

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Financial Statements
June 30, 2025

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Table of Contents
June 30, 2025

	Page
INDEPENDENT AUDITORS' REPORT	1-2
FINANCIAL STATEMENTS	
Statement of Financial Position	3
Statement of Activities and Changes in Net Assets	4
Statement of Functional Expenses	5
Statement of Cash Flows	6
Notes to Financial Statements	7-17

Independent Auditors' Report

**To the Trustees of
Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton**

Opinion

We have audited the accompanying financial statements of Princeton Senior Resource Center, Inc. DBA The Center for Modern Aging Princeton, which comprise the statement of financial position as of June 30, 2025, and the related statements of activities and changes in net assets, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Princeton Senior Resource Center, Inc. DBA The Center for Modern Aging Princeton as of June 30, 2025, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Princeton Senior Resource Center, Inc. DBA The Center for Modern Aging Princeton 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of the 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 Princeton Senior Resource Center, Inc. DBA The Center for Modern Aging Princeton's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not an absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually, or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

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

1. Exercise professional judgment and maintain professional skepticism throughout the audit.
2. 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.
3. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control. Accordingly, no such opinion is expressed.
4. 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.
5. Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



East Brunswick, New Jersey

December 23, 2025

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Statement of Financial Position
June 30, 2025

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Assets			
Current Assets			
Cash and cash equivalents	\$ 329,838	\$ 2,038,510	\$ 2,368,348
Pledges receivable, current	-	585,677	585,677
Prepaid expenses	2,664	-	2,664
Total Current Assets	332,502	2,624,187	2,956,689
Investments, at fair value	1,719,919	2,299,247	4,019,166
Pledges receivable, long-term	-	2,058,903	2,058,903
Property and equipment, net	3,417,725	-	3,417,725
Building acquisition costs	172,176	-	172,176
Operating lease right-of-use asset	4,803	-	4,803
	<u>5,314,623</u>	<u>4,358,150</u>	<u>9,672,773</u>
Total Assets	\$ 5,647,125	\$ 6,982,337	\$ 12,629,462
Liabilities and Net Assets			
Current liabilities			
Accounts payable and accrued expenses	\$ 944	\$ -	\$ 944
Current portion of operating lease liability	2,288	-	2,288
Deferred revenue	163,055	70	163,125
Security deposits payable	5,100	-	5,100
Total Current Liabilities	171,387	70	171,457
Operating Lease Liability, Net of Current Portion	2,515	-	2,515
Total Liabilities	173,902	70	173,972
Net assets			
Without donor restrictions			
Undesignated	5,345,664	-	5,345,664
Board-designated for building renovations	233	-	233
Board-designated for staff development	12,727	-	12,727
Board-designated for operations	94,295	-	94,295
Board-designated for community programs	20,304	-	20,304
	<u>5,473,223</u>	<u>-</u>	<u>5,473,223</u>
With donor restrictions	-	6,982,267	6,982,267
Total Net Assets	5,473,223	6,982,267	12,455,490
Total Liabilities and Net Assets	\$ 5,647,125	\$ 6,982,337	\$ 12,629,462

The accompanying notes are an integral part of these financial statements.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Statement of Activities
For the Year Ended June 30, 2025

