

STATE OF CALIFORNIA DEPARTMENT OF SOCIAL SERVICE

ANNUAL REPORT

CONTINUING CARE LICENSING DIVISION

AND

INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED JUNE 30, 2021

HH

HANSEN HUNTER & CO. P.C.

Certified Public Accountants

ANNUAL REPORT CHECKLIST

FISCAL YEAR ENDED:
06/30/2021

PROVIDER(S): BRETHREN HILLCREST HOMES

CCRC(S): HILLCREST

CONTACT PERSON: WINNIE DANG

TELEPHONE NO.: (909) 392-4322 EMAIL: WDANG@LIVINGATHILLCREST.ORG



A complete annual report must consist of 2 copies of all the following:

- Annual Report Checklist.
- Annual Provider Fee in the amount of: \$ 15,283
- 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.

PART 1
ANNUAL PROVIDER FEES

**FORM 1-1
RESIDENT POPULATION**

<u>Line</u>	Continuing Care Residents	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	308
[2]	Number at end of fiscal year	298
[3]	Total Lines 1 and 2	606
[4]	Multiply Line 3 by ".50" and enter result on Line 5	x.50
[5]	Mean number of continuing care residents	303
All Residents		
[6]	Number at beginning fiscal year	382
[7]	Number at end of fiscal year	364
[8]	Total Lines 6 and 7	746
[9]	Multiply Line 8 by ".50" and enter result on Line 10	x.50
[10]	Mean number of <i>all</i> residents	373
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of <i>all</i> residents (Line 10) and enter the result (round to two decimal places).	81.23%

**FORM 1-2
ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses (including depreciation and debt service – interest only)	\$24,660,329
[a]	Depreciation	\$4,898,747
[b]	Debt Service (Interest Only)	\$947,099
[2]	Subtotal (add Line 1a and 1b)	\$5,845,846
[3]	Subtract Line 2 from Line 1 and enter result	\$18,814,483
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	81.23%
[5]	Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)	\$15,283,005
[6]	Total Amount Due (multiply Line 5 by .001)	x .001 \$15,283

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

PART 2
CERTIFICATION BY OFFICER



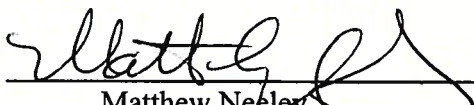
State of California
California Department of Social Services
Continuing Care Contracts Section
744 P. Street, M.S. 9-14-91
Sacramento, California 95814

This Certification Notice is submitted by Brethren Hillcrest Homes; to The State of California, Community Care Licensing Division, Continuing Care Contracts Branch, pursuant to the requirements of the Continuing Care Contract Annual Reserve Report, for the year ended June 30, 2021. Our Certificate of Authority is #069.

To the best of my knowledge, after a review of the enclosed information I certify the following to be true, complete and correct:

1. The Annual Report is correct to the best of my knowledge.
2. Each continuing care contract form in use or offered for new residents has been approved by the Department.
3. The required liquid reserves are being maintained.

Authorized Representative



Matthew Neeley
President and Chief Executive Officer

October 25, 2021
Date

PART 3
EVIDENCE OF FIDELITY BOND



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

10/28/2020

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.


PRODUCER NAME, CONTACT PERSON AND ADDRESS Arthur J. Gallagher & Co. Insurance Brokers of CA., Inc. 500 N. Santa Fe Visalia, CA 93292		PHONE (A/C, No, Ext): 559-733-7272 License#: 0726293	COMPANY NAME AND ADDRESS Nationwide Mutual Insurance Company One Nationwide Plaza Columbus, OH 43215	NAIC NO: 23787
FAX (A/C, No): 559-733-5612	E-MAIL ADDRESS: Becky_Baker@ajg.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:	POLICY TYPE		
NAMED INSURED AND ADDRESS Brethren Hillcrest Homes 2705 Mountain View Drive La Verne, CA 91750		LOAN NUMBER	POLICY NUMBER ACPCPP3047635773	
ADDITIONAL NAMED INSURED(S)		EFFECTIVE DATE 07/01/2020	EXPIRATION DATE 07/01/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
		THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION Brethren Hillcrest Homes, 2705 Mountain View Drive, La Verne, CA 91750
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 EVIDENCE OF PROPERTY INSURANCE 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/>	SPECIAL	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 122,604,000		DED: 10,000					
		YES	NO	N/A			
<input checked="" type="checkbox"/> BUSINESS INCOME	<input type="checkbox"/> RENTAL VALUE	X			If YES, LIMIT: 31,419,843	<input checked="" type="checkbox"/>	Actual Loss Sustained; # of months: 72
BLANKET COVERAGE		X			If YES, indicate value(s) reported on property identified above: \$		
TERRORISM COVERAGE		X			Attach Disclosure Notice / DEC		
IS THERE A TERRORISM-SPECIFIC EXCLUSION?				X			
IS DOMESTIC TERRORISM EXCLUDED?				X			
LIMITED FUNGUS COVERAGE				X	If YES, LIMIT:		DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)				X			
REPLACEMENT COST		X					
AGREED VALUE				X			
COINSURANCE		X			If YES, 100%		
EQUIPMENT BREAKDOWN (If Applicable)		X			If YES, LIMIT: 122,604,000		DED: 10,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg				X	If YES, LIMIT:		DED:
- Demolition Costs				X	If YES, LIMIT:		DED:
- Incr. Cost of Construction				X	If YES, LIMIT:		DED:
EARTH MOVEMENT (If Applicable)			X		If YES, LIMIT:		DED:
FLOOD (If Applicable)			X		If YES, LIMIT:		DED:
WIND / HAIL INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:				X	If YES, LIMIT:		DED:
NAMED STORM INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:				X	If YES, LIMIT:		DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS				X			

CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST		LENDER'S LOSS PAYABLE	<input type="checkbox"/>	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
<input type="checkbox"/> CONTRACT OF SALE <input type="checkbox"/> MORTGAGEE	<input checked="" type="checkbox"/>	Insured			
NAME AND ADDRESS Brethren Hillcrest Homes 2705 Mountain View Drive La Verne, CA 91750 USA					AUTHORIZED REPRESENTATIVE 

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Arthur J. Gallagher & Co. Insurance Brokers of CA., Inc.		NAMED INSURED Brethren Hillcrest Homes 2705 Mountain View Drive La Verne, CA 91750	
POLICY NUMBER ACPCPP3047635773		EFFECTIVE DATE: 07/01/2020	
CARRIER Nationwide Mutual Insurance Company	NAIC CODE 23787		

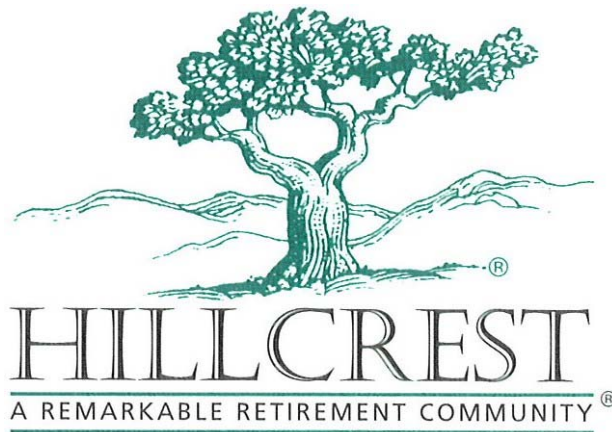
ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 28 **FORM TITLE:** EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

REMARKS:

Employee Dishonesty Coverage/Crime Fidelity Coverage - \$250,000 Limit - ACPCPP3047635773 - 7/1/2020-7/1/2021

PART 4
AUDITED FINANCIAL STATEMENTS



**INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS**

FOR THE YEARS ENDED JUNE 30, 2021 AND 2020



HANSEN HUNTER & CO. P.C.
Certified Public Accountants

CONTENTS

	<u>Page</u>
Independent Auditor's Report	1
Financial Statements	
Statements of Financial Position	3
Statements of Activities	5
Statements of Functional Expenses	7
Statements of Cash Flows	9
Notes to Financial Statements	12
Independent Auditor's Report on Supplementary Information	41
Supplementary Information	42



HANSEN HUNTER & CO. P.C.
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Brethren Hillcrest Homes
La Verne, California

We have audited the accompanying financial statements of Brethren Hillcrest Homes (a California not-for-profit corporation), which comprise the statements of financial position as of June 30, 2021 and 2020, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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 financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



HANSEN HUNTER & CO. P.C.

Certified Public Accountants

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Brethren Hillcrest Homes, as of June 30, 2021 and 2020, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Hansen Hunter & Co. P.C.

October 8, 2021

BRETHREN HILLCREST HOMES
STATEMENTS OF FINANCIAL POSITION

ASSETS

	June 30,	
	2021	2020
Current assets		
Cash and cash equivalents	\$ 4,818,669	\$ 7,057,167
Accounts receivable, net	708,066	585,734
Entrance fees receivable	786,000	1,139,520
Inventory	48,290	47,006
Prepaid expenses and deposits	186,360	268,434
Total current assets	6,547,385	9,097,861
Non-current assets		
Endowment	2,836,122	1,157,794
Assets whose use is limited	2,102,990	5,240,116
Investments	28,649,793	20,182,608
Derivative instruments	1,036,096	-
Property, plant and equipment, net	72,413,682	68,183,757
Total assets	\$ 113,586,068	\$ 103,862,136

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

BRETHREN HILLCREST HOMES

STATEMENTS OF FINANCIAL POSITION

(Continued)

LIABILITIES AND NET ASSETS

	June 30,	
	2021	2020
Current liabilities		
Accounts payable	\$ 914,646	\$ 867,329
Accrued expenses	1,210,492	1,222,532
Refundable deposits	874,248	684,451
Prepaid resident service fees	58,552	56,065
Current portion of bonds payable	1,670,000	1,355,000
Current portion of finance lease liability	-	149,106
Current portion of note payable	30,816	30,816
Construction payable	584,083	32,150
Settlement payable	-	425,000
Interest payable	82,913	222,810
Deferred income - HHS provider relief funds	59,250	37,500
	5,485,000	5,082,759
Non-current liabilities		
Bonds payable, net of current portion	35,579,483	30,415,000
Unamortized premium and debt issuance costs	(520,982)	503,775
	35,058,501	30,918,775
Loan payable	-	1,824,100
Note payable, net of current portion	298,610	332,474
Other long-term liability	129,166	145,312
Annuities payable	716,907	798,893
Repayable entrance fees	477,130	477,130
Deferred revenue from entrance fees	33,679,695	32,390,974
	75,845,009	71,970,417
Total liabilities		
Net assets		
Without donor restrictions	25,368,714	20,001,395
With donor restrictions	12,372,345	11,890,324
	37,741,059	31,891,719
	\$ 113,586,068	\$ 103,862,136

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

BRETHREN HILLCREST HOMES

STATEMENTS OF ACTIVITIES

	Years Ended June 30,	
	2021	2020
Changes in net assets without donor restrictions:		
Revenues		
Residential Living	\$ 14,189,961	\$ 13,226,256
Birch Court	2,283,597	2,448,779
Woods Assisted Living	764,139	905,533
Southwoods Lodge	1,720,369	1,657,128
Woods Health Services	4,844,594	4,993,735
Telephone system	214,652	237,049
Rentals	120,901	114,171
Other revenue	1,509,627	1,746,120
Contributions	112,945	325,189
Investment return, net	3,492,082	407,517
Gain on disposal of fixed assets	530	803
Unrealized gain on derivative investment	405,096	-
Net assets released from restrictions	1,041,706	857,543
Total revenues	30,700,199	26,919,823
Expenses		
Residential Living	8,146,379	8,416,334
Birch Court	791,939	825,126
Woods Assisted Living	329,764	258,048
Southwoods Lodge	1,109,694	928,792
Woods Health Services	4,444,267	4,063,034
Marketing and development	886,619	1,028,044
Management and general	2,181,643	2,656,085
Interest	980,253	1,649,013
Depreciation	4,898,747	4,783,783
Insurance	434,387	396,980
Telephone system	174,292	168,807
Bad debt expense	11,786	107,184
Inter-fund interest	270,559	388,871
Total expenses	24,660,329	25,670,101

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

BRETHREN HILLCREST HOMES**STATEMENTS OF ACTIVITIES**

(Continued)

	Years Ended June 30,	
	2021	2020
Change in net assets without donor restrictions from operations	\$ 6,039,870	\$ 1,249,722
Loss on bond defeasance	(2,515,519)	-
Gain on forgiveness of loan	1,842,968	-
Change in net assets without donor restrictions	<u>5,367,319</u>	<u>1,249,722</u>
Changes in net assets with donor restrictions:		
Contributions	964,182	1,021,816
Inter-fund interest income	270,559	300,081
Investment return, net	388,372	(3,179)
Present value adjustment of gift annuities payable	(99,386)	(110,166)
Net assets released from restriction	<u>(1,041,706)</u>	<u>(857,543)</u>
Change in net assets with donor restrictions	<u>482,021</u>	<u>351,009</u>
Change in total net assets	<u>5,849,340</u>	<u>1,600,731</u>
Net assets, beginning of year	<u>31,891,719</u>	<u>30,290,988</u>
Net assets, end of year	<u>\$ 37,741,059</u>	<u>\$ 31,891,719</u>

