)
For the Year Ended August 31, 2025

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Fountainview at Gonda Westside	Brandman Centers for Senior Care	Brandman Health Plan	Other Consolidating Organizations	Eliminations	Total
CASH FLOWS FROM OPERATING ACTIVITIES								
Change in net assets (deficit)	\$ (649)	\$ (492)	\$ 83,804	\$ (1,963)	\$ 66	\$ (5,964)	\$ -	\$ 74,802
Adjustments to reconcile change in net assets (deficit) to net cash provided by (used in) operating activities								
Advance refundable fees received	-	10,094	(1,526)	-	-	-	-	8,568
Advance non-refundable fees received	-	667	-	-	-	-	-	667
Depreciation and amortization	2,070	34	346	971	-	5,017	-	8,438
Amortization of bond issuance costs	278	-	-	-	-	-	-	278
Amortization of deferred revenue from advance fees	-	(192)	-	-	-	-	-	(192)
Amortization of bond premium	(1,033)	-	-	-	-	-	-	(1,033)
Write-off of bond issuance costs	1,414	-	-	-	-	-	-	1,414
Gain on sale of Gonda	-	-	(84,061)	-	-	-	-	(84,061)
Net realized and unrealized gains on investments	(909)	(84)	(107)	(85)	-	-	-	(1,185)
(Increase) decrease in operating assets								
Accounts receivable	(121)	(25)	6	868	-	3,943	-	4,671
Prepaid and other current assets	(2,908)	(298)	-	(847)	1	(6,843)	-	(10,895)
Contributions receivable	911	-	-	-	-	(410)	-	501
Other assets	16	1	-	-	-	(1)	-	16
Operating lease right-of-use assets	61	-	-	636	-	214	-	911
Increase (decrease) in operating liabilities								
Accounts payable, accrued expenses, and accrued compensation	2,562	2,543	305	(623)	(71)	7,528	-	12,244
Accrued interest expense	(45)	45	-	-	-	-	-	-
Due to third-party payers	-	-	-	(68)	-	(52)	-	(120)
Operating lease liabilities	(62)	-	-	(522)	-	(151)	-	(735)
Annuity obligations	(142)	-	-	-	-	-	-	(142)
Net cash provided by (used in) operating activities	\$ 1,443	\$ 12,293	\$ (1,233)	\$ (1,633)	\$ (4)	\$ 3,281	\$ -	\$ 14,147

See report of independent auditors.

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Report of Independent Auditors and
Continuing Care Liquid Reserve Schedules

Fountainview at Eisenberg Village, LLC

August 31, 2025

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Report of Independent Auditors

The Members of the Board of Directors
Los Angeles Jewish Home for the Aging

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Fountainview at Eisenberg Village, LLC, which comprise the continuing care liquid reserve schedules Form 5-1 through Form 5-5, as of and for the year ended August 31, 2025.

In our opinion, the financial statements referred to above present fairly, in all material respects, the continuing care reserves of Fountainview at Eisenberg Village, LLC as of and for the year ended August 31, 2025, in conformity with the liquid reserve requirements of California Health and Safety Code Section 1792.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Fountainview at Eisenberg Village, LLC, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis of Accounting

We draw attention to the basis of accounting used to prepare the financial statements. The financial statements are prepared by Fountainview at Eisenberg Village, LLC, on the basis of the liquid reserve requirements of California Health and Safety Code Section 1792, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to meet the requirements of California Health and Safety Code Section 1792. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the liquid reserve requirements of California Health and Safety Code Section 1792. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's 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 auditor's 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 Fountainview at Eisenberg Village, LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Fountainview at Eisenberg Village, LLC'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.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Supplementary Schedules 5-1, Reconciliation of Principal and Interest Paid; 5-3, Reconciliation of Rental Payments; and 5-5, Reconciliation of Qualifying Assets of Debt Service Reserves, presented as supplementary schedules, are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management, and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements, and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the financial statements themselves, and other additional procedures in accordance with the auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the financial statements taken as a whole.

Restriction on Use

This report is intended solely for the information and use of the Board of Directors and management of Fountainview at Eisenberg Village, LLC, and the California Department of Social Services, and is not intended to be and should not be used by anyone other than these specified parties.

