

**Continuing Care Retirement Community
Disclosure Statement**

Date Prepared: 04/28/2023

FACILITY NAME: Northern California Congregational Retirement Homes Inc.
 ADDRESS: 8545 CARMEL Valley Rd. Carmel, CA ZIP CODE: 93923 PHONE: 831-624-1281
 PROVIDER NAME: Carmel Valley Manor FACILITY OPERATOR: SAME
 RELATED FACILITIES: NONE RELIGIOUS AFFILIATION: NONE
 YEAR OPENED: 1963 # OF ACRES: 28 × SINGLE STORY × MULTI-STORY □ OTHER: _____ MILES TO SHOPPING CTR: 5
 MILES TO HOSPITAL: 6

NUMBER OF UNITS:

RESIDENTIAL LIVING	HEALTH CARE
APARTMENTS — STUDIO: <u>6</u>	ASSISTED LIVING: <u>24</u>
APARTMENTS — 1 BDRM: <u>70</u>	SKILLED NURSING: <u>36</u>
APARTMENTS — 2 BDRM: <u>43</u>	SPECIAL CARE: <u>NONE</u>
COTTAGES/HOUSES: <u>27</u>	DESCRIPTION: <u>></u>
RLU OCCUPANCY (%) AT YEAR END: <u>89.0%</u>	OVERALL CCRC OCCUPANCY (%) AT YEAR END: <u>85.0%</u>

TYPE OF OWNERSHIP: × NOT-FOR-PROFIT □ FOR-PROFIT ACCREDITED?: × YES □ NO BY: CARF Accreditation

FORM OF CONTRACT: × CONTINUING CARE × LIFE CARE × ENTRANCE FEE □ FEE FOR SERVICE
 (Check all that apply) □ ASSIGNMENT OF ASSETS □ EQUITY □ MEMBERSHIP × RENTAL

REFUND PROVISIONS: (Check all that apply) □ 90% □ 75% □ 50% □ FULLY AMORTIZED × OTHER: Refundable up to 5.5th year

RANGE OF ENTRANCE FEES: \$ 218,817 - \$ 1,658,700 **LONG-TERM CARE INSURANCE REQUIRED?** □ YES × NO

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: SKILLED NURSING, ASSISTED LIVING, OUTPATIENT/IMPATIENT MEDICAL CARE

ENTRY REQUIREMENTS: MIN. AGE: 65 PRIOR PROFESSION: N/A OTHER: _____

RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBER(S) ON, THE BOARD: Robert Lindsey & Larry Finch, Resident and Voting
 (briefly describe provider's compliance and residents' roles) > Board Member,
 > Tom Neel Resident Non-voting member, and 3 Emeritus Board members Non-voting, Russ Haisley, Mary Kay Crockett, Ramona Smith

FACILITY SERVICES AND AMENITIES					
<u>COMMON AREA AMENITIES</u>	<u>AVAILABLE</u>	<u>FEE FOR SERVICE</u>	<u>SERVICES AVAILABLE</u>	<u>INCLUDED IN FEE</u>	<u>FOR EXTRA CHARGE</u>
BEAUTY/BARBER SHOP	×	□	HOUSEKEEPING (<u>4</u> TIMES/MONTH)	×	□
BILLIARD ROOM	×	□	MEALS (<u>3</u> /DAY)	×	□
BOWLING GREEN	×	□	SPECIAL DIETS AVAILABLE	×	□
CARD ROOMS	×	□			
CHAPEL	×	□	24-HOUR EMERGENCY RESPONSE	×	□
COFFEE SHOP	□	□	ACTIVITIES PROGRAM	×	□
CRAFT ROOMS	×	□	ALL UTILITIES EXCEPT PHONE	×	□
EXERCISE ROOM	×	□	APARTMENT MAINTENANCE	×	□
GOLF COURSE ACCESS	×	□	CABLE TV	□	×
LIBRARY	×	□	LINENS FURNISHED	×	□
PUTTING GREEN	×	□	LINENS LAUNDERED	×	□
SHUFFLEBOARD	□	□	MEDICATION MANAGEMENT	×	□
SPA	×	□	NURSING/WELLNESS CLINIC	×	□
SWIMMING POOL-INDOOR	□	□	PERSONAL HOME CARE	×	□
SWIMMING POOL-OUTDOOR	×	□	TRANSPORTATION-PERSONAL	×	□
TENNIS COURT	□	□	TRANSPORTATION-PREARRANGED	×	□
WORKSHOP	×	□	OTHER <u>Sewing Room</u>	×	□
OTHER <u>Computer Center</u>	×	□			

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.

PROVIDER NAME: Carmel Valley Manor

	2019	2020	2021	2022
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (Excluding amortization of entrance fee income)	12,569,506	12,658,953	13,109,446	14,692,355
LESS OPERATING EXPENSES (Excluding depreciation, amortization, and interest)	15,413,464	17,503,673	18,412,011	18,612,234
NET INCOME FROM OPERATIONS	-2,843,958	-4,844,720	-5,302,565	-3,919,879
LESS INTEREST EXPENSE	168,419	156,820	155,342	421,095
PLUS CONTRIBUTIONS	1,533,574	992,496	972,595	574,745
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)	7,950	-8,060	11,300	-3,173,777
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	-1,470,851	-4,017,104	-4,474,012	-6,940,006
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	5,665,324	4,354,003	7,263,473	8,289,714

DESCRIPTION OF SECURED DEBT (as of most recent fiscal year end)

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
California Municipal Finance Authority Insured Revenue Bond	36,035,000.00	5.0%	8/1/2022	5/1/2052	30 Years

FINANCIAL RATIOS (see next page for ratio formulas)

	2017 CCAC Medians 50 th Percentile (optional)	2020	2021	2022
	DEBT TO ASSET RATIO		5.16%	4.76%
OPERATING RATIO		138.27%	140.45%	116%
DEBT SERVICE COVERAGE RATIO		11.03	12.57	14.67
DAYS CASH ON HAND RATIO		552.36	534.39	560

HISTORICAL MONTHLY SERVICE FEES (Average Fee and Change Percentage)

	2019	%	2020	%	2021	%	2022	%
STUDIO	\$3,811	4.4	\$3,973	4.26	\$4,164	4.8	\$4,377	5.0
ONE BEDROOM	\$4,711	4.4	\$4,912	4.26	\$5,148	4.8	\$5,405	5.0
TWO BEDROOM	\$7,569	4.4	\$7,891	4.26	\$8,270	4.8	\$8,684	5.0
COTTAGE/HOUSE	\$8,470	4.4	\$8,831	4.26	\$9,255	4.8	\$9,718	5.0
ASSISTED LIVING								
SKILLED NURSING								
SPECIAL CARE								

COMMENTS FROM PROVIDER: >

> _____
 > _____
 > _____

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PROVIDER NAME: Carmel Valley Manor

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

OPERATING RATIO

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

DEBT SERVICE COVERAGE RATIO

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

DAYS CASH ON HAND RATIO

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

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.