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

BRETHREN HILLCREST HOMES

STATEMENTS OF FUNCTIONAL EXPENSES

	For the Year Ended June 30, 2021			
	Program Services	General and Administrative	Fundraising	Total
Salaries and wages	\$ 7,372,981	\$ 1,379,195	\$ 113,732	\$ 8,865,908
Payroll taxes, benefits and related costs	2,326,072	191,265	36,799	2,554,136
Contracted services	1,671,100	293,355	49,000	2,013,455
Advertising and promotion	108,732	29,501	(24)	138,209
Office expenses	-	62,933	-	62,933
Occupancy	931,469	204,469	-	1,135,938
Travel	634	767	-	1,401
Food costs	772,965	-	-	772,965
Supplies	675,105	34,582	541	710,228
Licenses and fees	219,035	70,921	20,746	310,702
Repairs and maintenance	173,852	9,260	-	183,112
Rental and catering	-	-	-	-
Events	-	-	12,698	12,698
Other	1,200,839	106,038	7,821	1,314,698
Interest	1,196,143	54,669	-	1,250,812
Depreciation	4,016,973	881,774	-	4,898,747
Insurance	356,197	78,190	-	434,387
	\$ 21,022,097	\$ 3,396,919	\$ 241,313	\$ 24,660,329

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

BRETHREN HILLCREST HOMES

STATEMENTS OF FUNCTIONAL EXPENSES
(Continued)

	For the Year Ended June 30, 2020			
	Program Services	General and Administrative	Fundraising	Total
Salaries and wages	\$ 7,731,704	\$ 1,325,857	\$ 228,691	\$ 9,286,252
Payroll taxes, benefits and related costs	2,531,117	236,836	53,765	2,821,718
Contracted services	1,333,113	690,238	9,065	2,032,416
Advertising and promotion	124,398	29,061	14,019	167,478
Office expenses	-	61,586	-	61,586
Occupancy	874,094	154,252	-	1,028,346
Travel	8,673	5,209	515	14,397
Food costs	896,331	-	-	896,331
Supplies	731,937	29,467	2,306	763,710
Licenses and fees	198,350	-	20,755	219,105
Repairs and maintenance	140,102	7,355	-	147,457
Rental and catering	-	125,746	-	125,746
Events	-	-	26,292	26,292
Other	637,214	216,597	6,809	860,620
Interest	1,730,237	307,647	-	2,037,884
Depreciation	4,063,192	720,591	-	4,783,783
Insurance	337,433	59,547	-	396,980
	\$ 21,337,895	\$ 3,969,989	\$ 362,217	\$ 25,670,101

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

BRETHREN HILLCREST HOMES

STATEMENTS OF CASH FLOWS

	Years Ended June 30,	
	2021	2020
Cash flows from operating activities		
Cash received from residents	\$ 19,323,477	\$ 19,840,869
Non-refundable entrance fees received	8,549,278	6,073,438
Contributions	1,010,261	874,682
Investment income received	514,011	549,041
Interest paid	(753,323)	(1,661,586)
Cash paid to suppliers and employees	(18,513,474)	(18,314,469)
Net cash provided by (used in) operating activities	10,130,230	7,361,975
Cash flows from investing activities		
Capital expenditures	(2,860,470)	(2,834,700)
Proceeds from sale of assets	530	2,721
(Purchases) sales of assets whose use is limited	79,107	703,747
(Purchases) sales of investments	(5,581,054)	(2,442,280)
(Purchases) sales of endowment	(1,405,070)	(710,588)
Deposit to interest rate cap derivative instruments	(631,000)	-
Net cash provided by (used in) investing activities	(10,397,957)	(5,281,100)
Cash flows from financing activities		
Proceeds from contributions restricted for:		
Investment in donor restricted assets	33,366	430,690
Investment subject to annuity agreements	7,329	-
Other financing activities:		
Entrance fees repaid	(761,267)	(438,957)
Debt principal payments	(1,355,000)	(1,280,000)
Proceeds from Series 2020 Bonds	680,320	-
Payment of Series 2014 Bonds	(3,525,538)	-
Debt issuance costs prepaid	(32,497)	-
Proceeds from loan payable	-	1,824,100
Finance lease payments	(149,106)	(143,269)
Payments on annuity obligations	(133,451)	(149,846)
Net cash provided by (used in) financing activities	(5,235,844)	242,718

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

BRETHREN HILLCREST HOMES

STATEMENTS OF CASH FLOWS

(Continued)

	Years Ended June 30,	
	2021	2020
Net change in cash, cash equivalents and restricted cash	\$ (5,503,571)	\$ 2,323,593
Cash, cash equivalents and restricted cash, beginning of year	11,267,534	8,943,941
Cash, cash equivalents and restricted cash, end of year	\$ 5,763,963	\$ 11,267,534

The following table provides a reconciliation of cash, cash equivalents and restricted cash reported within the statements of financial position that sum to the total of the same such amounts shown in the statements of cash flows.

Cash and cash equivalents	\$ 4,818,669	\$ 7,057,167
Endowment	4,766	67,202
Assets whose use is limited	940,528	4,143,165
	\$ 5,763,963	\$ 11,267,534

Amounts included in restricted cash represent those required to be set aside for the endowment and assets whose use is limited as disclosed in Notes 4 and 5, respectively.

Supplemental disclosures of cash flow information:

Capital expenditures included in construction payable	\$ 584,083	\$ 32,150
Capital expenditures included in accounts payable	\$ 170,852	\$ 275,498
Capitalized interest included in payable	\$ 11,385	\$ -
Proceeds from Series 2020 Bonds	\$ 37,925,084	\$ -
Payment of Series 2014 Bonds	\$ 28,244,462	\$ -
Payment of Series 2020 debt issuance costs	\$ 511,610	\$ -
Forgiveness of PPP loan	\$ 1,824,100	\$ -

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

BRETHREN HILLCREST HOMES

STATEMENTS OF CASH FLOWS

(Continued)

	Years Ended June 30,	
	2021	2020
Cash flows from operating activities		
Change in net assets	\$ 5,849,340	\$ 1,600,731
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Amortization of entrance fees	(6,145,770)	(5,259,475)
Amortization of gift annuities	99,386	110,166
Depreciation	4,898,747	4,783,783
Amortization of debt issuance costs	24,905	21,359
Amortization of note payable	(30,816)	(30,816)
Amortization of other long-term liability	(16,146)	(16,146)
Amortization of long-term debt premium	(4,417)	(53,009)
Contributions restricted for long-term investment	(33,366)	(430,690)
Unrealized (gain) loss on investments	(3,366,443)	144,703
Gain on asset disposal	(530)	(803)
Revenue on expired gift annuity contracts	(55,250)	(79,133)
Non-refundable entrance fees received	8,549,278	6,073,438
Unrealized gain on derivative investment	(405,096)	-
Loss on bond defeasance	2,515,519	-
Gain on forgiveness of loan	(1,842,968)	-
(Increase) decrease in operating assets:		
Accounts receivable	(122,332)	(63,997)
Inventory	(1,284)	(1,691)
Prepaid expenses and deposits	82,074	(3,787)
Increase (decrease) in operating liabilities:		
Accounts payable	151,963	(110,052)
Accrued expenses	(12,040)	207,894
Refundable deposits	189,797	(1,793)
Prepaid resident service fees	2,487	(10,284)
Settlement payable	(425,000)	425,000
Interest payable	206,442	19,077
Deferred income - HHS provider relief funds	21,750	37,500
Net cash provided by (used in) operating activities	\$ 10,130,230	\$ 7,361,975

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

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2021 AND 2020

NOTE 1 – NATURE OF BUSINESS:

Brethren Hillcrest Homes (Hillcrest) was incorporated in 1947 as a California tax-exempt not-for-profit corporation, as described in Section 501(c)(3) of the Internal Revenue Code, to operate a continuing care retirement community. Accordingly, contributions to Hillcrest qualify as deductible charitable contributions for income tax purposes. Residents of the retirement community receive housing and related services, including health care, based on individual contracts which may include an entrance fee, monthly fee or a daily fee for services provided. The facility, which is located in La Verne, California, services approximately 400 residents.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Basis of Presentation - The accompanying 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).

Net assets and revenues, and gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, the net assets of Hillcrest and changes therein are classified as follows:

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 Hillcrest. Hillcrest's board of directors may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of Hillcrest or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity.

Use of Estimates - The preparation of financial statements in conformity with generally accepted accounting principles 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 financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - Hillcrest considers all highly liquid instruments, those with a maturity of three months or less at the time of purchase, to be cash equivalents, excluding assets whose use is limited. The carrying amount reported in the statements of financial position for cash and cash equivalents approximates fair value due to the short-term nature of these financial instruments.

Accounts Receivable - Accounts receivable represents monthly fees and amounts due from residents and third party payors for health care services. Bad debts are accounted for by the allowance method. Hillcrest estimates the allowance based upon its experience. The allowance for doubtful accounts was \$98,729 and \$102,913 at June 30, 2021 and 2020, respectively. Accounts receivable over 90 days old were \$93,631 and \$71,924 at June 30, 2021 and 2020, respectively.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Inventory Valuation - Inventory, which consists of dietary supplies, is recorded at lower of cost or net realizable value based on the first-in/first-out method.

Debt Issuance Costs - Costs related to the issuance of the Series 2014 Bonds of \$466,344 were being amortized to interest expense over the term of the related debt. Accumulated amortization of these costs was \$126,376 at June 30, 2020. These amounts were included as reductions of the bonds payable balance in the accompanying statements of activities. On July 31, 2020, the Series 2014 Bonds were defeased (see Note 10) and the debt issuance costs in the amount of \$338,188 were written off, included in loss on bond defeasance in the accompanying statements of activities.

Costs related to the issuance of the Series 2020 Bonds of \$544,107 are being amortized to interest expense over the term of the related debt. Accumulated amortization of these costs was \$23,125 at June 30, 2021. These amounts are included as reductions of the bonds payable balance in the accompanying statements of activities.

Debt Premium – The debt premium related to the issuance of the Series 2014 Bonds of \$1,157,382 was being amortized to interest expense over the term of the related debt. Accumulated amortization of the premium was \$313,639 at June 30, 2020. The amount was included as an increase of the bonds payable balance in the accompanying statements of activities. On July 31, 2020, the Series 2014 Bonds were defeased (see Note 10) and the debt premium in the amount of \$839,326 was written off, included in loss on bond defeasance in the accompanying statements of activities.

Assets Whose Use is Limited - Assets whose use is limited consist of cash, money market funds and other investments. These assets are limited as to their use by contract agreements or the bond purchase agreement. These assets are reported at fair market value.

Investments - Hillcrest considers its investments in marketable securities as available for sale, as they are not intended to be held to maturity, nor are they considered operating assets, and as such are carried at fair value. Donated investments are reported at fair value at the date of gift.

Realized gains and losses on dispositions are based on the sale proceeds versus the cost basis of the securities sold. Investment return (including realized and unrealized gains and losses on investments, interest and dividends) is included as an increase or decrease to net assets without donor restrictions, unless its use is restricted by explicit donor stipulations or law.

Refundable Deposits – Hillcrest collects deposits from applicants to secure units prior to move-in. Also included are deposits collected from applicants to secure the Hawthorne Avenue units. These Hawthorne Avenue deposits will be applied against their entrance fee upon admission to Hillcrest or will be refunded if the potential resident determines he or she no longer wants to be on the waiting list. The Hawthorne Avenue deposit funds are held separately and apart from other funds.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Amortization of Entrance Fees – Hillcrest receives an upfront entrance fee when residents enter into a continuing care contract. The continuing care contract is inclusive of care and services, which is described in the agreement. In exchange for the fixed entrance fee and the monthly resident service fees, the resident has the right to occupy a unit and continue to live at Hillcrest. The continuing care contract creates a performance obligation to be satisfied over the resident’s remaining life at Hillcrest.

Lump sum entrance fees are included as a component of the transaction price and are amortized into revenue over the remaining life expectancy of the resident. The amount to be included is calculated by dividing the unamortized entrance fee by the current life expectancy of each resident and summing the results for all residents. The Life Expectancy Tables as published in Section 1792.6 of the State of California Continuing Care Contract Statutes are used in making the above computations. The unamortized portion is shown on the balance sheet as deferred revenue. Current year activity of the unamortized portion of entrance fees is summarized as follows:

	Years Ended June 30,	
	2021	2020
Balance, beginning of year	\$ 32,390,974	\$ 31,871,648
Sale of contracts	8,195,758	6,217,758
Refunds	(761,267)	(438,957)
Amortization of continuing care contracts	(6,145,770)	(5,259,475)
Balance, end of year	\$ 33,679,695	\$ 32,390,974

Non-Refundable Fees - Hillcrest is obligated to refund a portion of entrance fees to residents who withdraw before fifty months. If the resident withdraws within three months, the entire entrance fee is refunded, less a 4% termination fee. Contracts are refundable over fifty months, with the refundable amount reduced by 2% per month, less a 4% termination fee.