Other Information

Management is responsible for the other information included in the California Department of Social Services Annual Report (the "annual report"). The other information comprises Forms 1-1, 1-2, and 7-1, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Baker Tilly US, LLP

Los Angeles, California
December 22, 2025

Continuing Care Liquid Reserve Schedules

Fountainview at Eisenberg Village, LLC
Form 5-1, Long-Term Debt Incurred in a Prior Fiscal Year
For the Year Ended August 31, 2025

FORM 5-1
LONG-TERM DEBT INCURRED
IN A PRIOR FISCAL YEAR
(Including Balloon Debt)

Long-Term Debt Obligation	(a) Date Incurred	(b) Principal Paid During Fiscal Year	(c) Interest Paid During Fiscal Year	(d) Credit Enhancement Premiums Paid in Fiscal Year	(e) Total Paid (columns (b) + (c) + (d))
1	08/08/19	\$775,000	\$486,601		\$1,261,601
2	09/26/19	\$3,030,000	\$1,624,880		\$4,654,880
3	10/15/20	\$0	\$82,404		\$82,404
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
TOTAL:			\$2,193,885	\$0	\$5,998,885

(Transfer this amount to Form 5-3, Line 1)

NOTE: For column (b), do not include voluntary payments made to pay down principal.

PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC

Fountainview at Eisenberg Village, LLC
Form 5-2, Long-Term Debt Incurred During Fiscal Year
For the Year Ended August 31, 2025

FORM 5-2
LONG-TERM DEBT INCURRED
DURING FISCAL YEAR
(Including Balloon Debt)

	(a) Date Incurred	(b) Total Interest Paid During Fiscal Year	(c) Amount of Most Recent Payment on the Debt	(d) Number of Payments over next 12 months	(e) Reserve Requirement (see instruction 5) (columns (c) x (d))
Long-Term Debt Obligation					
1					\$0
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
TOTAL:		\$0	\$0	0	\$0

*(Transfer this amount to
Form 5-3, Line 2)*

NOTE: For column (b), do not include voluntary payments made to pay down principal.

PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC

Fountainview at Eisenberg Village, LLC
Form 5-3, Calculation of Long-Term Debt Reserve Amount
For the Year Ended August 31, 2025

	FORM 5-3		TOTAL
Line	CALCULATION OF LONG-TERM DEBT RESERVE AMOUNT		
1	Total from Form 5-1 bottom of Column (e)	\$5,998,885	
2	Total from Form 5-2 bottom of Column (e)	\$0	
3	Facility leasehold or rental payment paid by provider during fiscal year (including related payments such as lease insurance)	\$525,503	
4	TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:	\$6,524,388	

PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC

Fountainview at Eisenberg Village, LLC
Form 5-4, Calculation of Net Operating Expenses
For the Year Ended August 31, 2025

FORM 5-4
CALCULATION OF NET OPERATING EXPENSES

Line	Amounts	TOTAL
1	Total operating expenses from financial statements	\$8,337,106
2	Deductions:	
	a. Interest paid on long-term debt (see instructions)	\$0
	b. Credit enhancement premiums paid for long-term debt (see instructions)	\$0
	c. Depreciation	\$33,492
	d. Amortization	\$0
	e. Revenues received during the fiscal year for services to persons who did not have a continuing care contract	\$0
	f. Extraordinary expenses approved by the Department	\$0
3	Total Deductions	\$33,492
4	Net Operating Expenses	\$8,303,614
5	Divide Line 4 by 365 and enter the result.	\$22,750
6	Multiply Line 5 by 75 and enter the result. This is the provider's operating expense reserve amount.	\$1,706,222

PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC
COMMUNITY: FOUNTAINVIEW AT EISENBERG VILLAGE LLC

Fountainview at Eisenberg Village, LLC
Form 5-5, Annual Reserve Certification
For the Year Ended August 31, 2025

FORM 5-5
ANNUAL RESERVE CERTIFICATION

Provider Name: FOUNTAINVIEW AT EISENBERG VILLAGE LLC
 Fiscal Year Ended: 8/31/2025

We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the period ended 31-Aug-25 and are in compliance with those requirements.