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
Revenues			
Contributions			
Individuals	\$ 317,591	\$ 4,649,135	\$ 4,966,726
Corporations	158,236	12,195	170,431
Foundations	243,866	17,500	261,366
Federal, state and municipal grants	143,190	-	143,190
Other	7,478	-	7,478
Total Contributions	<u>870,361</u>	<u>4,678,830</u>	<u>5,549,191</u>
Municipal contracts	184,965	-	184,965
Contributed facilities	33,550	-	33,550
Special events, net of \$71,691 of expenses	103,852	-	103,852
Program services fees	205,730	-	205,730
Rental income	76,812	-	76,812
Other revenue, net of expenses	325	-	325
Net investment return	552,172	-	552,172
Net assets released from restrictions			
Satisfaction of program restrictions	<u>116,862</u>	<u>(116,862)</u>	<u>-</u>
Total Revenues	<u>2,144,629</u>	<u>4,561,968</u>	<u>6,706,597</u>
Expenses			
Program Services			
Senior programs	764,932	-	764,932
Social services	436,436	-	436,436
Total Program Services	<u>1,201,368</u>	<u>-</u>	<u>1,201,368</u>
Management and general expenses	343,703	-	343,703
Fundraising	427,078	-	427,078
Total Expenses	<u>1,972,150</u>	<u>-</u>	<u>1,972,150</u>
Change in Net Assets	172,480	4,561,968	4,734,448
Net Assets - Beginning of Year	<u>5,300,743</u>	<u>2,420,299</u>	<u>7,721,042</u>
Net Assets - End of Year	<u>\$ 5,473,223</u>	<u>\$ 6,982,267</u>	<u>\$ 12,455,490</u>

The accompanying notes are an integral part of these financial statements.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Statement of Functional Expenses
For the Year Ended June 30, 2025

	Program Services			Supporting Services		
	Senior Programs	Social Services	Total Program Services	Management & General	Fundraising	Total
Salaries and related charges	\$ 418,362	\$ 310,934	\$ 729,296	\$ 230,843	\$ 342,970	\$ 1,303,109
Professional fees	32,209	-	32,209	37,099	-	69,308
Office expenses	3,720	3,472	7,192	2,108	3,100	12,400
Bank and credit card fees	19,839	-	19,839	-	9,904	29,743
Program supplies and expenses	50,497	2,519	53,016	-	-	53,016
Occupancy	84,750	50,850	135,599	16,950	16,950	169,499
Information technology	18,911	17,651	36,562	10,716	15,760	63,038
Community programs	35,521	-	35,521	-	-	35,521
Professional development	1,968	735	2,703	11,430	-	14,133
Development expenses	-	-	-	-	17,078	17,078
Equipment expense	1,070	998	2,068	606	891	3,565
Operating lease costs	972	721	1,692	439	1,003	3,134
Marketing	4,249	2,124	6,373	1,275	850	8,497
Insurance	12,951	6,476	19,427	3,885	2,590	25,902
Depreciation	79,915	39,957	119,872	23,974	15,982	159,829
Miscellaneous	-	-	-	4,378	-	4,378
Total Expenses	<u>\$ 764,932</u>	<u>\$ 436,436</u>	<u>\$ 1,201,368</u>	<u>\$ 343,703</u>	<u>\$ 427,078</u>	<u>\$ 1,972,150</u>

The accompanying notes are an integral part of these financial statements.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Statement of Cash Flows
For the Year Ended June 30, 2025

Cash Flows from Operating Activities

Change in net assets	\$ 4,734,448
Adjustments to reconcile change in net assets to net cash provided by operating activities	
Reinvested dividends	(5,265)
Unrealized gain on investments	(570,576)
Realized loss on investments	41,085
Depreciation	159,829
Operating lease right-of-use asset	2,258
Cash provided (used) by changes in	
Pledges receivable	(2,629,023)
Grant receivable	6,250
Prepaid expenses	7,236
Accounts payable and accrued expenses	944
Deferred revenue	114,778
Operating lease liability	(2,258)
	<u>1,859,706</u>
Net Cash Provided by Operating Activities	<u>1,859,706</u>

Cash Flows from Investing Activities

Proceeds from sale of investments	236,643
Purchase of investments	(17,832)
Payments for building acquisition	(172,176)
Purchase of property and equipment	(104,769)
	<u>(58,134)</u>
Net Cash Used by Investing Activities	<u>(58,134)</u>

Net Increase in Cash and Cash Equivalents 1,801,572

Cash and Cash Equivalents - Beginning of Year 566,776

Cash and Cash Equivalents - End of Year \$ 2,368,348

Supplemental Disclosure of Non-Cash Investing and Financing Activities

During 2025 the Organization received \$1,700,038 in contributed securities, net of a realized loss of (\$10,209).