Unamortized entrance fees still within a potentially refundable declining period at June 30, 2021 and 2020, were \$11,908,210 and \$12,884,046, respectively. Based on the past five years, actual refunds have averaged \$460,731 per year.

Repayable Contracts - Hillcrest has contracts under a repayable entrance fee program that are entitled to a refund of 90% of the total entrance fee, less a 4% termination fee, upon withdrawal or death after the unit is reoccupied.

There was one repayable contract as of June 30, 2021 and 2020. The total liability for the repayable entrance fee contract was \$477,130 at June 30, 2021 and 2020.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Revenue Recognition – Hillcrest provides residential living, assisted living and health services to residents for a stated daily or monthly fee. Resident fee revenue for recurring and routine monthly services is generally billed monthly in advance under Hillcrest's independent living, assisted living and health services agreements. Hillcrest recognizes revenue as its performance obligations are completed. Amounts collected from residents in advance are recognized as deferred revenue until the performance obligations are satisfied. Routine resident services are treated as a single performance obligation satisfied over time as services are rendered. These routine services represent a bundle of services that are not capable of being distinct. The performance obligations are satisfied over time as the resident simultaneously receives and consumes the benefits of the services provided.

Hillcrest determines the transaction price based on established billing rates, reduced by contractual adjustments provided to third-party payors. Contractual adjustments are based on contractual agreements and historical experience. Hillcrest considers the resident's ability and intent to pay the amount of consideration upon admission. Subsequent changes resulting from a resident's ability to pay are recorded as bad debt expense.

As the performance obligations relate to contracts with a duration of one year or less, Hillcrest has elected to apply the optional exemption provided in Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 606, and therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. Hillcrest has minimal unsatisfied performance obligations at the end of the reporting period as our residents are typically under no obligation to remain at the facility or under Hillcrest's care.

Net Patient Service Revenue - Hillcrest has agreements with third-party payors that provide for payments to Hillcrest at amounts different from its established rates. Payment arrangements include prospectively determined rates per discharge, reimbursed costs, discounted charges and per diem payments. Net patient service revenue is reported at the estimated net realizable amounts from patients, third-party payors and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors. 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. Net resident revenues from Medicare were \$777,034 and \$278,062 for the years ended June 30, 2021 and 2020, respectively. Net resident revenues from Medi-Cal were \$810,338 and \$1,461,830 for the years ended June 30, 2021 and 2020, respectively. Upon audit by the State or Medicare, there is a possibility of adjustment to costs reimbursed.

Donated Services - Significant amounts of time from a number of people have been donated to Hillcrest. The accompanying financial statements do not reflect the value of those donated services as no reliable basis exists for reasonably determining the amounts involved.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Contributions – Unconditional contributions are recognized when pledged and recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Conditional promises to give are recognized when the conditions on which they depend are substantially met. Gifts of cash and other assets are reported with donor restricted support if they are received with donor stipulations that limit the use of the donated assets.

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 donor restrictions and reported in the statement of activities as net assets released from restrictions. Donations of property and equipment are recorded at their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restriction upon acquisition of the assets and the assets being placed in service.

Obligation to Provide Future Services - Annually, Hillcrest calculates the present value of the net cost of future services and use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees. If the present value of the net cost of future services and use of facilities exceeds the deferred revenue from entrance fees, a liability is recorded (obligation to provide future services and use of facilities) with the corresponding charge to expense. For the years ended June 30, 2021 and 2020, the calculation resulted in no future service liability. The discount rate used was 6%.

Gift Annuities - Hillcrest sponsors a charitable gift annuity program as part of its fundraising activities. The assets received in exchange for these annuity contracts are segregated for accounting and investment purposes. Management has interpreted the agreements to require investment of the entire contract amount until the annuitant dies. Cash received is invested per Hillcrest's policy, while other assets received are held as the underlying investments for the related contracts. At the time of death of the annuitant, the residuum is distributed to the designated net asset class as specified by the annuitant at the time the agreement was issued. If no designation was made, the residuum is distributed to the net assets without donor restrictions class.

Gift annuity contracts are a general liability of Hillcrest and are not limited to the segregated assets. The actuarially determined liability is calculated annually and adjusted accordingly. The discount rate and actuarial assumptions used in calculating the annuity obligation are those provided in Internal Revenue Service guidelines and actuarial tables. As a qualifying not-for-profit corporation, Hillcrest is authorized by the State of California to issue gift annuity contracts and is accordingly subject to applicable State laws and regulations.

Advertising - Advertising and marketing costs are charged to expense at the time they are incurred. Total advertising expense was \$138,209 and \$167,478 for the years ended June 30, 2021 and 2020, respectively.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Concentrations of Credit Risk - Hillcrest is a continuing care retirement community whose only campus is located in La Verne, California. For monthly fees charged to residents, Hillcrest grants credit on an unsecured basis.

Hillcrest has reserve funds, comprised of cash and equivalents and investments, located in various institutions. At times, the amount on deposit in some of the institutions exceeds the federally-insured limit. Hillcrest manages deposit concentration risk by placing amounts with financial institutions believed to be creditworthy. To date, Hillcrest has not experienced losses in any of these accounts.

Financial Instruments - Hillcrest's financial instruments consist of accounts and entrance fees receivable, deposits, assets whose use is limited, endowment, investments, derivative instruments, accounts payable, accrued expenses, refundable deposits, construction payable, deferred income – HHS provider relief funds, interest payable, bonds payable, loan payable, annuities payable and repayable entrance fees. It is management's opinion that Hillcrest is not exposed to significant interest rate or credit risk arising from these instruments. Unless otherwise noted, the fair value of these financial instruments approximates their carrying values.

Functional Expenses – The costs of providing various programs and other activities of Hillcrest have been summarized on a functional basis in the accompany statements of functional expenses. Accordingly, the costs of Hillcrest have been allocated among the programs and supporting services benefited. Such allocations are determined by management on an equitable basis. The expenses which are allocated include the following:

<u>Expense</u>	<u>Method of Allocation</u>
Personnel and related costs	Time and effort, analyzed by department
Supplies	Department and purpose
Contract services	Department and purpose
Maintenance	Department and purpose
Utilities and facility costs	Department and purpose
Insurance and taxes	Department and purpose
Interest	Purpose of debt
Depreciation and amortization	Department and purpose

Income Taxes – Hillcrest is a tax-exempt organization pursuant to Internal Revenue Code (IRC) 501(a) as an organization described by the IRC Section 501(c)(3) and applicable state law; therefore, no provision for income taxes has been made in the accompanying financial statements.

Hillcrest follows the provisions of the Income Tax Topic of the FASB Accounting Standards Codification relating to unrecognized tax benefits. This standard requires an entity to recognize a liability for tax positions when there is a 50% or greater likelihood that the position will not be sustained upon examination. Hillcrest is liable for taxes to the extent of any unrelated business income as defined by the IRS regulations. Hillcrest believes that it has not generated any unrelated business income as defined by IRS regulations and that it is more likely than not that this position would be sustained upon examination. As such, there were no liabilities recorded for uncertain tax positions at June 30, 2021.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):

Upcoming accounting pronouncements – In August 2017, the FASB issued Accounting Standards Update (ASU) No. 2017-12, Derivatives and Hedging (Topic 815): Targeted Improvements to Accounting for Hedging Activities, amending the eligibility criteria for hedged items and transactions to expand an entity’s ability to hedge nonfinancial and financial risk components. The new guidance eliminates the requirement to separately measure and present hedge ineffectiveness and aligns the presentation of hedge gains and losses with the underlying hedge item. The new guidance also simplifies the hedge documentation and hedge effectiveness assessment requirements. The new guidance is effective for Hillcrest beginning on July 1, 2021. The amended presentation and disclosure requirements must be adopted on a prospective basis, while any amendments to cash flow and net investment hedge relationships that exist on the date of adoption must be applied on a “modified retrospective” basis, meaning a cumulative effect adjustment to the opening balance of net assets as of the beginning of the year of adoption. While Hillcrest is currently assessing the impact of the new guidance, it is not expected to have a material impact on Hillcrest’s financial statements.

Reclassifications – Certain reclassifications have been made to the prior year financial statements in order for them to conform to the current year’s presentation.

NOTE 3 – LIQUIDITY AND AVAILABILITY:

The table below represents financial assets available for general expenditures within one year at June 30, 2021 and 2020:

	June 30,	
	2021	2020
Cash and cash equivalents	\$ 4,818,669	\$ 7,057,167
Accounts receivable, net	708,066	585,734
Entrance fees receivable	786,000	1,139,520
Undesignated investments	14,584,143	9,325,782
	<u>\$ 20,896,878</u>	<u>\$ 18,108,203</u>

Hillcrest tracks cash on a monthly basis and it is reviewed by the Board of Directors on a quarterly basis. Hillcrest’s goal is to maintain financial assets to meet a minimum of 250 days of operating expenses (approximately \$13,300,000) and have sufficient funds available to meet required debt service payments under the terms of the Bonds. In addition to the assets above there is \$13,121,585 of Board Designated investments available if deemed necessary by the Board of Directors. As part of its liquidity plan, excess cash is invested in financial instruments, as disclosed in Note 8.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 4 – ENDOWMENT:

The Endowment funds are recorded at fair market value and invested as follows:

	June 30,	
	2021	2020
<i><u>Endowment Funds</u></i>		
Cash and money markets	\$ 4,766	\$ 67,202
Fixed income securities	778,275	554,979
Equity securities	2,053,081	535,613
	\$ 2,836,122	\$ 1,157,794

NOTE 5 – ASSETS WHOSE USE IS LIMITED:

Assets whose use is limited are recorded at fair market value and consist of the following as of:

	June 30,	
	2021	2020
<i><u>Funds Held by Trustee</u></i>		
Certificates of Participation Reserve fund	\$ -	\$ 2,934,100
Certificates of Participation Revenue/Sinking funds	-	346,922
	-	3,281,022
<i><u>Gift Annuities</u></i>		
Gift annuities funds	1,210,632	1,143,029
<i><u>Hawthorne Avenue</u></i>		
Hawthorne Avenue deposits	820,283	636,883
<i><u>Resident Association</u></i>		
Resident association funds	72,075	179,182
	\$ 2,102,990	\$ 5,240,116

On July 31, 2020, the Series 2014 Bonds were defeased (see Note 10) and the funds held by trustee in the amount of \$3,525,538 were used to purchase certain defeasance securities to be deposited in the Escrow Deposit fund established under the escrow deposit agreement. The amount is included in loss on bond defeasance in the accompanying statements of activities.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 5 – ASSETS WHOSE USE IS LIMITED (continued):

The assets are invested as follows:

	June 30,	
	2021	2020
<i><u>Funds Held by Trustee</u></i>		
Cash and money markets	\$ -	\$ 3,281,022
<i><u>Gift Annuities</u></i>		
Cash and money markets	48,170	46,078
Fixed income securities	737,529	699,290
Equity securities	424,933	397,661
	1,210,632	1,143,029
<i><u>Hawthorne Avenue</u></i>		
Cash	820,283	636,883
<i><u>Resident Association</u></i>		
Cash	72,075	179,182
	\$ 2,102,990	\$ 5,240,116

NOTE 6 – INVESTMENTS:

Investments are recorded at fair market value and consist of the following as of:

	June 30,	
	2021	2020
<i><u>Board Designated Funds</u></i>		
Operating and capital reserve	\$ 13,121,585	\$ 10,083,776
<i><u>Undesignated</u></i>		
Undesignated funds	14,584,143	9,325,782
<i><u>Specific Purpose</u></i>		
Specific purposes funds	514,657	350,283
<i><u>Insurance</u></i>		
Insurance investments	429,408	422,767
	\$ 28,649,793	\$ 20,182,608

There were no expenditures made from the Board Designated Funds during the years ended June 30, 2021 and 2020.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020
(Continued)

NOTE 6 – INVESTMENTS (continued):

The assets are invested as follows:

	June 30,	
	2021	2020
<i><u>Board Designated Funds</u></i>		
Cash and money markets	\$ 42,466	\$ 9,644
Fixed income securities	3,549,183	2,359,423
Equity securities	9,529,936	7,714,709
	13,121,585	10,083,776
<i><u>Undesignated</u></i>		
Cash and money markets	4,294,944	34,976
Fixed income securities	7,584,809	9,290,806
Equity securities	2,704,390	-
	14,584,143	9,325,782
<i><u>Specific Purpose</u></i>		
Cash	514,657	350,283
<i><u>Insurance</u></i>		
Insurance investments	429,408	422,767
	\$ 28,649,793	\$ 20,182,608

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 7 – PROPERTY, PLANT AND EQUIPMENT:

Acquisitions greater than \$500 and with an expected life of one year or more are capitalized at cost. When property is donated, it is capitalized at fair value at the date of the gift. Interest paid during the construction period of an asset is capitalized.

