

**Continuing Care Retirement Community
Disclosure Statement**

Date Prepared: 04/26/2024

FACILITY NAME: Northern California Congregational Retirement Homes Inc.

ADDRESS: 8545 CARMEL Valley Rd. Carmel, CA

PROVIDER NAME: Carmel Valley Manor

ZIP CODE: 93923

PHONE: 831-624-1281

RELATED FACILITIES: NONE

FACILITY OPERATOR: SAME

YEAR

OF

SINGLE

MULTI-

RELIGIOUS AFFILIATION: NONE

OPENED: 1963

ACRES: 28

STORY

STORY

OTHER:

MILES TO SHOPPING CTR: 5

MILES TO HOSPITAL: 6

NUMBER OF UNITS:

RESIDENTIAL LIVING

APARTMENTS — STUDIO: 6

APARTMENTS — 1 BDRM: 70

APARTMENTS — 2 BDRM: 43

COTTAGES/HOUSES: 27

RLU OCCUPANCY (%) AT YEAR END: 91.1%

HEALTH CARE

ASSISTED LIVING: 24

SKILLED NURSING: 36

SPECIAL CARE: NONE

DESCRIPTION: >

OVERALL CCRC OCCUPANCY (%) AT YEAR END: 85.4%

TYPE OF OWNERSHIP: NOT-FOR-PROFIT

FOR-PROFIT

ACCREDITED?: YES NO BY: CARF Accreditation

FORM OF CONTRACT:

(Check all that apply)

CONTINUING CARE

LIFE CARE

ENTRANCE FEE

FEE FOR SERVICE

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: \$ 299,779 - \$ 3,101,560

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: Mary Seiersen & 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

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

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

| | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
|--|-------------|-------------|-------------|-------------|
| INCOME FROM ONGOING OPERATIONS | | | | |
| OPERATING INCOME (Excluding amortization of entrance fee income) | 12,658,953 | 13,109,446 | 14,692,355 | 16,680,999 |
| LESS OPERATING EXPENSES (Excluding depreciation, amortization, and interest) | 17,503,673 | 18,412,011 | 18,612,234 | 19,942,474 |
| NET INCOME FROM OPERATIONS | -4,844,720 | -5,302,565 | -3,919,879 | -3,261,475 |
| LESS INTEREST EXPENSE | 156,820 | 155,342 | 421,095 | 2,012,473 |
| PLUS CONTRIBUTIONS | 992,496 | 972,595 | 574,745 | 290,550 |
| PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items) | -8,060 | 11,300 | -3,173,777 | 4,593,942 |
| NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION | -4,017,104 | -4,474,012 | -6,940,006 | -389,456 |
| NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds) | 4,354,003 | 7,263,473 | 8,289,714 | 5,279,368 |

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

| <u>LENDER</u> | <u>OUTSTANDING BALANCE</u> | <u>INTEREST RATE</u> | <u>DATE OF ORIGINATION</u> | <u>DATE OF MATURITY</u> | <u>AMORTIZATION PERIOD</u> |
|---|----------------------------|----------------------|----------------------------|-------------------------|----------------------------|
| 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)

| | <u>2017 CCAC Medians 50th Percentile (optional)</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> |
|------------------------------------|--|-------------|-------------|-------------|
| DEBT TO ASSET RATIO | | 4.76% | 32.81% | 31.27% |
| OPERATING RATIO | | 140.45% | 116% | 131.62% |
| DEBT SERVICE COVERAGE RATIO | | 12.57 | 14.67 | 2.68 |
| DAYS CASH ON HAND RATIO | | 534.39 | 560 | 567 |

HISTORICAL MONTHLY SERVICE FEES (Average Fee and Change Percentage)

| | <u>2020</u> | <u>%</u> | <u>2021</u> | <u>%</u> | <u>2022</u> | <u>%</u> | <u>2023</u> | <u>%</u> |
|-----------------|-------------|----------|-------------|----------|-------------|----------|-------------|----------|
| STUDIO | \$3,973 | 4.26 | \$4,164 | 4.8 | \$4,377 | 5.0 | \$4,814 | 10.0 |
| ONE BEDROOM | \$4,912 | 4.26 | \$5,148 | 4.8 | \$5,405 | 5.0 | \$6,140 | 13.6 |
| TWO BEDROOM | \$7,891 | 4.26 | \$8,270 | 4.8 | \$8,684 | 5.0 | \$10,421 | 20.0 |
| COTTAGE/HOUSE | \$8,831 | 4.26 | \$9,255 | 4.8 | \$9,718 | 5.0 | \$11,190 | 15.1 |
| ASSISTED LIVING | | | | | | | | |
| SKILLED NURSING | | | | | | | | |
| SPECIAL CARE | | | | | | | | |

COMMENTS FROM PROVIDER: > _____
 > _____
 > _____

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.