The accompanying notes are an integral part of these financial statements.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 1 Nature of Operations

Princeton Senior Resource Center, Inc. (the "Organization" or "PSRC") is a New Jersey not-for-profit organization based in Princeton, New Jersey, whose purpose is to provide senior programs, social services and volunteer opportunities for Princeton area residents over 55 years old. In January 2024, PSRC rebranded as the Center for Modern Aging Princeton ("CMAP"). CMAP is the go-to resource where aging adults and their families find support, guidance, educational and social programs to help navigate life transitions and continue to be active, healthy and engaged in the community. The Organization is supported primarily through donor contributions, grants and contracts to provide social services. The Organization also includes the operations of Communities Without Walls, a social services organization helping people remain active members of their communities as they age.

Senior Programs: fitness, education and enrichment classes, Evergreen Forum lifelong learning, retirement programs, informational seminars, programs promoting wellness, volunteer opportunities, GrandPals, computer assistance and recreational, social and community events.

Social Services: information and referral, maintaining resource directories, assistance with benefit applications, care coordination, transitions, consultations and counseling, support groups, Communities Without Walls, Caregiver Resource Center, Partners in Caring-Princeton, Crosstown, HomeFriends, GrandPals.

Note 2 Summary of Significant Accounting Policies

Basis of Presentation

The Organization follows the recommendations of the accounting guidance provided by "*Not-for-Profit Entities*", which establishes standards for external financial reporting by not-for-profit organizations, and requires that resources are classified for accounting and reporting purposes into two net asset categories according to externally imposed restrictions. For the year ended June 30, 2025, the Organization had accounting transactions in two of the net asset categories, as follows:

- *Net assets without donor restrictions* - Net assets that are not subject to donor-imposed restrictions.
- *Net assets with donor restrictions* - Net assets subject to donor-imposed restrictions by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by the actions of the Organizations and/or the passage of time. Other donor restrictions may be perpetual in nature, whereby the donor has stipulated that the funds be maintained in perpetuity.

When a restriction expires (that is, when a stipulated time restriction ends or a purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without restrictions and are reported in the statement of activities as net assets released from restrictions. Assets received and released within the same year are shown as reclassified within that year.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from these estimates.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Cash and Cash Equivalents

Cash and cash equivalents include cash in the bank as well as short-term securities held for the purpose of general liquidity. Such securities normally mature within three months from the date of acquisition.

Investments

Marketable securities and mutual funds held for long-term purposes are reported at fair value based on quoted market prices. Contributed marketable securities are valued at fair market value based on average quoted market prices on the date of contribution.

The Organization invests its endowment fund, the J. Seward Johnson Sr. Assistance Fund and the Lifelong Learning Endowment Fund with Princeton Area Community Foundation ("PACF"). The funds invested with PACF are carried at net asset value in the statement of financial position (see Note 5).

Net investment return (including realized and unrealized gains and losses on investments, interest and dividends, net of investment expenses) is included in net assets without donor restrictions unless the income is restricted by the donor or the law.

Property and Equipment

Property and equipment are recorded at cost. It is the Organization's policy to capitalize expenditures for those items in excess of \$1,000. Lesser amounts are expensed. Property and equipment are depreciated over the useful life of the related asset using the straight-line method. Donated property and equipment is recorded at their estimated fair value on the date of donation. Such donations are reported as contributions without donor restrictions, unless the donor has restricted the donated asset for a specific purpose. Assets donated with explicit instructions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as contributions with donor restrictions. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donated restrictions when the donated or acquired assets are placed in service. The Organization reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

Contributed Services and Non-Monetary Donations

The Organization has not recorded amounts for donated services, since they do not meet the criteria for recognition. However, many individuals volunteer their time and perform a variety of tasks that assist the Organization with specific assistance programs, fund-raising campaigns and various committee assignments. For the year ended June 30, 2025, the Organization received more than 15,000 volunteer hours from over 390 volunteers and the estimated value of such services at \$435,000 based on comparable market rates for similar services.