Depreciation is computed on the straight-line basis over estimated useful lives as follows:

Buildings and improvements	Principally 5 to 40 years
Equipment and vehicles	Principally 3 to 25 years

Property, plant and equipment are summarized as follows as of:

	June 30,	
	2021	2020
Land	\$ 4,153,286	\$ 4,153,286
Land improvements	895,058	846,475
Master plan	11,703	11,703
Buildings and improvements	111,889,122	110,338,400
Furniture, fixtures, equipment and vehicles	8,113,723	7,234,543
	125,062,892	122,584,407
Less: accumulated depreciation	<u>(61,057,599)</u>	<u>(56,418,154)</u>
Subtotal	64,005,293	66,166,253
Construction-in-progress	<u>8,408,389</u>	<u>2,017,504</u>
Total	\$ <u>72,413,682</u>	\$ <u>68,183,757</u>

During the year ended June 30, 2021, interest costs were capitalized in the amount of \$69,249.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 8 – FAIR VALUE OF FINANCIAL INSTRUMENTS:

Hillcrest has adopted the requirements of the Fair Value Measurements and Disclosure Topic of the FASB Accounting Standards Codification. This Topic defines fair value and requires enhanced disclosure about assets and liabilities carried at fair value. These additional disclosures are required only for financial assets and liabilities measured at fair value and for nonfinancial assets and liabilities measured at fair value on a recurring basis.

This Topic requires that a fair value measurement reflect the assumptions market participants would use in pricing an asset or liability based on the best available information. These assumptions include risks inherent in a particular valuation technique (such as a pricing model) and the risks inherent in the inputs to the model. It also specifies that transaction costs should not be considered in the determination of fair value. According to this Topic, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (exit price).

This Topic establishes a fair value hierarchy that prioritizes the inputs used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurement) and the lowest priority to unobservable inputs (Level 3 measurement). The three levels of the fair value hierarchy defined by this Topic are as follows:

Level 1 – Quoted prices are available in active markets for identical assets or liabilities as of the reporting date. Active markets are those in which transactions for the asset or liability occur in sufficient frequency and volume to provide pricing information on an ongoing basis.

Level 2 – Pricing inputs are observable, either directly or indirectly, but are not quoted prices included within Level 1. Level 2 includes those financial instruments that are valued using external inputs with models or other valuation methodologies.

Level 3 – Pricing inputs include significant inputs that are generally less observable from objective sources. These inputs may be used with internally developed methodologies that result in management's best estimate of fair value. Level 3 instruments include those that may be more structured or otherwise tailored to customers' needs.

As required by this Topic, financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement.

Financial assets valued using Level 1 inputs are based on unadjusted quoted market prices within active markets. Fair value for Level 3 insurance investments is determined by the estimated equity value at year end. Fair value for Level 3 derivative instruments is determined using a derivative product agreement by using pricing models to calculate the discounted present value of cash flows derived from forward curves, correlation and volatility levels based upon observable market inputs and/or good faith estimates.

The fair value for Level 3 liabilities is determined by calculating the present value of cash flows expected to be paid out, using various discount rates and life expectancy tables.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 8 – FAIR VALUE OF FINANCIAL INSTRUMENTS (continued):

The fair value of financial assets and liabilities measured on a recurring basis as of June 30 are as follows:

	Fair Value Measurements at Reporting Date Using:			
	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<u>June 30, 2021</u>				
<u>Assets:</u>				
Investments				
Cash and money markets	\$ 4,852,067	\$ 4,852,067	\$ -	\$ -
Mutual funds:				
Bond funds	11,133,992	11,133,992	-	-
Large blend equity funds	7,032,764	7,032,764	-	-
Large value equity funds	2,287,137	2,287,137	-	-
Large growth equity funds	2,353,454	2,353,454	-	-
Mid growth equity funds	560,971	560,971	-	-
Insurance investments	429,408	-	-	429,408
Total investments	<u>28,649,793</u>	<u>28,220,385</u>	<u>-</u>	<u>429,408</u>
Endowment				
Cash and money markets	4,766	4,766	-	-
Mutual funds:				
Bond funds	778,275	778,275	-	-
Large blend equity funds	1,190,990	1,190,990	-	-
Large value equity funds	375,908	375,908	-	-
Large growth equity funds	378,113	378,113	-	-
Mid growth equity funds	108,070	108,070	-	-
Total endowment	<u>2,836,122</u>	<u>2,836,122</u>	<u>-</u>	<u>-</u>
Assets whose use is limited				
Cash and money markets	940,528	940,528	-	-
Mutual funds:				
Bond funds	737,529	737,529	-	-
Large blend equity funds	231,873	231,873	-	-
Large value equity funds	83,622	83,622	-	-
Large growth equity funds	87,598	87,598	-	-
Mid growth equity funds	21,840	21,840	-	-
Total assets whose use is limited	<u>2,102,990</u>	<u>2,102,990</u>	<u>-</u>	<u>-</u>
Derivative instruments	<u>1,036,096</u>	<u>-</u>	<u>-</u>	<u>1,036,096</u>
Total assets	\$ <u>34,625,001</u>	\$ <u>33,159,497</u>	\$ <u>-</u>	\$ <u>1,465,504</u>
<u>Liabilities:</u>				
Annuity payment liability	\$ <u>716,907</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>716,907</u>

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 8 – FAIR VALUE OF FINANCIAL INSTRUMENTS (continued):

	Fair Value Measurements at Reporting Date Using:			
	Fair Value	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<u>June 30, 2020</u>				
<u>Assets:</u>				
Investments				
Cash and money markets	\$ 394,903	\$ 394,903	\$ -	\$ -
Mutual funds:				
Bond funds	11,650,229	11,650,229	-	-
Large blend equity funds	4,459,350	4,459,350	-	-
Large value equity funds	1,668,444	1,668,444	-	-
Large growth equity funds	1,297,103	1,297,103	-	-
Mid growth equity funds	289,812	289,812	-	-
Insurance investments	422,767	-	-	422,767
Total investments	20,182,608	19,759,841	-	422,767
Endowment				
Cash and money markets	67,202	67,202	-	-
Mutual funds:				
Bond funds	162,095	162,095	-	-
Large blend equity funds	587,757	587,757	-	-
Mid-cap blend equity funds	119,975	119,975	-	-
Large value equity funds	110,734	110,734	-	-
Large growth equity funds	90,295	90,295	-	-
Mid growth equity funds	19,736	19,736	-	-
Total endowment	1,157,794	1,157,794	-	-
Assets whose use is limited				
Cash and money markets	4,143,165	4,143,165	-	-
Mutual funds:				
Bond funds	699,290	699,290	-	-
Large blend equity funds	219,716	219,716	-	-
Large value equity funds	89,682	89,682	-	-
Large growth equity funds	71,908	71,908	-	-
Mid growth equity funds	16,355	16,355	-	-
Total assets whose use is limited	5,240,116	5,240,116	-	-
Total assets	\$ 26,580,518	\$ 26,157,751	\$ -	\$ 422,767
<u>Liabilities:</u>				
Annuity payment liability	\$ 798,893	\$ -	\$ -	\$ 798,893

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 8 – FAIR VALUE OF FINANCIAL INSTRUMENTS (continued):

Assets measured at fair value on a recurring basis using significant unobservable inputs, Level 3 measurements, consist of the following:

	<u>Insurance investments</u>	<u>Derivative instruments</u>
Balance at July 1, 2019	\$ 396,852	\$ -
Unrealized gains	<u>25,915</u>	<u>-</u>
Balance at June 30, 2020	422,767	-
Deposits	-	631,000
Unrealized gains	<u>6,641</u>	<u>405,096</u>
Balance at June 30, 2021	\$ <u><u>429,408</u></u>	\$ <u><u>1,036,096</u></u>

Liabilities measured at fair value on a recurring basis using significant unobservable inputs, Level 3 measurements, consist of the following:

	<u>Annuity payment liability</u>
Balance at July 1, 2019	\$ 917,707
New annuities	-
Payments made to annuitants	(149,846)
Revenue on expired contracts	(79,134)
Net change in present value of annuities	<u>110,166</u>
Balance at June 30, 2020	798,893
New annuities	7,329
Payments made to annuitants	(55,250)
Revenue on expired contracts	(133,451)
Net change in present value of annuities	<u>99,386</u>
Balance at June 30, 2021	\$ <u><u>716,907</u></u>

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 9 – DERIVATIVE INVESTMENTS:

Hillcrest makes limited use of derivative instruments for the purpose of managing interest rate risks. Interest rate cap agreements are used to convert Hillcrest’s variable rate 2020 Series Bonds to a fixed rate. Changes in the fair value of these instruments are recognized as nonoperating unrealized investment gains or losses in the statements of activities.

Fair values of derivative instruments at June 30, are as follows:

	June 30,	
	2021	2020
Derivatives not designated as hedging instruments, interest rate contracts		
Effective February 1, 2021, interest rate cap derivative that matures August 1, 2030 from SMBC Capital Markets, Inc. at a variable interest rate based on a percentage of LIBOR, with a cap rate of 1.31% per annum. The notional amount of the interest rate cap derivative was \$4,345,000 at June 30, 2021.	\$ 168,722	\$ -
Effective March 1, 2022, interest rate cap derivative that matures August 1, 2032 from SMBC Capital Markets, Inc. at a variable interest rate based on a percentage of LIBOR, with a cap rate of 1.23% per annum. The notional amount of the interest rate cap derivative was \$23,229,950 at June 30, 2021.	867,275	-
Effective, August 3, 2020, interest rate cap derivative that matures March 1, 2022 from SMBC Capital Markets, Inc. at a at a variable interest rate based on a percentage of LIBOR, with a cap rate of 0.75% per annum. The notional amount of the interest rate cap derivative was \$30,655,000 at June 30, 2021.	99	-
	\$ 1,036,096	\$ -

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 10 – BONDS PAYABLE:

Bonds payable consisted of the following as of:

	June 30,	
	2021	2020
City of La Verne Certificates of Participation (Series 2014)	\$ -	\$ 31,770,000
California Municipal Finance Authority (Series 2020)	37,249,483	-
Plus: unamortized premium	-	843,743
Less: unamortized debt issuance costs	(520,982)	(339,968)
Less: current portion	(1,670,000)	(1,355,000)
	\$ 35,058,501	\$ 30,918,775

Series 2014 Bonds

On July 10, 2014, Hillcrest refinanced its City of La Verne Certificates of Participation, Series 2003, with new Certificates of Participation (the Certificates) in the amount of \$38,660,000. The Certificates consisted of the following:

- \$16,025,000 of serial certificates, accruing interest at fixed rates ranging from 2% to 5%
- \$5,675,000 of term certificates due on May 15, 2029, accruing interest at 5%
- \$16,960,000 of term certificates due on May 15, 2036, accruing interest at 5%

The Certificates required annual principal payments (including mandatory requirements) ranging from \$930,000 to \$2,790,000. Interest was payable semi-annually on May 15 and November 15. The Certificates were secured by a pledge of Hillcrest's gross revenues, and further secured by a first deed of trust on Hillcrest's real property, rents and leases, personal property and fixtures. The certificates with a payment date on or after May 15, 2022, were subject to optional prepayment.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 10 – BONDS PAYABLE (continued):

The term certificates were subject to mandatory prepayment prior to their stated due dates, as follows:

<u>May 15,</u>		<u>Payment</u>
2027	\$	1,800,000
2028		1,890,000
2029		1,985,000
2030		2,085,000
2031		2,190,000
2032		2,295,000
2033		2,410,000
2034		2,530,000
2035		2,660,000
2036		<u>2,790,000</u>
	\$	<u>22,635,000</u>

Series 2020 Bonds

On July 31, 2020, the Series 2014 Bonds were defeased with proceeds of a Series 2020 Bond issuance. On July 31, 2020, the California Municipal Finance Authority issued \$10,600,000 Series 2020A Maximum Principal Amount Variable Rate Revenue Bonds and \$32,010,000 2020B Taxable Revenue Refunding Bonds.

The proceeds from the Series 2020A Bonds are to be used for the Hawthorne Avenue project. The construction draw period ends July 31, 2023. The proceeds from the Series 2020B Bonds were used to defease the Series 2014 Bonds, as described below.

On July 31, 2020, a portion of the proceeds of the issuance of the Series 2020B Bonds, together with the amounts on deposit in the 2014 Certificates of Participation Reserve fund and Revenue/Sinking funds established under the 2014 trust agreement, were used to purchase certain defeasance securities to be deposited in the Escrow Deposit fund established under the escrow deposit agreement. Hillcrest irrevocably placed the defeasance securities with an escrow agent in the Escrow Deposit fund to be used solely for satisfying scheduled payments of both the interest and principal of the defeased Series 2014 Bonds. Hillcrest believes that the defeasance securities placed in the Escrow Deposit fund will be sufficient to satisfy all future debt service requirements for the defeased Series 2014 Bonds.

As a result of the deposits made, Hillcrest has been released of the lien and security interests of the Series 2014 Bonds and the Series 2014 Bonds are no longer outstanding.

