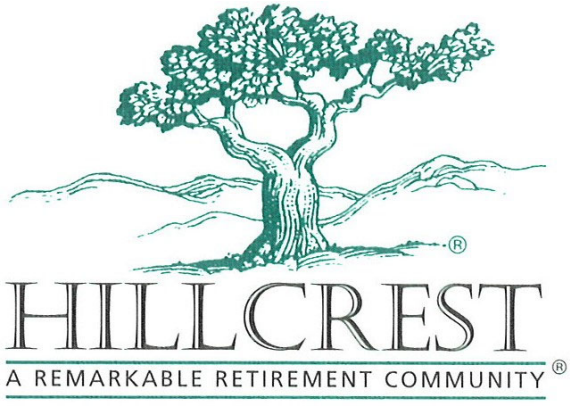


STATE OF CALIFORNIA DEPARTMENT OF SOCIAL SERVICE

ANNUAL REPORT

CONTINUING CARE LICENSING DIVISION

AND

INDEPENDENT AUDITOR'S REPORT

FOR THE YEAR ENDED JUNE 30, 2026

HANSEN HUNTER

ANNUAL REPORT CHECKLIST

FISCAL YEAR ENDED: 06/30/2026

PROVIDER(S): BRETHREN HILLCREST HOMES

CCRC(S): HILLCREST

CONTACT PERSON: JOEL BROUWER

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

❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖ ❖

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

- [x] Annual Report Checklist.
- [x] Annual Provider Fee in the amount of: $ 25,676
  - [ ] If applicable, late fee in the amount of: $
- [x] Certification by the provider's ***Chief Executive Officer*** that:
  - [x] The reports are correct to the best of his/her knowledge.
  - [x] Each continuing care contract form in use or offered to new residents has been approved by the Department.
  - [x] The provider is maintaining the required *liquid* reserves and, when applicable, the required refund reserve.
- [x] Evidence of the provider's fidelity bond, as required by H&SC section 1789.8.
- [x] Provider's audited financial statements, with an accompanying certified public/c accountant's opinion thereon.
- [x] 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)).
- [x] "Continuing Care Retirement Community Disclosure Statement" for ***each*** community.
- [x] Form 7-1, “Report on CCRC Monthly Service Fees” for ***each*** community.
- [ ] Form 9-1, “Calculation of Refund Reserve Amount”, *if applicable*.
- [x] 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

Line	Continuing Care Residents	TOTAL
[1]	Number at beginning of fiscal year	319
[2]	Number at end of fiscal year	339
[3]	Total Lines 1 and 2	658
[4]	Multiply Line 3 by ".50" and enter result on Line 5	x.50
[5]	Mean number of continuing care residents	329
	All Residents	
[6]	Number at beginning fiscal year	380
[7]	Number at end of fiscal year	389
[8]	Total Lines 6 and 7	769
[9]	Multiply Line 8 by ".50" and enter result on Line 10	x.50
[10]	Mean number of *all* residents	385
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of *all* residents (Line 10) and enter the result (round to two decimal places).	85.45%

FORM 1-2
ANNUAL PROVIDER FEE

Line				TOTAL
[1]		Total Operating Expenses (including depreciation and debt service – interest only)		$36,506,995
	[a]	Depreciation	$5,741,744	
	[b]	Debt Service (Interest Only)	$717,256	
[2]		Subtotal (add Line 1a and 1b)		6,459,000
[3]		Subtract Line 2 from Line 1 and enter result		30,047,995
[4]		Percentage allocated to continuing care residents (Form 1-1, Line 11)		85.45%
[5]		Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)		$25,676,012
				x .001
[6]		**Total Amount Due** (multiply Line 5 by .001)		$25,676

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

FORM 1-2
ATTACHMENT I
INTEREST PAID RECONCILIATION OF LINE 1b

Interest expensed per audited statements of activities	$	754,087
Less: Amortization of debt issuance costs, per audited statements of cash flows		(36,831)
Debt Service (Interest Only) - Line 1(b)	$	717,256

PART 2
CERTIFICATION BY OFFICER

HILLCREST
A REMARKABLE RETIREMENT COMMUNITY®

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, 2026. 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:

Joel Brouwer, CPA, CGMA
Chief Financial Offer and Interim President and Chief Executive Officer