Our liquid reserve requirements, computed using the audited financial statements for the fiscal year are as follows:

	<u>Amount</u>
[1] Debt Service Reserve Amount	\$6,524,388
[2] Operating Expense Reserve Amount	\$1,706,222
[3] Total Liquid Reserve Amount:	\$8,230,610

Qualifying assets sufficient to fulfill the above requirements are held as follows:

<u>Qualifying Asset Description</u>	<u>Amount</u> (market value at end of quarter)	
	<u>Debt Service Reserve</u>	<u>Operating Reserve</u>
[4] Cash and Cash Equivalents		\$4,727,505
[5] Investment Securities		
[6] Equity Securities		
[7] Unused/Available Lines of Credit		
[8] Unused/Available Letters of Credit		
[9] Debt Service Reserve	\$8,242,016	(not applicable)
[10] Other:		
(describe qualifying asset)		
Total Amount of Qualifying Assets Listed for Reserve Obligation: [11]	\$8,242,016 [12]	\$4,727,505
Reserve Obligation Amount: [13]	\$6,524,388 [14]	\$1,706,222
Surplus/(Deficiency): [15]	\$1,717,628 [16]	\$3,021,283

Signature: 
 (Authorized Representative)
CFO
 (Title)

Date: 12/22/2025

Fountainview at Eisenberg Village, LLC
Notes to Continuing Care Liquid Reserve Schedules
For the Year Ended August 31, 2025

Note 1 – General

Fountainview at Eisenberg Village, LLC (Fountainview) and Fountainview at Eisenberg Village, LLC (Fountainview) are co-providers of the Fountainview continuing care retirement community, which opened in February 2010. The information included in this Annual Reserve Report has been supplied for the co-providers, with the exception of Form 5-4 calculation of net operating expenses, which is based on the financial results of Fountainview.

Supplementary Information

Fountainview at Eisenberg Village, LLC
Attachment I to Form 5-1, Reconciliation of Principal and Interest Paid
State of California – Department of Social Services
For the Year Ended August 31, 2025 (In Thousands)

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village	Total Co- Providers
PRINCIPAL PAID DURING FISCAL YEAR			
Principal paid during fiscal year per consolidating statement of cash flows	\$ 36,530	\$ -	\$ 36,530
Less principal paid for bonds defeased	(32,725)	-	(32,725)
Total principal paid during fiscal year for long-term debt included on Form 5-1	\$ 3,805	\$ -	\$ 3,805
INTEREST PAID DURING FISCAL YEAR			
Cash paid for interest per consolidating statement of cash flows net of amounts capitalized	\$ 3,190	\$ -	\$ 3,190
Less interest paid on other debt	(996)	-	(996)
Cash paid for interest during fiscal year related to long-term debt included on Form 5-1	\$ 2,194	\$ -	\$ 2,194

Fountainview at Eisenberg Village, LLC
Attachment II to Form 5-3, Reconciliation of Rental Payments
State of California – Department of Social Services
For the Year Ended August 31, 2025 (In Thousands)

	<u>Fountainview at Eisenberg Village</u>
GENERAL AND ADMINISTRATIVE EXPENSE	
Rental payments	\$ 526
Other	<u>1,125</u>
Total general and administrative expense per consolidating statement of activities	<u>\$ 1,651</u>

Fountainview at Eisenberg Village, LLC
Attachment III to Form 5-5, Reconciliation of Qualifying Assets for
Debt Service Reserve
State of California – Department of Social Services
For the Year Ended August 31, 2025 (In Thousands)

	Los Angeles Jewish Home for the Aging
QUALIFYING ASSETS FOR DEBT SERVICE RESERVE	
Assets limited as to use per consolidating statement of financial position	\$ 10,061
Less funds restricted by donor for programs and investment in property and equipment	<u>(1,819)</u>
Total qualifying assets for debt service reserve included on Form 5-5	<u>\$ 8,242</u>

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**FOUNTAINVIEW
 SUPPLEMENTARY FORM 5-5 DESCRIPTION OF RESERVES
 AND PER CAPITA COST OF OPERATIONS**