The Organization occupies and conducts its operations from an additional location at the Suzanne Patterson Center, which is owned by the Municipality of Princeton. No rent is paid by the Organization, however, the non-monetary contributions from the Municipality of Princeton is estimated to be \$33,550 for the year ended June 30, 2025. The rental cost is valued based on square footage and amount of time used at comparable market rates.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Contributions Received and Receivable

The Organization recognizes revenue for contributions received, including those contributions received in the form of unconditional promises to give or pledges. These promises to give are recorded as contributions and pledges receivable on the statement of financial position.

Contributions receivable that are expected to be collected within one year are recorded at net realizable value. Contributions receivable that are expected to be collected in future years are recorded at the present value of the estimated future cash flows, discounted using the risk-free rate of return at the date of the promise to give. Amortization of the discounts is included in contribution revenue. An allowance for uncollectible pledges is recorded based on estimated amounts not expected to be collected. At June 30, 2025 there was no allowance for uncollectible amounts recorded.

Revenue and Support Recognition

Contributions and Promises to Give – Grants and contributions are recognized when cash is received or when the donor makes a promise to give to the Organization that is, in substance, unconditional. Grants and contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire in the fiscal year in which the contributions and grants are recognized. All other donor-restricted grants and contributions are reported as increases in net assets with donor restrictions.

Revenue from contracts with customers – The Organization accounts for program services revenue as exchange transactions in the statement of activities and treats it as revenues without donor restrictions. Funds received in advance from customers for programs that have not been performed are recorded as deferred revenue in the statement of financial position.

Other revenues are obtained from rental income, miscellaneous and investment income. These revenues are used to offset program, management and general and fundraising expenses. Revenue from these sources is recognized when earned.

The Organization recognizes contributions, including unconditional promises to give, as revenue in the period received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized in revenue until the conditions on which they depend have been substantially met. Contributions, net assets and changes in net assets are classified and reported based on the existence or absence of donor-imposed restrictions. Revenue from government and private grant and contract agreements, which are generally considered non-exchange transactions, is recognized when qualifying expenditures are incurred and conditions under the agreements are met. When a donor restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities and changes in net assets as net assets released from restrictions.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Income Taxes

The Organization is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and has been designated as an organization which is not a private foundation. The Organization is subject to tax on unrelated business income, if any. Income tax expense on unrelated business income for the year ended June 30, 2025 amounted to \$-0-.

The Organization files tax returns in the U.S. Federal jurisdiction. The Organization has no open years prior to 2022. The Organization has no tax examinations in progress. During 2025, the Organization recognized \$0 in interest and penalties. Management has determined that there are no uncertain tax positions that require adjustment to or disclosure in the financial statements as of the date of this report

Functional Expense Allocation

The costs of providing various programs and activities have been summarized on a functional basis in the statement of activities. Certain costs have been allocated to the programs and supporting services based on analysis of personnel time and utilization of related activities if there is not a direct association to one of the functional categories. Management and general expenses include those expenses that are not directly identifiable with any specific function but provide for the overall support and direction of the Organization.

Operating Leases

Right of Use ("ROU") assets represent the right to use an underlying asset for the lease terms, and lease liability represents the obligation to make lease payments. The operating lease ROU asset and liability is recognized at the lease commencement date based on the present value of lease payments over the lease term. The Organization has made an accounting policy election to apply a risk-free rate as the discount rate to determine present value. Lease expense for lease payments is recognized on a straight-line basis over the lease term. The Organization's lease terms may include options to extend or terminate the lease when it is reasonably certain that they will exercise the option.

