

**Continuing Care Retirement Community
Disclosure Statement
General Information**

Date Prepared: _____

FACILITY NAME: _____
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 PROVIDER NAME: _____ FACILITY OPERATOR: _____
 RELATED FACILITIES: _____ RELIGIOUS AFFILIATION: _____
 YEAR OPENED: _____ # OF ACRES: _____ SINGLE STORY MULTI-STORY OTHER: _____
 MILES TO SHOPPING CTR: _____
 MILES TO HOSPITAL: _____

NUMBER OF UNITS:

| | |
|--------------------------------------|------------------------|
| RESIDENTIAL LIVING | HEALTH CARE |
| APARTMENTS — STUDIO: _____ | ASSISTED LIVING: _____ |
| APARTMENTS — 1 BDRM: _____ | SKILLED NURSING: _____ |
| APARTMENTS — 2 BDRM: _____ | SPECIAL CARE: _____ |
| COTTAGES/HOUSES: _____ | DESCRIPTION: > _____ |
| RLU OCCUPANCY (%) AT YEAR END: _____ | > _____ |

TYPE OF OWNERSHIP: NOT-FOR-PROFIT FOR-PROFIT ACCREDITED?: YES NO BY: _____

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: _____

RANGE OF ENTRANCE FEES: \$ _____ - \$ _____ **LONG-TERM CARE INSURANCE REQUIRED?** YES NO

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: _____

ENTRY REQUIREMENTS: MIN. AGE: _____ PRIOR PROFESSION: _____ OTHER: _____

RESIDENT REPRESENTATIVE(S) TO THE BOARD (briefly describe their involvement): > _____
 > _____

| 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 | <input type="checkbox"/> | <input type="checkbox"/> | HOUSEKEEPING (____ TIMES/MONTH) | <input type="checkbox"/> | <input type="checkbox"/> |
| BILLIARD ROOM | <input type="checkbox"/> | <input type="checkbox"/> | MEALS (____/DAY) | <input type="checkbox"/> | <input type="checkbox"/> |
| BOWLING GREEN | <input type="checkbox"/> | <input type="checkbox"/> | SPECIAL DIETS AVAILABLE | <input type="checkbox"/> | <input type="checkbox"/> |
| CARD ROOMS | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| CHAPEL | <input type="checkbox"/> | <input type="checkbox"/> | 24-HOUR EMERGENCY RESPONSE | <input type="checkbox"/> | <input type="checkbox"/> |
| COFFEE SHOP | <input type="checkbox"/> | <input type="checkbox"/> | ACTIVITIES PROGRAM | <input type="checkbox"/> | <input type="checkbox"/> |
| CRAFT ROOMS | <input type="checkbox"/> | <input type="checkbox"/> | ALL UTILITIES EXCEPT PHONE | <input type="checkbox"/> | <input type="checkbox"/> |
| EXERCISE ROOM | <input type="checkbox"/> | <input type="checkbox"/> | APARTMENT MAINTENANCE | <input type="checkbox"/> | <input type="checkbox"/> |
| GOLF COURSE ACCESS | <input type="checkbox"/> | <input type="checkbox"/> | CABLE TV | <input type="checkbox"/> | <input type="checkbox"/> |
| LIBRARY | <input type="checkbox"/> | <input type="checkbox"/> | LINENS FURNISHED | <input type="checkbox"/> | <input type="checkbox"/> |
| PUTTING GREEN | <input type="checkbox"/> | <input type="checkbox"/> | LINENS LAUNDERED | <input type="checkbox"/> | <input type="checkbox"/> |
| SHUFFLEBOARD | <input type="checkbox"/> | <input type="checkbox"/> | MEDICATION MANAGEMENT | <input type="checkbox"/> | <input type="checkbox"/> |
| SPA | <input type="checkbox"/> | <input type="checkbox"/> | NURSING/WELLNESS CLINIC | <input type="checkbox"/> | <input type="checkbox"/> |
| SWIMMING POOL-INDOOR | <input type="checkbox"/> | <input type="checkbox"/> | PERSONAL HOME CARE | <input type="checkbox"/> | <input type="checkbox"/> |
| SWIMMING POOL-OUTDOOR | <input type="checkbox"/> | <input type="checkbox"/> | TRANSPORTATION-PERSONAL | <input type="checkbox"/> | <input type="checkbox"/> |
| TENNIS COURT | <input type="checkbox"/> | <input type="checkbox"/> | TRANSPORTATION-PREARRANGED | <input type="checkbox"/> | <input type="checkbox"/> |
| WORKSHOP | <input type="checkbox"/> | <input type="checkbox"/> | OTHER _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| OTHER _____ | <input 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: _____

OTHER CCRCs

LOCATION (City, State)

PHONE (with area code)

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

MULTI-LEVEL RETIREMENT COMMUNITIES

LOCATION (City, State)

PHONE (with area code)

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

FREE-STANDING SKILLED NURSING

LOCATION (City, State)

PHONE (with area code)

| | | |
|--|--|--|
| | | |
| | | |
| | | |

SUBSIDIZED SENIOR HOUSING

LOCATION (City, State)

PHONE (with area code)

| | | |
|--|--|--|
| | | |
| | | |
| | | |

NOTE: PLEASE INDICATE IF THE FACILITY IS A LIFE CARE FACILITY.

PROVIDER NAME: _____

| | 2011 | 2012 | 2013 | 2014 |
|--|------|------|------|------|
| INCOME FROM ONGOING OPERATIONS | | | | |
| OPERATING INCOME (Excluding amortization of entrance fee income) | | | | |
| LESS OPERATING EXPENSES (Excluding depreciation, amortization, and interest) | | | | |
| NET INCOME FROM OPERATIONS | | | | |
| LESS INTEREST EXPENSE | | | | |
| PLUS CONTRIBUTIONS | | | | |
| PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items) | | | | |
| NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION | | | | |
| NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds) | | | | |

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 next page for ratio formulas)

| | 2013 CCAC Medians 50 th Percentile (optional) | 2012 | 2013 | 2014 |
|------------------------------------|--|------|------|------|
| DEBT TO ASSET RATIO | | | | |
| OPERATING RATIO | | | | |
| DEBT SERVICE COVERAGE RATIO | | | | |
| DAYS CASH ON HAND RATIO | | | | |

HISTORICAL MONTHLY SERVICE FEES (Average Fee and Change Percentage)

| | 2011 | % | 2012 | % | 2013 | % | 2014 |
|-----------------|------|---|------|---|------|---|------|
| STUDIO | | | | | | | |
| ONE BEDROOM | | | | | | | |
| TWO BEDROOM | | | | | | | |
| COTTAGE/HOUSE | | | | | | | |
| ASSISTED LIVING | | | | | | | |
| SKILLED NURSING | | | | | | | |
| 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

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

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.