Interest is payable monthly on the Series 2020 Bonds beginning September 1, 2020 at variable interest rates. The Series 2020A Bonds are payable beginning September 1, 2020, with monthly payments scheduled through August 1, 2050.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 10 – BONDS PAYABLE (continued):

The Series 2020B Bonds are payable beginning September 1, 2020, with monthly payments scheduled through June 1, 2036. The Series 2020 Bonds are secured by a pledge of Hillcrest's gross revenues, and further secured by a first deed of trust on Hillcrest's real property, rents and leases, personal property and fixtures. Annual principal payments on the Series 2020A and B Bonds range from \$1,355,000 to \$5,245,000. Future annual principal payments related to these bonds are as follows:

Years Ended June 30,		Amount
2022	\$	1,670,000
2023		1,705,000
2024		6,950,000
2025		1,935,000
2026		1,985,000
Thereafter		<u>23,004,483</u>
	\$	<u>37,249,483</u>

Upon satisfaction of the conditions of the bond trust indenture, Hillcrest has the option to reissue and exchange the Series 2020B Bonds for Bonds that bear interest that is excludable from gross income of the owners thereof for federal income tax purposes subsequent to March 1, 2022.

The bond trust indenture requires Hillcrest to comply with various covenants, conditions and restrictions. A Debt Service Coverage Ratio of 1.20 is required at the end of each fiscal year. A Days Cash On Hand covenant requires 150 days of Cash on Hand each June 30 and December 31. Both of these covenants have been met as of June 30, 2021.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 11 – FINANCE LEASE:

On October 1, 2016, Hillcrest entered into a five year contract for cable and internet services. As part of the contract, certain infrastructure to support these services was installed on Hillcrest's property. Since ownership of the equipment transfers to Hillcrest, it was determined that the portion of the monthly payments related to the equipment meets the definition of a finance lease. The contract requires equal monthly payments of approximately \$20,000, which cover the cost of the installed equipment as well as the ongoing services.

The right-of-use asset of \$608,954 is reported in property, plant and equipment, net on the accompanying statements of financial position. Accumulated amortization of the right-of-use asset was \$289,253 and \$228,358 at June 30, 2021 and 2020, respectively. Amortization of the right-of-use asset was recorded in the amount of \$60,895 for the years ended June 30, 2021 and 2020, and is included with depreciation expense on the accompanying statements of activities. Interest expense related to the finance lease was recorded in the amount of \$3,250 and \$9,087 for the years ended June 30, 2021 and 2020, respectively, and is included with interest expense on the accompanying statements of activities.

NOTE 12 – NOTE PAYABLE:

During the year ended June 30, 2017, Hillcrest entered into an agreement to provide housing to two individuals in exchange for a piece of property located adjacent to Hillcrest. In connection with the agreement, Hillcrest signed a note payable to the recipients in the amount of \$470,363. The note payable indicates that in lieu of making monthly payments on the note, Hillcrest will be credited with the value of the housing, as well as any additional services, provided to the note holders. The monthly value is at least \$2,568 for the housing, excluding other services. In the event that the note holders are no longer receiving housing or services, Hillcrest will begin making monthly payments of at least \$2,568. The note bears no interest and is due on May 1, 2032.

Future required payments on the note payable are as follows for the years ended June 30:

2022	\$	30,816
2023		30,816
2024		30,816
2025		30,816
2026		30,816
Thereafter		<u>175,346</u>
	\$	<u><u>329,426</u></u>

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 13 – OTHER LONG-TERM LIABILITY:

On June 8, 1998, Hillcrest entered into an agreement with the City of La Verne involving the cost of certain roadway improvements made to “B” Street, which runs along the eastern side of Hillcrest. The City of La Verne contributed \$82,117 of improvement costs to Hillcrest. Rather than requiring Hillcrest to pay cash to the City, the parties agreed that Hillcrest would set aside six residential units for “very low-income housing” for a term of 15 years per unit or a combination of very low-income housing and three lower-income housing units for every two very low-income housing units not occupied. During the year ended June 30, 2008, Hillcrest and the City of La Verne agreed to extend this agreement. The City contributed an additional \$296,000 for improvements to Benton Street, and Hillcrest has set aside the agreed-upon units for an additional 15 years beyond the original agreement. Hillcrest has recorded the cost in fixed assets, and established a corresponding liability which is amortized over the 15 year term.

NOTE 14 – LOAN PAYABLE:

On April 22, 2020, Hillcrest was granted a loan from City National Bank in the aggregate amount of \$1,824,100, pursuant to the Paycheck Protection Program (the “PPP”) under Division A, Title I of the Coronavirus Aid, Relief and Economic Security Act (the “CARES Act”), which was enacted March 27, 2020.

The loan, which was in the form of a Note dated April 16, 2020, was set to mature on April 16, 2022. The loan was permitted to be prepaid by Hillcrest at any time prior to maturity with no prepayment penalties. Under the terms of the PPP, certain amounts of the loan were subject to be applied for and be granted forgiveness if employee retention conditions are met and they are used for qualifying expenses, which includes payroll costs, mortgage interest, business rent or lease costs and eligible business utility costs as described in the CARES Act. The portion of the grant that is not forgiven bears interest at a rate of 1.00%, and was set to be payable monthly commencing on November 16, 2020. In October 2020, the Paycheck Protection Flexibility Act of 2020 extended the deferral period for monthly payments to ten months after the end of the Company’s covered period or the date that the Small Business Administration (“SBA”) remits the borrower’s loan forgiveness amount to the lender, whichever date occurs first.

In April 2021, the loan was 100% forgiven by the SBA. As a result, Hillcrest recorded a gain on extinguishment of the loan in the amount of \$1,842,968, included in gain on forgiveness of loan in the accompanying statements of activities.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 15 – NET ASSETS:

Net assets with donor restrictions were as follows as of:

	June 30,	
	2021	2020
Specific purpose:		
Minnie A. Trout Health Services Education	\$ 114,919	\$ 94,772
C.O.B. Ministers and Missionaries	199,832	181,079
Christian Service	140,725	136,368
Woods discretionary	1,903	-
Benevolence	3,388,796	3,053,442
Village Tower	26,098	25,665
Woods Capital	145,054	12
Book House	-	611
Cultural Arts Society	17,428	24,592
Business Associates Breakfast	5,199	5,199
Welch Tribute	2,598	2,700
Residents' Association	39,529	38,908
Gift Shop	13,418	4,650
Reforestation Project	12,238	-
Scrubs for Health Services	2,359	-
LKB Professional Development	5,869	-
Chaplaincy	73	-
Charitable Gift Annuities	253,078	352,463
	4,369,116	3,920,461
Total specific purpose		
Perpetual (donor restricted endowment funds):		
Benevolence endowment	6,004,248	6,003,157
Woods discretionary	39,064	39,064
Minnie A. Trout Health Services Education Fund	182,491	182,491
C.O.B. Ministers and Missionaries	143,386	143,386
Good Samaritan endowment	1,512,077	1,479,802
LKB Professional Development	120,463	120,463
Chaplaincy	1,500	1,500
	8,003,229	7,969,863
Total perpetual		
	\$ 12,372,345	\$ 11,890,324

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 15 – NET ASSETS (continued):

Net assets were released from donor restrictions for the following purposes for the years ended:

	<u>Years Ended June 30,</u>	
	<u>2021</u>	<u>2020</u>
Woods Discretionary	\$ 872	\$ -
Nurses Training – Bowser	-	1,000
Benevolence	250,504	280,429
Good Samaritan	55,812	192,611
Woods Capital	25,964	115,383
Book House	834	-
Cultural Arts Society	7,369	8,816
Welch Tribute	902	2,000
Gift Shop	22,112	37,784
Reforestation Project	13,216	-
Scrubs for Health Services	2,741	-
COVID-19 Relief	<u>661,380</u>	<u>219,520</u>
 Total	 <u>\$ 1,041,706</u>	 <u>\$ 857,543</u>

Net assets without donor restrictions were as follows as of:

	<u>June 30,</u>	
	<u>2021</u>	<u>2020</u>
Undesignated	\$ 12,247,129	\$ 9,917,619
Board Designated		
Operations and Capital	<u>13,121,585</u>	<u>10,083,776</u>
	<u>\$ 25,368,714</u>	<u>\$ 20,001,395</u>

Board of Directors have designated certain undesignated amounts for specific purposes. Inasmuch as these amounts have no donor restrictions, they are included in net assets without donor restrictions on the accompanying statements of financial position. The Board of Directors may rescind the designation of these amounts at any time.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 16 – DONOR-DESIGNATED ENDOWMENT NET ASSETS:

Hillcrest's endowments consist of the Benevolence and Good Samaritan endowments and other perpetual funds established to provide assistance to residents. The endowments include donor restricted funds. As required by generally accepted accounting principles, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board of Directors of Hillcrest has interpreted the Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair 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, Hillcrest classifies as net assets with donor restrictions the original value of gifts donated to the permanent endowment and the original value of subsequent gifts to the permanent endowment. The policy of the board of directors is that all investment income from the endowment funds are available for transfer to the donor restricted fund with the same donor designation. In accordance with UPMIFA, Hillcrest considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (1) the duration and preservation of various funds, (2) the purposes of the donor-restricted endowment funds, (3) general economic conditions, (4) the possible effect of inflation and deflation, (5) the expected total return from income and the appreciation of investments, (6) other resources of Hillcrest and (7) Hillcrest's investment policy.

Hillcrest has adopted an investment policy for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that Hillcrest must hold in perpetuity or for a donor-specified period.

Changes in endowment net assets were as follows for the years ended:

	Years Ended June 30,	
	2021	2020
Balance, beginning of year	\$ 7,969,863	\$ 7,984,529
Contributions	33,366	430,690
Investment return, net	-	17,273
Matured gift annuities	-	(462,629)
Balance, end of year	\$ <u>8,003,229</u>	\$ <u>7,969,863</u>

There are no endowment net assets without donor restrictions for the years ended June 30, 2021 and 2020.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 16 – DONOR-DESIGNATED ENDOWMENT NET ASSETS (continued):

Hillcrest has borrowed from the net assets with donor restrictions to acquire property and fund construction of new facilities since 2003. All internal borrowing transactions and balances have been eliminated on the accompanying financial statements.

Internal borrowings were as follows as of:

	June 30,	
	2021	2020
Internal borrowings, 30-year unsecured notes receivable/payable at 3% simple interest, payable in annual principal and interest payments. At the discretion of the Board of Directors, future payments may be postponed or withheld in any given year if making such payments would harm the sustainability of Hillcrest or violate existing bond covenants.		
Note receivable/payable for principal, due from the general fund to the endowment fund	\$ 1,955,925	\$ 3,244,865
Note receivable/payable for transfer of land, due from the general fund to the endowment fund	3,567,204	3,567,204
Note receivable/payable for transfer of land, due from the general fund to the special purpose fund	3,127,856	3,160,342
	\$ 8,650,985	\$ 9,972,411

NOTE 17 – PENSION PLAN:

Hillcrest provides a pension plan for employees under Section 403(b) of the Internal Revenue Code. All full-time employees are eligible to participate however, an employee must be 21 years of age and have been employed for one year in order to receive employer contributions. Employees may voluntarily contribute a portion of their salary to the plan, subject to certain limitations. Hillcrest contributed 4.25% on behalf of each eligible employee for the years ended June 30, 2021 and 2020. Hillcrest's total cost for this pension plan was \$258,660 and \$340,306 for the years ended June 30, 2021 and 2020, respectively.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 18 – RELATED PARTIES:

Hillcrest purchased general and professional liability insurance with premiums of \$192,367 and \$172,074 for the years ended June 30, 2021 and 2020, respectively. The insurance was purchased from an insurance company of which Hillcrest is a shareholder. At June 30, 2021 and 2020, Hillcrest's investment in this insurance company was \$363,417 and \$352,505, respectively. This amount is included in investments at the estimated equity value at year end. Hillcrest also received dividend payments from the company in the amount of \$10,912 and \$21,596 for the years ended June 30, 2021 and 2020, respectively.

Hillcrest purchased workers' compensation insurance with premiums of \$507,525 and \$597,806 for the years ended June 30, 2021 and 2020, respectively. The insurance was purchased through a group self-insurance program of which Hillcrest is a member. The group insurance program is governed by the California Department of Industrial Relations.

NOTE 19 – CHARITY CARE:

Hillcrest maintains records to identify and monitor the level of charity care it provides. These records indicate the difference between Hillcrest's customary charge and the rate paid by Medi-Cal or Supplemental Security Income (SSI), as well as charity care for residents. Residents' charity care is supported through Benevolence donations and earnings on endowment resources.

The following information measures the level of voluntary charity care provided for the years ended June 30:

	<u>2021</u>	<u>2020</u>
Nursing facility	\$ 27,381	\$ 147,488
Assisted living	79,268	73,135
Residential living	<u>143,825</u>	<u>59,806</u>
Related to contract residents	<u>250,474</u>	<u>280,429</u>
Related to community residents	<u>93,817</u>	<u>266,172</u>
Total	<u>\$ 344,291</u>	<u>\$ 546,601</u>

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 20 – SIGNIFICANT TRANSACTIONS AND EVENTS

On March 11, 2020, the World Health Organization declared Coronavirus (COVID-19) a pandemic. The continued spread of COVID-19, or any similar outbreaks in the future, may adversely impact the local, regional, national and global economies. The extent to which COVID-19 impacts Hillcrest's results is dependent on the breadth and duration of the pandemic and could be affected by other factors Hillcrest is not currently able to predict. These impacts may include, but are not limited to, additional costs for responding to COVID-19, potential shortages of healthcare personnel, potential shortages of clinical supplies, loss of, or reduction to, revenue. Management believes Hillcrest is taking appropriate actions to respond to the pandemic; however, the full impact is unknown and cannot be reasonably estimated at this time.