Subsequent Events

The Organization has evaluated subsequent events and transactions for potential recognition or disclosure through the date of the auditors' report, which is the date the financial statements were available to be issued. See Note 14.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 3 Liquidity

The Organization's primary revenue sources are its contributions and program service fees. The Organization has various sources of liquidity including cash and mutual funds. Financial assets as of June 30, 2025 that are available to meet general expenditures within one year of the balance sheet date, reduced by amounts that are not available due to donor or spending restrictions, consist of the following:

Cash and cash equivalents	\$ 329,838
Equity exchange traded funds	242,840
Bond exchange traded funds	<u>45,335</u>
Total Financial Assets	618,013

Liquidity Resources

Estimated annual draw from pooled investment funds	<u>195,000</u>
Total Financial Assets and Liquidity Resources	<u>\$ 813,013</u>

As part of the Organization's liquidity plan, excess cash is invested in short-term investments including money market accounts and mutual funds. The financial assets above are not subject to donor or other contractual restrictions that make them unavailable for general expenditures within one year of the statement of financial position date. The goal of the Organization is to have annual operating revenue cover expenses. The Organization draws quarterly from its endowment, in accordance with its spending policy (see Note 9), to cover operating expenses.

Note 4 Pledges Receivable

Long-term pledges receivable is shown at present value using discount rates ranging from 1.50% to 4.45%.

Pledges receivable at June 30, 2025 consists of:

Pledges receivable	\$ 3,013,810
Less: discount to net present value	<u>(369,230)</u>
Pledges receivable, net	<u>\$ 2,644,580</u>

Amounts due in	
Less than one year	\$ 601,600
One to five years	<u>2,412,210</u>
	<u>\$ 3,013,810</u>

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 5 Investments

Investments without donor restrictions consist of the following at June 30, 2025:

	Cost	Unrealized Gains	Unrealized Losses	Market Value
Exchange traded equity funds	\$ 187,286	\$ 55,554	\$ -	\$ 242,840
Exchange traded bond funds	45,391	-	(56)	45,335
	<u>\$ 232,677</u>	<u>\$ 55,554</u>	<u>\$ (56)</u>	<u>\$ 288,175</u>

Investment income for these investments consists of the following for the year ended June 30, 2025:

Dividends & interest	\$ 45,876
Realized losses	(10,209)
Unrealized gains	26,830
	<u>\$ 62,497</u>

Certain endowment investments are held in pooled funds invested with the Princeton Area Community Foundation, Inc. ("PACF"). As a participant in the pooled funds, the Organization's ownership interest is based on the units held by the Organization to the total of all units in the pooled funds. The pool is revalued monthly and income and gains or losses are allocated to participants based on their units.

The market value and cost of the pooled investments is as follows at June 30:

	<u>Cost</u>	<u>Market</u>
Pooled investments	<u>\$ 2,274,719</u>	<u>\$ 3,721,366</u>

Pooled separate accounts—Units held in pooled separate accounts are valued based on the net asset value ("NAV") of the shares held by PACF at year end, which is based on the unit prices quoted by PACF, representing the fair value of the underlying investments.

Investment income related to the pooled investments for the year ended June 30, 2025 consists of the following:

Dividends & interest	\$ 24,050
Realized gains (losses)	(30,876)
Unrealized gains	514,308
Investment expenses	(21,334)
	<u>\$ 486,148</u>

The Organization uses NAV to determine the fair value of certain investments by major category as of June 30, 2025:

<u>Category of Investment</u>	<u>Investment Strategy</u>	<u>NAV</u>	<u>Unfunded Commitments</u>	<u>Redemption Terms</u>	<u>Redemption Restrictions</u>
Pooled fund	Long-Term Growth	\$ 3,721,366	None	None	None

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 6 Fair Value Measurements

The Organization follows the accounting guidance provided by *Fair Value Measurements and Disclosures*, (ASC Topic 820), which defines fair value, establishes a framework for measuring fair value in U.S. generally accepted accounting principles, and expands disclosures about fair value measurements. Fair value refers to the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the market in which the Organization transacts. ASC 820 clarifies that fair value should be based on assumptions market participants would use when pricing an asset or liability and establishes a fair value hierarchy that prioritizes the information used to develop those assumptions. The fair value hierarchy gives the highest priority to quoted prices in active markets and the lowest priority to unobservable data. ASC 820 requires fair value measurements to be separately disclosed by level within the fair value hierarchy. While not expanding the use of fair value, ASC 820 may change the measurement of fair value. Any change in the measurement of fair value would be considered a change in estimate and included in the results of operations in the period of adoption. The standard describes a fair value hierarchy based on three levels of input, of which the first two are considered observable and the last unobservable.