RESERVES

<u>Financial Statements</u>	<u>Amount</u>	<u>Qualifying Asset Description (Form 5-5)</u>
Cash and Cash Equivalents	\$ 4,727,405	Cash and Cash Equivalents
Assets Limited to Current Use	5,000,195	
Assets Limited to Use -non current	<u>5,061,154</u>	
	10,061,349	
Less: Non-bond related	<u>(1,819,333)</u>	
	8,242,016	Debt Service Reserve

(All Assets Limited to Use are comprised of bond investments)

PER CAPITA COST OF OPERATIONS

Per Capital Annual Cost of Operations (excluding depreciation)	\$ 78,336
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CONTINUING CARE RETIREMENT COMMUNITY DISCLOSURE STATEMENT

Date Prepared:

Facility Name: Fountainview at Eisenberg Village

Address: 6440 Wilbur Ave

Zip Code: 91335

Phone: 818-654-5531

Provider Name:

Fountainview at Eisenberg Village

Facility Operator: Eisenberg Village of the Los Angeles Jewish Health

Religious Affiliation: Jewish

Year Opened: 2010

of Acres:

Miles to Shopping Center: .50

Miles to Hospital: 2.62

Single Story

Multi-Story

Other:

Number of Units: 108

Residential Living	Number of Units	Health Care	Number of Units
Apartments – Studio:	0	Assisted Living:	
Apartments – 1 Bdrm:	43	Skilled Nursing:	
Apartments – 2 Bdrm:	65	Special Care:	
Cottages/Houses:	0	Description:	

RLU Occupancy (%) at Year End: 80%

Type of Ownership: Not for Profit
 For Profit

Accredited? Yes By:
 No

Form of Contact: Continuing Care Life Care Entrance Fee Fee for Service
(Check all that apply) Assignment of Assets Equity Membership Rental

Refund Provisions: Refundable Repayable 90% 75% 50% Other: 80%

Range of Entrance Fees: \$400,000 - \$860,000

Long-Term Care Insurance Required? Yes No

Health Care Benefits Included in Contract: 10 days of nursing care per year at no cost

Entry Requirements: Min Age: 60 Prior Profession: Other:

Resident Representative(s) to, and Resident Members on, the Board:

(briefly describe provider's compliance and residents' roles):

Included in the Board is Albert Wilen, resident and voting member.

All providers are required by Health and Safety Code section 1789.1 to provide this report to prospective residents before executing a deposit agreement or continuing care contract or receiving any payment. Many communities are part of multi-facility operations which may influence financial reporting. Consumers are encouraged to ask questions of the continuing care retirement community that they are considering and to seek advice from professional advisors.

Facility Services and Amenities

Common Area Amenities	Available	Fee for Service	Services Available	Included in Fee	For Extra Charge
Beauty/Barber Shop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Housekeeping (<u>4</u> Times/ Month at \$_____each)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Billiard Room	<input type="checkbox"/>	<input type="checkbox"/>			
Bowling Green	<input type="checkbox"/>	<input type="checkbox"/>	Meals (<u>1</u> /Day)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Card Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Special Diets Available	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chapel	<input type="checkbox"/>	<input type="checkbox"/>			
Coffee Shop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24-Hour Emergency Response	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Craft Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Activities Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exercise Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All Utilities Except Phone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Golf Course Access	<input type="checkbox"/>	<input type="checkbox"/>	Apartment Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Library	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Putting Green	<input type="checkbox"/>	<input type="checkbox"/>	Linens Furnished	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shuffleboard	<input type="checkbox"/>	<input type="checkbox"/>	Linens Laundered	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Spa	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Medication Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swimming Pool – Indoor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nursing/Wellness Clinic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Swimming Pool – Outdoor	<input type="checkbox"/>	<input type="checkbox"/>	Personal Home Care	<input type="checkbox"/>	<input type="checkbox"/>
Tennis Court	<input type="checkbox"/>	<input type="checkbox"/>	Transportation – Personal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Workshop	<input type="checkbox"/>	<input type="checkbox"/>	Transportation – Prearranged	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other: <u>Art room</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>