Relief funds

The CARES Act authorized the U.S. Department of Health and Human Services (the "HHS") to distribute relief fund grants to healthcare providers to support healthcare-related expenses or lost revenue attributable to COVID-19. HHS has made several rounds of distributions to providers based upon a variety of factors and providers have been able to apply for additional funding. To retain the funding, providers must submit an attestation accepting certain terms and conditions.

Beginning in April 2020, Hillcrest received relief grants from CARES Act funds administered by HHS. During the years ended June 30, 2021 and 2020, Hillcrest received \$668,221 and \$254,739 of relief grants under the program, respectively.

Repayment of the relief funds is not required unless Hillcrest is not in compliance with the terms and conditions of the funding. Hillcrest recognizes relief funds as donor restricted contributions once there is reasonable assurance that the conditional applicable terms and conditions required to retain the funds have been met. During the years ended June 30, 2021 and 2020, Hillcrest determined that the donor condition for the release of restrictions had been substantially met and conditional donor restricted contributions in the amounts of \$646,471 and \$217,239, respectively, of aggregate relief funds have been recognized as donor restricted contributions in the accompanying statements of activities. In fiscal years 2021 and 2020, Hillcrest received PRF in excess of the amounts determined per licensed skilled number bed. At June 30, 2021 and 2020, the unrecognized amount of the PRF received in error was \$59,250 and \$37,500, respectively, included in deferred income – HHS provider relief funds in the accompanying statements of financial position.

NOTE 21 – STATUTORY RESERVES:

Hillcrest is certified as a Continuing Care Retirement Community (CCRC) by the State of California. California Health and Welfare Code section 1792 requires that a CCRC establish "liquid reserves" (undesignated cash and marketable securities) equal to the total of all principal and interest payments on long-term obligations paid during the fiscal year plus 75 days of its projected operating expenses. Based on Hillcrest's debt payments made during the year ended June 30, 2021 and its projected operating expenses for the following fiscal year, Hillcrest was required to have approximately \$4,623,000 in liquid reserves as of June 30, 2021. Hillcrest's liquid reserves as of June 30, 2021, were sufficient to meet this requirement.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

(Continued)

NOTE 22 – CONTINGENCIES:

Hillcrest was named in a class action lawsuit claiming damages on behalf of a putative class of all current and former non-exempt, hourly employees who worked for Hillcrest during the time period from October 2014 to March 1, 2020 (“eligible class of employees”). As of June 30, 2020, Hillcrest recorded an estimated settlement payable in the amount of \$425,000. During the year ended June 30, 2021, the lawsuit was settled and paid in full.

As of June 30, 2021, there is one outstanding claim that is in the early stages of litigation. All claims have been referred to Hillcrest’s insurance company and legal counsel. In management’s opinion, although the outcomes of these claims are unknown at this time, any losses that may occur would be covered by Hillcrest’s insurance company, and therefore, should not have a material impact on Hillcrest’s financial position or activities. However, there exists a risk that Hillcrest could incur a liability in the future under these matters.

The health care industry is subject to numerous laws and regulations of federal, state and local governments. These laws and regulations relate to, among other things, matters such as licensure, accreditation, and government health care program participation requirements, regulations regarding reimbursement for patient services and regulations regarding Medicare and Medi-Cal billing, fraud and abuse. Government agencies are actively conducting investigations concerning possible violations of statutes and regulations by health care providers, which could result in expulsion from government health care programs, together with the imposition of fines and penalties, as well as significant repayments for patient services previously billed. Management believes that Hillcrest is in compliance with the fraud and abuse regulations, as well as other applicable government laws and regulations. Compliance with such laws and regulations can be subject to future government review and interpretation, as well as regulatory actions unknown or unasserted at this time.

Due to the impact of COVID-19 pandemic declared on March 11, 2020, the fair value of investments held by Hillcrest could fluctuate significantly subsequent to year end. At this time, the market volatility and the current situation surrounding the pandemic is uncertain. Management monitors the performance of the financial instruments, including approving changes in funds in which assets are held or invested in subsequent to year end. Management believes any decline in the fair value of these investments is temporary and will continue to monitor the situation closely.

NOTE 23 – COMMITMENTS:

On July 30, 2020, Hillcrest entered into a construction contract related to the Hawthorne Avenue project. The contract sum, including change orders, is \$6,678,082. At June 30, 2021, the amount due on the contract was \$584,083, included in the accompanying statements of financial position in construction payable. The remaining balance to finish at June 30, 2021, was \$1,421,332.

BRETHREN HILLCREST HOMES

NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2021 AND 2020
(Continued)

NOTE 24 – SUBSEQUENT EVENTS:

In July 2021, the Board of Directors approved management to proceed with reissuing the Series 2020 A and B Bonds. In September 2021, Hillcrest completed the reissuance process and entered into First Supplemental Bond Indenture agreements dated September 1, 2021. The terms of the Series 2020 A and B Bonds were amended as described below.

Effective as of September 21, 2021, the initial private placement rate period ending date on the Series 2020A Bonds was extended from July 31, 2030 to June 30, 2036. The variable interest on the Series 2020A Bonds was decreased from 2.05% base to 1.75% base. In addition, certain terms of the variable interest rates were amended to mean either LIBOR, SOFR or the SIFMA Index, as selected.

Effective as of September 21, 2021, the initial private placement rate period ending date on the Series 2020B Bonds was extended from July 31, 2032 to June 30, 2036. The variable interest on the Series 2020B Bonds was decreased from 2.05% base to 1.75% base. In addition, certain terms of the variable interest rates were amended to mean either LIBOR, SOFR or the SIFMA Index, as selected.

Hillcrest did not have any other subsequent events through October 8, 2021, which is the date the financial statements were issued, requiring recording or disclosure in the financial statements for the year ended June 30, 2021.

Supplementary Information



HANSEN HUNTER & CO. P.C.
Certified Public Accountants

Independent Auditor's Report on Supplementary Information

To the Board of Directors
Brethren Hillcrest Homes
La Verne, California

We have audited the financial statements of Brethren Hillcrest Homes (a California not-for-profit corporation) as of and for the years ended June 30, 2021 and 2020, and have issued our report thereon dated October 8, 2021, which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The supplementary information is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of Brethren Hillcrest Homes' 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 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 financial statements as a whole.

Hansen Hunter & Co. P.C.

October 8, 2021

BRETHREN HILLCREST HOMES
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2021

	Without donor restrictions	With donor restrictions	Eliminations	Total
Current assets				
Cash and cash equivalents	\$ 4,818,669	\$ -	\$ -	\$ 4,818,669
Accounts receivable, net	708,066	-	-	708,066
Entrance fees receivable	786,000	-	-	786,000
Inventory	48,290	-	-	48,290
Prepaid expenses and deposits	186,360	-	-	186,360
	<hr/>	<hr/>	<hr/>	<hr/>
Total current assets	6,547,385	-	-	6,547,385
Non-current assets				
Other inter-fund borrowings	135,969	(135,969)	-	-
Restricted funds loans	-	8,650,985	(8,650,985)	-
Endowment	-	2,836,122	-	2,836,122
Assets whose use is limited	820,283	1,282,707	-	2,102,990
Investments	28,135,136	514,657	-	28,649,793
Derivative instruments	1,036,096	-	-	1,036,096
Property, plant and equipment, net	72,413,682	-	-	72,413,682
	<hr/>	<hr/>	<hr/>	<hr/>
Total assets	\$ 109,088,551	\$ 13,148,502	\$ (8,650,985)	\$ 113,586,068
Current liabilities				
Accounts payable	\$ 914,646	\$ -	\$ -	\$ 914,646
Accrued expenses	1,210,492	-	-	1,210,492
Refundable deposits	874,248	-	-	874,248
Prepaid resident service fees	58,552	-	-	58,552
Current portion of bonds payable	1,670,000	-	-	1,670,000
Current portion of finance lease liability	-	-	-	-
Current portion of note payable	30,816	-	-	30,816
Construction payable	584,083	-	-	584,083
Settlement payable	-	-	-	-
Interest payable	82,913	-	-	82,913
Deferred income - HHS provider relief funds	-	59,250	-	59,250
	<hr/>	<hr/>	<hr/>	<hr/>
Total current liabilities	5,425,750	59,250	-	5,485,000
Non-current liabilities				
Restricted funds loan	8,650,985	-	(8,650,985)	-
	<hr/>	<hr/>	<hr/>	<hr/>
Bonds payable, net of current portion	35,579,483	-	-	35,579,483
Unamortized premium and debt issuance costs	(520,982)	-	-	(520,982)
	<hr/>	<hr/>	<hr/>	<hr/>
Bonds payable, net	35,058,501	-	-	35,058,501
	<hr/>	<hr/>	<hr/>	<hr/>
Loan payable	-	-	-	-
Note payable, net of current portion	298,610	-	-	298,610
Other long-term liability	129,166	-	-	129,166
Annuities payable	-	716,907	-	716,907
Repayable entrance fees	477,130	-	-	477,130
Deferred revenue from advance fees	33,679,695	-	-	33,679,695
	<hr/>	<hr/>	<hr/>	<hr/>
Total liabilities	83,719,837	776,157	(8,650,985)	75,845,009
Net assets				
Without donor restrictions	25,368,714	-	-	25,368,714
With donor restrictions	-	12,372,345	-	12,372,345
	<hr/>	<hr/>	<hr/>	<hr/>
Total net assets	25,368,714	12,372,345	-	37,741,059
	<hr/>	<hr/>	<hr/>	<hr/>
Total liabilities and net assets	\$ 109,088,551	\$ 13,148,502	\$ (8,650,985)	\$ 113,586,068

BRETHREN HILLCREST HOMES
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2020

	Without donor restrictions	With donor restrictions	Eliminations	Total
Current assets				
Cash and cash equivalents	\$ 7,057,167	\$ -	\$ -	\$ 7,057,167
Accounts receivable, net	728,115	-	(142,381)	585,734
Entrance fees receivable	1,139,520	-	-	1,139,520
Inventory	47,006	-	-	47,006
Prepaid expenses and deposits	268,434	-	-	268,434
	<hr/>	<hr/>	<hr/>	<hr/>
Total current assets	9,240,242	-	(142,381)	9,097,861
Non-current assets				
Other inter-fund borrowings	(66,399)	66,399	-	-
Restricted funds loans	-	9,972,411	(9,972,411)	-
Endowment	-	1,157,794	-	1,157,794
Assets whose use is limited	3,917,905	1,322,211	-	5,240,116
Investments	19,832,325	350,283	-	20,182,608
Derivative instruments	-	-	-	-
Property, plant and equipment, net	68,183,757	-	-	68,183,757
	<hr/>	<hr/>	<hr/>	<hr/>
Total assets	\$ 101,107,830	\$ 12,869,098	\$ (10,114,792)	\$ 103,862,136
Current liabilities				
Accounts payable	\$ 867,329	\$ 142,381	\$ (142,381)	\$ 867,329
Accrued expenses	1,222,532	-	-	1,222,532
Refundable deposits	684,451	-	-	684,451
Prepaid resident service fees	56,065	-	-	56,065
Current portion of bonds payable	1,355,000	-	-	1,355,000
Current portion of finance lease liability	149,106	-	-	149,106
Current portion of note payable	30,816	-	-	30,816
Construction payable	32,150	-	-	32,150
Settlement payable	425,000	-	-	425,000
Interest payable	222,810	-	-	222,810
Deferred income - HHS provider relief funds	-	37,500	-	37,500
	<hr/>	<hr/>	<hr/>	<hr/>
Total current liabilities	5,045,259	179,881	(142,381)	5,082,759
Non-current liabilities				
Restricted funds loan	9,972,411	-	(9,972,411)	-
	<hr/>	<hr/>	<hr/>	<hr/>
Bonds payable, net of current portion	30,415,000	-	-	30,415,000
Unamortized premium and debt issuance costs	503,775	-	-	503,775
	<hr/>	<hr/>	<hr/>	<hr/>
Bonds payable, net	30,918,775	-	-	30,918,775
	<hr/>	<hr/>	<hr/>	<hr/>
Loan payable	1,824,100	-	-	1,824,100
Note payable, net of current portion	332,474	-	-	332,474
Other long-term liability	145,312	-	-	145,312
Annuities payable	-	798,893	-	798,893
Repayable entrance fees	477,130	-	-	477,130
Deferred revenue from advance fees	32,390,974	-	-	32,390,974
	<hr/>	<hr/>	<hr/>	<hr/>
Total liabilities	81,106,435	978,774	(10,114,792)	71,970,417
Net assets				
Without donor restrictions	20,001,395	-	-	20,001,395
With donor restrictions	-	11,890,324	-	11,890,324
	<hr/>	<hr/>	<hr/>	<hr/>
Total net assets	20,001,395	11,890,324	-	31,891,719
	<hr/>	<hr/>	<hr/>	<hr/>
Total liabilities and net assets	\$ 101,107,830	\$ 12,869,098	\$ (10,114,792)	\$ 103,862,136

PART 5
LIQUID RESERVES



HANSEN HUNTER & CO. P.C.
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Brethren Hillcrest Homes
La Verne, California

We have audited the accompanying continuing care reserve report (the "Reports") of Brethren Hillcrest Homes (the "Organization"), which comprise the continuing care liquid reserve schedules Form 5-1 through Form 5-5 as of June 30, 2021. The Reports have been prepared by management using the liquid reserve requirements of California Health and Safety Code Section 1792.