These levels are:

Level 1 – Valuation is based upon quoted prices for identical instruments traded in active markets.

Level 2 – Valuation is based upon quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market.

Level 3 – Valuation is generated from model-based techniques that use significant assumptions not observable in the market. These unobservable assumptions reflect one’s estimates of assumptions that a market participant would use in pricing the asset or liability. Valuation techniques include use of option pricing models, discounted cash flow models based on profits interests and similar techniques. The Organization develops measurement criteria based on the best information available.

In accordance with ASC 820, the following table represents the Organization’s investments measured at fair value on a recurring basis as of June 30, 2025:

	Level 1	Level 2	Level 3	Total
Exchange traded equity funds	\$ 242,840	\$ -	\$ -	\$ 242,840
Exchange traded bond funds	45,335	-	-	45,335
	<u>\$ 288,175</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 288,175</u>

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 7 Property and Equipment

Property and equipment consists of the following at June 30:

Property and Equipment	
Land	\$ 950,500
Building	987,682
Building improvements	1,611,048
Computers and technology	231,225
Furniture and fixtures	167,911
	<u>3,948,366</u>
Less Accumulated Depreciation	<u>(530,641)</u>
Property and Equipment, Net	<u>\$ 3,417,725</u>

Depreciation expense amounted to \$159,829 for the year ended June 30, 2025.

Note 8 Restrictions on Net Assets

Net assets without donor restrictions include board designated funds. Restricted net assets are available for the following purposes at June 30:

Assets with donor restrictions	
PSRC Endowment Fund	\$ 1,313,981
J. Seward Johnson Sr. Assistance Fund	235,908
Lifelong Learning Endowment Fund	776,424
Building purchase	4,620,705
Vaccine Navigator Program	841
Communities Without Walls	13,261
Program expenses	21,147
	<u>\$ 6,982,267</u>

Net assets were released from donor restrictions by incurring expenses satisfying restricted purposes for the year ended June 30, 2025 as follows:

Purpose restrictions accomplished	
Community programs	\$ 29,695
Vaccine navigator program	23,392
Program expenses	62,165
Capacity building	710
Building repairs	900
	<u>\$ 116,862</u>

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 9 Endowment Funds

The Organization's endowment consists of three funds held at PACF: a general Endowment Fund, the J. Seward Johnson Sr. Assistance Fund, and the Lifelong Learning Endowment. As required by generally accepted accounting principles, net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

The general Endowment Fund was established in March 2007 for the purpose of operational support. The endowment consists of gifts restricted for long-term support of the Organization. The investment earnings from this Fund are for the undesignated use by the Organization as determined by the Board of Trustees. An annual amount is available to the Organization, not to exceed five percent of the total market value, determined by taking an average of the market value for the prior eight quarters.

The J. Seward Johnson Sr. Assistance Fund was established in January 2011 through a grant received from the J. Seward Johnson Sr. 1963 Charitable Trust for the purpose of giving small grants to low- and moderate-income adults in Princeton to address problems that create significant risk to their independence. An annual amount is available to the Organization, not to exceed five percent of the total market value, determined by taking an average of the market value for the prior eight quarters.

The Lifelong Learning Endowment was established in November 2017 for the purpose of covering operating and capital expenditures in support of the Lifelong Learning programs facilitated by the Organization. At June 30, 2024, the Fund transitioned to an endowment fund with an annual spend amount available not to exceed five percent of the total market value, determined by taking an average of the market value for the prior eight quarters.

The Organization has interpreted state law as requiring the preservation of the value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions (a) the original value of the gifts donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations and decrements to the endowment made in accordance with the direction of the applicable donor gift instrument. The remaining portion of donor-restricted endowment funds are classified as net assets without donor restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by state law.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 9 Endowment Funds (Continued)

The Organization considers the following factors in making a determination to appropriate or accumulate endowment funds:

- (1) The duration and preservation of the funds
- (2) The purposes of the Organization and the endowment funds
- (3) General economic conditions
- (4) The possible effect of inflation and deflation
- (5) The expected total return from income and appreciation of investments
- (6) Other resources of the Organization
- (7) The investment policies of the Organization

The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while maintaining the purchasing power of endowment assets. The investment goal for the Organization's various endowment funds is to preserve and maintain the purchasing power after taking into effect the various endowment draw policies as previously described for each fund.