Provider Name: Fountainview at Eisenberg Village

Affiliated CCRCs	Location (city, state)	Phone (with area code)
Fountainview at Gonda Westside (until 10/01/2024 only)	Playa Vista, CA	424-216-7788

Multi-Level Retirement Communities	Location (city, state)	Phone (with area code)

Free-Standing Skilled Nursing	Location (city, state)	Phone (with area code)
Eisenberg Village of the Los Ang	Reseda, CA	818-774-3000
Grancell Village of the Los Ang	Reseda, CA	818-774-3000

Subsidized Senior Housing	Location (city, state)	Phone (with area code)

NOTE: Please indicate if the facility is a life care facility.

Provider Name: Fountainview at Eisenberg Village

Income and Expenses [Year]	2022	2023	2024	2025
Income from Ongoing Operations				
Operating Income (Excluding amortization of entrance fee income)	24,444,719	33,801,935	28,694,216	30,609,696
Less Operating Expenses (Excluding depreciation, amortization, and interest)	30,607,134	31,384,052	33,640,882	30,609,696
Net Income From Operations	(9,162,415)	2,417,883	(4,946,666)	1,312,476
Less Interest Expense	4,449,711	3,636,376	3,573,920	3,674,852
Plus Contributions				
Plus Non-Operating Income (Expenses) (Excluding extraordinary items)				
Net Income (Loss) Before Entrance Fees, Depreciation And Amortization	(13,612,126)	(1,218,493)	(1,372,746)	4,987,328
Net Cash Flow From Entrance Fees (Total Deposits Less Refunds)	(126,705)	(1,049,078)	697,944	1,974,836

Description of Secured Debt (as of most recent fiscal year end)

Lender	Outstanding Balance	Interest Rate	Date of Origination	Date of Maturity	Amortization Period

Financial Ratios (see last page for ratio formulas)

Financial Ratios [Year]	CCAC Medians 50th Percentile (optional)	2023	2024	2025
Debt to Asset Ratio		1.26	1.08	0.47
Operating Ratio		0.93	1.18	0.96
Debt Service Coverage Ratio		.17	(0.55)	0.56
Days Cash On Hand Ratio		101	93	405

Provider Name: Fountainview at Eisenberg Village

Historical Monthly Service Fees (Average Fee and Change Percentage)

Residence/Service [Year]	2022	%	2023	%	2024	%	2025	%
Studio								
One Bedroom	4,345	5%	5,000	5%	5,445	6%	6,228	6%
Two Bedroom								
Cottage/House								
Assisted Living								
Skilled Living								
Special Care								

Comments from Provider:

Financial Ratio Formulas

Long-Term Debt to Total Assets Ratio

$$\frac{\text{Long Term Debt, less Current portion}}{\text{Total Assets}}$$

Operating Ratio

$$\frac{\text{Total Operating Expenses - Depreciation Expense - Amortization Expense}}{\text{Total Operating Revenues - Amortization of Deferred Revenue}}$$

Debt Service Coverage Ratio

$$\frac{\text{Total Excess of Revenues Over Expenses + Interest, Depreciation, and Amortization Expenses + Amortization of Deferred Revenue + Net Proceeds from Entrance Fees}}{\text{Annual Debt Service}}$$

Days Cash On Hand Ratio

$$\frac{\text{Unrestricted Current Cash \& Investments + Unrestricted Non-Current Cash and Investments}}{(\text{Operating Expenses - Depreciation - Amortization})/365}$$

NOTE: These formulas are also used by the Continuing Care Accreditation Commission. For each formula, that organization also publishes annual median figures for certain continuing care retirement communities.