Management's Responsibility for the Reports

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

Auditor's Responsibility

Our responsibility is to express an opinion on these Reports based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform an audit to obtain reasonable assurance about whether the Reports are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Reports. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Reports, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Organization's preparation and fair presentation of the Reports 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, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Reports.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



HANSEN HUNTER & CO. P.C.
Certified Public Accountants

Opinion

In our opinion, the Reports referred to above present fairly, in all material respects, the liquid reserve schedules Form 5-1 through Form 5-5 of Brethren Hillcrest Homes as of June 30, 2021, in accordance with the liquid reserve requirements of California Health and Safety Code Section 1792.

Basis of Accounting

We draw attention to the basis of accounting used to prepare the Reports. The Reports were prepared 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. The Reports are not intended to be a complete presentation of the Organization's assets, liabilities, revenues and expenses. Our opinion is not modified with respect to this matter.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the Reports as a whole. The accompanying supplementary information of Attachment I to Form 5-4: Calculation of Net Operating Expense Reconciliation of Line 2d, Attachment II to Form 5-4: Calculation of Net Operating Expense Reconciliation of Line 2e, Attachment III to Form 5-5: Calculation of Annual Certification Reconciliation of Lines 4-6, Attachment IV to Form 5-5: Note to the Continuing Care Reserve Report, and Attachment V to Form 5-5: H&SC Section 1790(a)(2) and (3) Disclosure are presented for purposes of additional analysis and is not a required part of the Reports. 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 Reports. The information has been subjected to the auditing procedures applied in the audit of the Reports and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the Reports or to the Reports themselves, and other additional procedures in accordance with the liquid reserve requirements of California Health and Safety Code Section 1792. In our opinion, the information is fairly stated in all material respects in relation to the Reports as a whole.

Restriction on Use

Our report is intended solely for the information and use of the Organization and for filing with the California Department of Social Services and is not intended to be, and should not be, used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

Hansen Hunter & Co. P.C.

October 25, 2021

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

	(a)	(b)	(c)	(d)	(e)
Long-Term Debt Obligation	Date Incurred	Principal Paid During Fiscal Year	Interest Paid During Fiscal Year	Credit Enhancement Premiums Paid In Fiscal Year	Total Paid (columns (b) + (c) + (d))
1	07/10/2014	\$0	\$0		\$0
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
TOTAL:					\$0

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

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

PROVIDER: BRETHREN HILLCREST HOMES

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

	(a)	(b)	(c)	(d)	(e)
Long-Term Debt Obligation	Date Incurred	Total Interest Paid During Fiscal Year	Amount of Most Recent Payment on the Debt	Number of Payments over Next 12 months	Reserve Requirement (see instruction 5) (columns (c) x (d))
1	07/31/2020	\$753,323	\$217,913	12	\$2,614,956
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
TOTAL:					\$2,614,956

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

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

PROVIDER: BRETHREN HILLCREST HOMES

**FORM 5-3
CALCULATION OF LONG-TERM DEBT RESERVE AMOUNT**

Line		TOTAL
1	Total from Form 5-1 bottom of Column (e)	<u>\$0</u>
2	Total from Form 5-2 bottom of Column (e)	<u>\$2,614,956</u>
3	Facility leasehold or rental payment paid by provider during fiscal year. (including related payments such as lease insurance)	<u>\$0</u>
4	TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:	<u><u>\$2,614,956</u></u>

PROVIDER: BRETHREN HILLCREST HOMES

**FORM 5-4
CALCULATION OF NET OPERATING EXPENSES**

Line		Amounts	TOTAL
1	Total operating expenses from financial statements		<u>\$24,660,329</u>
2	Deductions:		
a.	Interest paid on long-term debt (see instructions)	<u>\$753,323</u>	
b.	Credit enhancement premiums paid for long-term debt (see instructions)	<u>\$0</u>	
c.	Depreciation	<u>\$4,898,747</u>	
d.	Amortization	<u>\$24,905</u>	
e.	Revenues received during the fiscal year for services to persons who did not have a continuing care contract	<u>\$6,744,109</u>	
f.	Extraordinary expenses approved by the Department	<u>\$0</u>	
3	Total Deductions		<u>\$12,421,084</u>
4	Net Operating Expenses		<u>\$12,239,245</u>
5	Divide Line 4 by 365 and enter the result.		<u>\$33,532</u>
6	Multiply Line 5 by 75 and enter the result. This is the provider's operating expense reserve amount.		<u><u>\$2,514,900</u></u>

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

**FORM 5-5
ANNUAL RESERVE CERTIFICATION**

Provider Name: BRETHREN HILLCREST HOMES

Fiscal Year Ended: JUNE 30, 2021

We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the Period ended JUNE 30, 2021 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	\$2,614,956
[2] Operating Expense Reserve Amount	\$2,514,900
[3] Total Liquid Reserve Amount:	\$5,129,856

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	\$2,614,956	\$6,541,123
[5] Investment Securities	\$0	\$11,403,992
[6] Equity Securities	\$0	\$12,234,326
[7] Unused/Available Lines of Credit	\$0	\$0
[8] Unused/Available Letters of Credit	\$0	\$0
[9] Debt Service Reserve	\$0	(not applicable)
[10] Other:	\$0	\$0
(describe qualifying asset)		
Total Amount of Qualifying Assets Listed for Liquid Reserve:	[11] \$2,614,956	[12] \$30,179,441
Total Amount Required:	[13] \$2,614,956	[14] \$2,514,900
Surplus/(Deficiency):	[15] \$0	[16] \$27,664,541

Signature:



(Authorized Representative)

Date: 10/25/2021

Matthew Neeley, CEO
(Title)

SUPPLEMENTARY INFORMATION

**FORM 5-4
ATTACHMENT I
CALCULATION OF NET OPERATING EXPENSES RECONCILIATION OF LINE 2d**

Amortization of debt issuance costs per audited statements of cash flows (Line 2d)	\$ <u>24,905</u>
--	------------------

**FORM 5-4
ATTACHMENT II
CALCULATION OF NET OPERATING EXPENSES RECONCILIATION OF LINE 2e**

Total revenues, per statements of activities	\$ 30,700,199
Less contributions	(112,945)
Less investment return	(3,492,082)
Less gain on fixed assets	(530)
Less unrealized gain on derivative instruments	(405,096)
Less net assets released from restrictions	(1,041,706)
Less bad debt	(11,786)
Net change in accounts receivable	(122,332)
Net change in prepaid resident service fees	2,487
Less amortization of entrance fees	(6,145,770)
Less amortization of note payable	(30,816)
Less amortization of other long-term liability	(16,146)
	<u>\$ 19,323,477</u>
Revenues received during the fiscal year for non-CCRC (Line 2E)	\$ 6,744,109
Revenues received during the fiscal year for CCRC	10,854,033
Revenues received for telephone system, rentals, other revenue	1,845,180
Net change in accounts receivable	(122,332)
Net change in prepaid resident service fees	2,487
Cash received from residents, per cash flow	<u>\$ 19,323,477</u>

**FORM 5-5
ATTACHMENT III
CALCULATION OF ANNUAL RESERVE CERTIFICATION RECONCILIATION OF
LINES 4-6**

Cash and cash equivalents, statements of financial position	\$ 4,818,669
Cash and cash equivalents included in board designated funds – Note 6	42,466
Cash and cash equivalents included in undesignated funds – Note 6	<u>4,294,944</u>
 Total cash and cash equivalents (Line 4)	 <u>\$ 9,156,079</u>
 Investments included in board designated funds – Note 6	 \$ 3,549,183
Investments included in included in undesignated funds – Note 6	<u>7,854,809</u>
 Total investments (Line 5)	 <u>\$ 11,403,992</u>
 Equity securities included in board designated funds – Note 6	 \$ 9,529,936
Equity securities included in included in undesignated funds – Note 6	<u>2,704,390</u>
 Total equity securities (Line 6)	 <u>\$ 12,234,326</u>

FORM 5-5
ATTACHMENT IV
Note to the Continuing Care Reserve Report (Part 5)

The continuing care reserve report included in Part 5 has been prepared in accordance with the report preparation provisions of the California Health and Welfare Code (the Code), Section 1792.

Section 1792 of the Code indicates that the Organization should maintain at all times qualifying assets as a liquid reserve in an amount that equals or exceeds the sum of the following:

- The amount the provider is required to hold as a debt service reserve under Section 1792.3.
- The amount the provider must hold as an operating expense reserve under Section 1792.4.

In accordance with the Code, the Organization has computed its liquid reserve requirement as of June 30, 2021, the Organization's most recent fiscal year end, and the reserve is based on audited financial statements for that period.

**FORM 5-5
ATTACHMENT V
H&SC SECTION 1790(a)(2) and (3) DISCLOSURE**

▪ Description of all Reserves Maintained

	JUNE 30,	
	2021	2020
<u>Funds Held by Trustee</u>		
2003 Bond funds:		
Reserve funds	\$ -	\$ 2,934,100
Revenue/Sinking funds	-	346,922
	-	3,281,022
<u>Board Designated Funds</u>		
Operating and capital reserve	13,121,585	10,083,776
<u>Other Limited Uses</u>		
Endowment funds	2,836,122	1,157,794
Gift annuities funds	1,210,632	1,143,029
Specific purposes funds	514,657	350,283
Resident Association funds	72,075	179,182
Hawthorne Avenue deposits	820,283	636,883
	5,453,769	3,467,171
	\$ 18,575,354	\$ 16,831,969

Status: These funds are fully funded.

▪ Funds Accumulated for Specific Projects or Purposes

- The benevolence funds will be used to provide residence assistance
- The operating reserve is used for operations
- Investment returns on the endowment funds are set aside for operations
- The gift annuities funds are set aside for payment of gift annuities
- The specific purpose funds are set aside for specific projects

▪ Per Capita Cost of Operations

Total operating Expenses (Form 5-4, Line 1)	\$ 24,660,329
Mean number of all residents (Form 1-1 Line 10)	/ 373
	\$ 66,113

PART 6
CONTINUING CARE RETIREMENT COMMUNITY
DISCLOSURE STATEMENT

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

Date Prepared: 10/25/2021

FACILITY NAME: BRETHREN HILLCREST HOMES

ADDRESS: 2705 MOUNTAIN VIEW DRIVE, LA VERNE, CA ZIP CODE: 91750 PHONE: (909) 593-4917

PROVIDER NAME: BRETHREN HILLCREST HOMES FACILITY OPERATOR: BRETHREN HILLCREST HOMES

RELATED FACILITIES: NONE RELIGIOUS AFFILIATION: CHURCH OF THE BRETHREN

YEAR OPENED: 1949 # OF ACRES: 51 SINGLE STORY MULTI-STORY OTHER: Both MILES TO SHOPPING CTR: 1

MILES TO HOSPITAL: 2

NUMBER OF UNITS:	RESIDENTIAL LIVING	HEALTH CARE
	APARTMENTS - STUDIO: <u>3</u>	ASSISTED LIVING: <u>48</u>
	APARTMENTS – 1 BDRM: <u>79</u>	SKILLED NURSING: <u>59</u>
	APARTMENTS – 2 BDRM: <u>137</u>	SPECIAL CARE: <u>24</u>
	COTTAGES/HOUSES: <u>7</u>	DESCRIBE SPECIAL CARE: <u>ALZEHEIMER'S AND DEMENTIA</u>
	RLU OCCUPANCY (%) AT YEAR END: <u>89.6%</u>	

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): Refundable Repayable 90% 75% 50% OTHER: Prorated to 0%

RANGE OF ENTRANCE FEES: \$197,000 TO \$723,000 LONG-TERM CARE INSURANCE REQUIRED? YES NO

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: NO

ENTRY REQUIREMENTS: MIN. AGE: 62 PRIOR PROFESSION: N/A OTHER: _____

RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBERS ON, THE BOARD
(briefly describe provider's compliance and residents' roles): Board elects three residents to serve as board members
for one three-year term. All three board members are voting members.