Changes in endowment assets are as follows for the year ended June 30, 2025:

	Endowment Fund	J.Seward Johnson Sr. Assistance Fund	Lifelong Learning Fund	Total
Endowment net assets at July 1, 2024	\$ 2,358,721	\$ 236,127	\$ 819,561	\$ 3,414,409
Contributions	1,153	-	14,903	16,056
Unrealized gain on investments	355,300	34,253	125,756	515,309
Realized loss on investments	(21,171)	(2,133)	(7,572)	(30,876)
Investment income, net of fees	2,577	(376)	514	2,715
Amounts appropriated for expenditure	<u>(112,018)</u>	<u>(31,963)</u>	<u>(42,662)</u>	<u>(186,643)</u>
Endowment net assets at June 30, 2025	<u>\$ 2,584,562</u>	<u>\$ 235,908</u>	<u>\$ 910,500</u>	<u>\$ 3,730,970</u>

As of June 30, 2025, the corpus of the Organization's endowment funds totaled \$2,299,247, with accumulated investment income of \$1,431,723 reflected within net assets without donor restrictions.

Note 10 Employee Benefit Plan

The Organization has a defined contribution retirement plan under Section 403(b) (the "Plan") available to all employees of the organization after they have completed six months of employment. The Plan allows for participant contributions, and the Organization, at its discretion, may match those contributions up to 2% of the participant's eligible compensation. During the year ended June 30, 2025, the Organization contributed \$20,845 to the Plan.

Note 11 Related Party Transactions

For the year ended June 30, 2025, contributions from the Board of Trustees amounted to approximately \$2,128,000.

Princeton Senior Resource Center, Inc.
DBA The Center for Modern Aging Princeton
Notes to the Financial Statements
June 30, 2025

Note 12 Concentrations of Risk

The Organization maintains a portion of its cash and cash equivalents in bank deposit accounts, which, at times, may exceed federally insured limits. The Organization has not experienced any losses in such accounts and believes it is not exposed to any significant credit risk.

For the year ended June 30, 2025, the Organization had one donor that comprised approximately 93% of total contribution revenue.

At June 30, 2025, one donor comprised 99% of the outstanding pledges receivable.

Note 13 Operating Leases and Commitments

The Organization has a noncancelable lease for office equipment expiring July 2027.

The following summarizes the weighted average remaining lease term and discount rate at June 30, 2025 for operating leases:

Weighted Average Remaining Lease Term	2.08
Weighted Average Discount Rate	1.37%

The maturities of operating lease liabilities as of June 30, 2025 are as follows:

2026	\$ 2,340
2027	2,340
2028	<u>195</u>
Total lease payments	4,875
Less amounts representing interest	<u>(72)</u>
Present value of lease liabilities	<u>\$ 4,803</u>

The following summarizes the components of lease expenses for the year ended June 30, 2025:

Operating lease cost	<u>\$ 2,257</u>
----------------------	-----------------

Note 14 Subsequent Events

Through December 2025, the Organization has drawn \$22,000 from the J. Seward Johnson Assistance Fund and \$29,790 from the Endowment Fund.

On November 4, 2025, the Organization closed on the purchase of the building adjoining their existing offices for \$2,995,000. The purchase of the building includes a leaseback to an existing tenant for part of the space under a five-year lease with annual rental income expected to be approximately \$144,000 per year. In connection with the purchase, the Organization received a draw-down mortgage in the amount of \$3,850,000 with First Bank, of which \$2,200,000 was drawn at closing. The Organization also received a \$350,000 line of credit from First Bank, which bears interest at the Prime Rate plus 1%, subject to an interest rate floor of 5%.