FORM 7-1
REPORT ON CCRC MONTHLY CARE FEES

- | | RESIDENTIAL
LIVING | ASSISTED
LIVING | SKILLED
NURSING |
|--|-------------------------------|----------------------------|----------------------------|
| [1] Monthly Care Fees at beginning of reporting period:
(indicate range, if applicable) | | | |
| [2] Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable) | | | |
| <input type="checkbox"/> Check here if monthly care fees at this community were <u>not</u> increased during the reporting period. (If you checked this box, please skip down to the bottom of this form and specify the names of the provider and community.) | | | |
| [3] Indicate the date the fee increase was implemented: _____
(If more than one (1) increase was implemented, indicate the dates for each increase.) | | | |
| [4] Check each of the appropriate boxes: | | | |
| <input type="checkbox"/> Each fee increase is based on the provider's projected costs, prior year per capita costs, and economic indicators. | | | |
| <input type="checkbox"/> All affected residents were given written notice of this fee increase at least 30 days prior to its implementation. Date of Notice: _____ Method of Notice: _____ | | | |
| <input type="checkbox"/> At least 30 days prior to the increase in fees, the designated representative of the provider convened a meeting that all residents were invited to attend. Date of Meeting: _____ | | | |
| <input type="checkbox"/> At the meeting with residents, the provider discussed and explained the reasons for the increase, the basis for determining the amount of the increase, and the data used for calculating the increase. | | | |
| <input type="checkbox"/> The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. Date of Notice: _____ | | | |
| <input type="checkbox"/> The governing body of the provider, or the designated representative of the provider posted the notice of, and the agenda for, the meeting in a conspicuous place in the community at least 14 days prior to the meeting. Date of Posting: _____ Location of Posting: _____ | | | |
| [5] On an attached page, provide a concise explanation for the increase in monthly care fees including the amount of the increase and compliance with the Health and Safety Code. See <u>PART 7 REPORT ON CCRC MONTHLY CARE FEE</u> in the Annual Report Instruction booklet for further instructions. | | | |

PROVIDER: _____
COMMUNITY: _____

Fountainview at Eisenberg Village
Form 7-1 Attachment
Monthly Care Fee Increase

FORM 7-1 MONTHLY CARE FEE INCREASE (MCFI)
ANNUAL REPORTING FISCAL YEAR (FY) 2025

Dollar Amounts in Thousands

Line	Fiscal Years	2023	2024	2025
1	F/Y 2023 Operating Expenses ¹	(6,116)		
2	F/Y 2024 Operating Expenses ² (Adjustments if any, Explained Below)		(7,572)	
3	Projected F/Y 2025 Results of Operations (Adjustments ³ Explained Below)			-
4	F/Y 2024 Anticipated MCF Revenue ² Based on Current and Projected Occupancy and Other ⁴ without a MCFI			-
5	Projected F/Y 2025 (Net) Operating Results ² without a MCFI (Line 3 plus Line 4)			-
6	Projected F/Y 2025 Anticipated Revenue Based on Current and Projected Occupancy and Other ⁴ with MCFI 5%			-
7	Grand Total - Projected FY 2025 Net Operating Activity After 5% MCFI (Line 3 plus Line 6)			-

Monthly Care Fee Increase: 6%

Adjustments Explained:

- 1 Enter to the total operating expenses from the independent audit of the Statement of Operations
- 2 Internal Accounting and Budget Records does not include entrance fees
- 3 "Adjustments" can include but not limited to reserves
- 4 "Other" can include but not limited to Contributions and Ancillary

FOUNTAINVIEW AT EISENBERG VILLAGE

FORM 7-1 - Increase in Monthly Fees Supplement

Rate increases are based on the projected operating performance for the upcoming fiscal year as determined by the budget process with the goal of cover operating expenses and also contributing to the related debt service. All debt related to the building the facility is recorded at the corporate entity.

The budget process is a six month process that begins in March and uses the actual first six months of the year annualized as a baseline. Adjustments are then made for any expected increases based on input from vendors, industry news, historical trends, planned changes in operations, and key economic indicators.

We assumed wages would increase approximately 3% due to annual merit rate increases, coupled with another \$87K related to the State mandated minimum wage increase effectiveSupplies, maintenance, housekeeping, activities and other supplies, maintenance, housekeeping, activities and other expense increased 2%-4% based on input from our suppliers, experience and changes in planned operations.

Total expenses for fiscal year 2025 and 2024 were \$8,097,871 and \$7,572,487 respectively.

The increase of 6% in monthly service fees were implemented to help the facility cover its expenses and contribute to debt service.