COMMON AREA AMENITIES	AVAILABLE	FEE FOR SERVICE	FACILITY SERVICES AND AMENITIES SERVICES AVAILABLE	INCLUDED IN FEE	FOR EXTRA CHARGE
				IL-NO; HC-YES	IL-YES
BEAUTY/BARBER SHOP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	HOUSEKEEPING (2 TIMES/MONTH)	<input type="checkbox"/>	<input type="checkbox"/>
BILLIARD ROOM	<input type="checkbox"/>	<input type="checkbox"/>	MEALS (3/DAY)	<input type="checkbox"/>	<input type="checkbox"/>
BOWLING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	SPECIAL DIETS AVAILABLE	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ALL UTILITIES EXCEPT PHONE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CRAFT ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	APARTMENT MAINTENANCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EXERCISE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CABLE TV	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GOLF COURSE ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	LINENS FURNISHED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LIBRARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS LAUNDERED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PUTTING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	MEDICATION MANAGEMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SHUFFLEBOARD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NURSING/WELLNESS CLINIC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SPA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PERSONAL NURSING/HOME CARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL – INDOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION–PERSONAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL – OUTDOOR	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION–PREARRANGED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TENNIS COURT	<input type="checkbox"/>	<input type="checkbox"/>	OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>
WORKSHOP	<input checked="" 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: BRETHREN HILLCREST HOMES

OTHER CCRCs	LOCATION (City, State)	PHONE (with area code)

MULTI-LEVEL RETIREMENT COMMUNITIES

FREE-STANDING SKILLED NURSING

SUBSIDIZED SENIOR HOUSING

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

PROVIDER NAME: BRETHREN HILLCREST HOMES

	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	\$ 20,372,363	\$ 20,748,780	\$ 21,335,159	\$ 24,441,484
LESS OPERATING EXPENSES (excluding depreciation, amortization, and interest)	17,761,058	17,964,359	19,246,392	18,789,578
NET INCOME FROM OPERATIONS	<u>2,611,305</u>	<u>2,784,421</u>	<u>2,088,767</u>	<u>5,651,906</u>
LESS INTEREST EXPENSE	1,690,246	1,642,625	1,618,567	947,099
PLUS CONTRIBUTIONS	51,328	61,709	325,189	112,945
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)				
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	\$ <u>972,387</u>	\$ <u>1,203,505</u>	\$ <u>795,389</u>	\$ <u>4,817,752</u>
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	\$ <u>7,662,317</u>	\$ <u>5,932,552</u>	\$ <u>5,634,481</u>	\$ <u>7,788,011</u>

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

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
BOND ISSUE – 2020 A	\$6,594,483	VAR	7/31/2020	8/1/2050	30 YEARS
BOND ISSUE – 2020 B	\$30,655,000	VAR	7/31/2020	6/1/2036	16 YEARS

FINANCIAL RATIOS (see next page for ratio formulas)

	2019 CCAC Medians 50 th Percentile (optional)	2019	2020	2021
DEBT TO ASSET RATIO	[]	32.32	31.85	31.13
OPERATING RATIO	[]	0.96	0.97	0.94
DEBT SERVICE COVERAGE RATIO	[]	2.91	2.78	4.80
DAYS CASH ON HAND RATIO	[]	406	462	601

HISTORICAL MONTHLY SERVICE FEES

(Average Fee and Change Percentage)

	2018	%	2019	%	2020	%	2021	%
STUDIO	\$2,026	3.25%	\$2,102	3.75%	\$2,181	3.75%	\$2,266	3.9%
ONE BEDROOM	\$2,521	3.25%	\$2,616	3.75%	\$2,714	3.75%	\$2,820	3.9%
TWO BEDROOM	\$3,242	3.25%	\$3,364	3.75%	\$3,490	3.75%	\$3,626	3.9%
COTTAGE/HOUSE	\$3,430	3.25%	\$3,559	3.75%	\$3,692	3.75%	\$3,836	3.9%
ASSISTED LIVING	\$4,080	3.25%	\$4,190	2.7%	\$4,304	2.7%	\$4,472	3.9%
SKILLED NURSING	\$7,874	3.25%	\$8,228	4.5%	\$8,598	4.5%	\$8,963	4.25%
SPECIAL CARE	\$6,428	3.25%	\$6,675	3.85%	\$6,932	3.85%	\$7,202	3.9%

COMMENTS FROM PROVIDER: Fees vary according to size of unit and amenities provided. Entrance fees may apply on studio, one and two bedrooms and cottage/houses. Dollar values are from Continuing Care Contracts.

“Average fees” are for the units occupied at year end.

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

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

DAYS CASH ON HAND RATIO

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

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

PART 7
REPORT ON CCRC MONTHLY SERVICE FEES

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)	\$2,578 - \$6,531	\$3,454 - \$8,815	\$8,760 - \$10,678
[2] Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	3.9%	3.9%	4.25%

Check here if monthly care fees at this community were not 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: July 1, 2020
(If more than 1 increase was implemented, indicate the dates for each increase.)

[4] Check each of the appropriate boxes:

Each fee increase is based on the provider's projected costs, prior year per capita costs, and economic indicators.

All affected residents were given written notice of this fee increase at least 30 days prior to its implementation.

Date of Notice: 5/17/2020 - 5/26/2020, 5/31/2020 **Method of Notice:** Pick-up at front desk, delivery

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: 5/18/2020

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.

The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases.

Date of Notice: 5/1/2020

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: 5/1/2020 **Location of Delivery, online, front desk Posting:** Resident newsletter

[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 applicable Health and Safety Code sections. See **PART 7 REPORT ON CCRC MONTHLY CARE FEE** in the **Annual Report Instruction** booklet for further instruction.

PROVIDER: BRETHREN HILLCREST HOMES

COMMUNITY: HILLCREST

**FORM 7-1 ATTACHMENT
MONTHLY CARE FEE INCREASE (MCFI)**

INDEPENDENT LIVING / ASSISTED LIVING / MEMORY CARE / SKILLED NURSING

<u>Line</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
[1] FY 2019 Operating Expenses (Adjustments if any, explained below) *1	(\$19,356,038)		
[2] FY 2020 Operating Expenses (Adjustments if any, explained below) *1		(\$20,497,447)	
[3] Projected FY 2021 Results of Operations (Adjustments if any, explained below) *1,2			(\$19,493,136)
[4] FY 2021 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI *3			\$18,806,549
[5] Projected FY 2021 (Net) Operating Results without MCFI (Line 3 plus Line 4)			(\$686,587)
[6] Projected FY 2021 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI % *3,4			\$19,372,442
[7] Grand Total – Projected FY 2021 Net Operating Activity After % MCFI (Line 3 plus Line 6)			(\$120,694)

INDEPENDENT LIVING MONTHLY CARE FEE INCREASE:	3.9%
ASSISTED LIVING MONTHLY CARE FEE INCREASE:	3.9%
MEMORY CARE MONTHLY CARE FEE INCREASE:	3.9%
SKILLED NURSING MONTHLY CARE FEE INCREASE:	4.25%

The higher MCFI in skilled nursing is directly attributed to the increased costs in running the operation.
The estimated cost increase is 8.4% or \$311,577 (as compared to FY 2020)

Adjustments Explained:

* 1 - Non-cash expenses such as depreciation, interfund interest and amortization related to costs associated with issuance of debt have been eliminated.

* 2 - A decrease of \$1M (-5%) in projected expenses mostly due to a reduction in staff and payroll benefits.

* 3 - Revenues exclude the amortization of entrance fees.

* 4 – The projected revenue is listed below

Residential Living	\$ 7,758,524
Assisted Living	3,268,931
Memory Care	1,654,624
Skilled Nursing	5,055,635
Home Care	325,348
Net assets released from restrictions	300,000
Meal revenue	<u>1,009,380</u>
Total	\$ <u>19,372,442</u>

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

BRETHREN HILLCREST HOMES

FORM 7-1 *Explanations for Adjustments in Monthly Fees*

Effective July 1, 2020, Brethren Hillcrest Homes' ("Hillcrest") annual monthly fee increases were the following:

- Independent Living – 3.90%
- Assisted Living – 3.90%
- Memory Care – 3.90%
- Skilled Nursing – 4.25%

The rate increases were determined during our annual budgeting process with consideration for the COVID-19 pandemic. We projected occupancy levels, payor mix and reimbursements, and estimated operating expenditures to reflect a level of uncertainty as result of the pandemic. Please note: the monthly fee increase in our skilled nursing facility was 0.35% higher than the rest of campus. The cost to run our skilled nursing facility has continued to increase due to rising labor costs, maintenance and repairs, as well as fees paid for professional services.

Hillcrest projected conservative revenue figures as result of the pandemic. We estimated the number of homes that would become available within the next fiscal year, the strength of our reservation list, and accounted for the uncertainty in the broader real estate market. We also projected third-party and government reimbursement rates based on our historical census. Regarding our expenditures, we estimated the cost of providing services for our residents using both actual cost data and various cost indexes such as the Consumer Price Index, the Employment Cost Index, and the Employers Cost for Employee Compensation. In the past years, we've continued to experience higher than normal labor costs due to increased competition for labor and rising minimum wage requirements. We anticipate labor costs to continue to increase and have a broader impact across the spectrum of goods purchased by Hillcrest including, but not limited to food, utilities, supplies, and professional services.

Hillcrest's annual monthly fee increase is determined by the revenue requirement needed to meet its fiduciary responsibilities. Any increases in unrestricted net assets would be used to fund additional capital expenditures, supplement resident care, improve the general operations, and strengthen the organization. The Finance Committee reviews the annual budget in detail and provides a recommendation to the Board of Directors for approval.

PART 8
KEY INDICATORS REPORT

KEY INDICATORS REPORT

Date Prepared: 10/25/2021

**BRETHREN HILLCREST HOMES
FISCAL YEAR ENDED JUNE 30, 2021**


Chief Executive Officer Signature

Please attach an explanatory memo that summarizes significant trends or variances in the key operational indicators.

	2017	2018	2019	2020	2021	Projected 2022	2023	2024	2025	2026	Preferred Trend Indicator
OPERATIONAL STATISTICS											
1. Average Annual Occupancy by Site (%)	90.0%	90.9%	90.0%	87.9%	84.7%	90.0%	91.0%	92.0%	93.0%	94.0%	N/A
MARGIN (PROFITABILITY) INDICATORS											
2. Net Operating Margin (%)	8%	12%	10%	9%	10%	11%	11%	10%	9%	9%	↑
3. Net Operating Margin – Adjusted (%)	26%	36%	31%	28%	35%	44%	32%	31%	30%	29%	↓
LIQUIDITY INDICATORS											
4. Unrestricted Cash and Investments (\$000)	16,723	20,573	21,883	26,467	32,524	37,748	41,242	44,842	48,106	52,016	↑
5. Days Cash on Hand (Unrestricted)	313	385	406	462	601	630	690	718	745	783	↑
CAPITAL STRUCTURE INDICATORS											
6. Deferred Revenue from Entrance Fees (\$000)	28,251	30,742	31,872	32,391	33,680	41,500	42,497	43,534	44,613	45,389	N/A
7. Net Annual E/F proceeds (\$000)	4,786	7,662	5,933	5,634	7,788	13,750	7,105	7,329	7,559	7,450	N/A
8. Unrestricted Net Assets (\$000)	22,214	17,024	18,752	20,001	25,369	27,096	29,236	31,009	32,714	34,486	N/A
9. Annual Capital Asset Expenditure (\$000)	2,235	3,571	4,104	2,835	2,860	7,394	5,021	3,582	4,265	3,521	N/A
10. Annual Debt Service Coverage Revenue Basis (x)	0.59	1.25	0.90	0.86	1.11	0.36	1.07	0.93	0.88	0.89	↑
11. Annual Debt Service Coverage (x)	2.22	3.83	2.91	2.78	4.80	2.12	3.71	3.46	3.49	3.43	↑
12. Annual Debt Service/Revenue (%)	0.12	0.11	0.12	0.11	0.08	0.26	0.09	0.09	0.09	0.09	↓
13. Average Annual Effective Interest Rate (%)	4.94%	5.05%	5.06%	4.84%	2.05%	2.67%	2.70%	3.35%	3.37%	3.59%	↓
14. Unrestricted Cash & Investments/ Long-Term Debt (%)	47%	61%	67%	80%	92%	117%	136%	158%	182%	213%	↑
15. Average Age of Facility (years)	12.46	12.19	12.01	11.79	12.46	11.63	12.26	12.87	12.49	13.06	↓

Brethren Hillcrest Homes

Key Indicator Report

Explanations for Significant Trends or Variances in the Key Operational Indicators

Net Operating Margin (%)

The projected increase in the net operating margin is due to an anticipated forgiveness from our Payroll Protection Program loan from the Small Business Administration totaling \$1,824,100.

Net Annual E/F Proceeds

The projected decrease in net annual entrance fees for FY 2021 are based on conservative figures due to COVID-19 and uncertainty in the real estate market. Hillcrest projects an increase in FY 2022 as a result of the completion of 14 new residential living homes.

Annual Capital Asset Expenditure

The projected increase in the annual capital asset expenditures is due to an ongoing new development of 14 residential living homes. The project is estimated to cost approximately \$10,600,000.

Annual Debt Service Coverage – Revenue Basis

The projected increase in the annual debt service coverage – revenue basis is due to an increase in revenues from an anticipated loan forgiveness of \$1,824,100 from the Payroll Protection Program.

Average Annual Effective Interest Rate

In July 2020, Hillcrest refinanced its long term bonds totaling \$32,010,000 and obtained additional bonds totaling \$10,600,000 for the construction of 14 new residential living units. The projected effective interest rate is 2.77%.

Unrestricted Cash and Investments / Long-Term Debt

The increase in the unrestricted cash and investments over long-term debt in fiscal year 2020 is due to the receipt of \$1,824,100 under the Payroll Protection Program from the Small Business Administration.