Dated: October 24, 2026

PART 3
EVIDENCE OF FIDELITY BOND

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/26/2025

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 500 North Sante Fe Visalia CA 93292 License#: 0D69293	**CONTACT NAME:** Liz Evans **PHONE (A/C, No, Ext):** 559-733-7272 **FAX (A/C, No):** 559-733-5612 **E-MAIL ADDRESS:** liz_evans@ajg.com
INSURED BRETHIL-01 Brethren Hillcrest Homes 2705 Mountain View Drive La Verne CA 91750	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Nationwide Mutual Insurance Company / 23787 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 111533113 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG OTHER:	$ $ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) OTHER:	$ $ $ $ $
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE OTHER:	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Employee Dishonesty			ACPCRM3087635773	7/1/2025	7/1/2026	Limit Deductible	$200,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

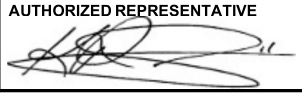
CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

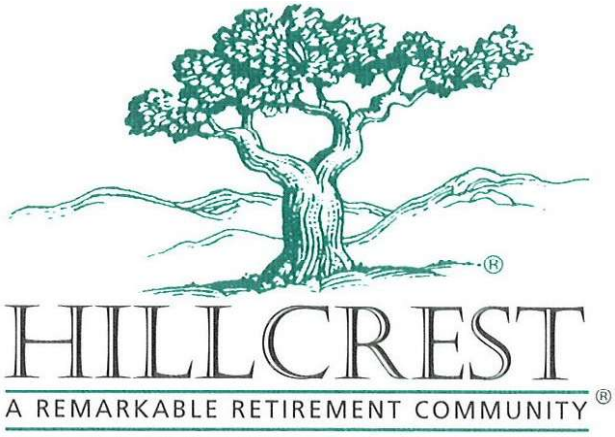
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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PART 4
AUDITED FINANCIAL STATEMENTS



INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2026 AND 2025



HANSEN HUNTER & CO. P.C.

Certified Public Accountants

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

INDEPENDENT AUDITOR'S REPORT

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

Opinion

We have audited the accompanying financial statements of Brethren Hillcrest Homes (a California nonprofit corporation), which comprise the statements of financial position as of June 30, 2026 and 2025, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Brethren Hillcrest Homes as of June 30, 2026 and 2025, 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.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Brethren Hillcrest Homes and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Brethren Hillcrest Homes' ability to continue as a going concern within one year after the date that the financial statements are issued.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Brethren Hillcrest Homes' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Brethren Hillcrest Homes' ability to continue as a going concern for a reasonable period of time.

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

Hansen Hunter + Co. P.C.

October 1, 2026

BRETHREN HILLCREST HOMES

STATEMENTS OF FINANCIAL POSITION

ASSETS

	June 30, 2026	June 30, 2025
Current assets		
Cash and cash equivalents	$ 4,269,305	$ 4,025,986
Accounts receivable	1,106,252	962,785
Allowance for doubtful accounts and credit losses	(85,000)	(33,685)
Entrance fees receivable	573,482	708,318
Inventory	68,042	69,575
Prepaid expenses and deposits	308,422	198,154
Total current assets	6,240,503	5,931,133
Non-current assets		
Endowment	7,110,105	5,606,867
Assets whose use is limited	1,519,656	1,810,178
Investments	54,031,012	41,826,749
Derivative instruments	2,088,288	2,236,363
Property, plant and equipment, net	70,875,368	71,619,384
Total assets	$ 141,864,932	$ 129,030,674

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, 2026	June 30, 2025
Current liabilities		
Accounts payable	$ 1,145,951	$ 1,146,355
Accrued expenses	2,287,880	1,709,536
Refundable deposits	661,702	653,652
Contract liability - advanced rent	80,498	51,339
Current portion of bonds payable	2,040,000	1,985,000
Current portion of note payable	18,694	30,816
Construction payable	8,534	-
Interest payable	95,522	114,788
Refundable advance - HHS provider relief funds	59,250	59,250
Total current liabilities	6,398,031	5,750,736
Non-current liabilities		
Bonds payable, net of current portion	24,975,000	27,015,000
Unamortized debt issuance costs	(436,989)	(473,821)
Bonds payable, net	24,538,011	26,541,179
Note payable, net of current portion	-	70,798
Other long-term liability	48,437	64,583
Annuities payable	464,735	537,441
Repayable entrance fees	477,130	477,130
Contract liability from entrance fees	48,794,358	44,181,343
Total liabilities	80,720,702	77,623,210
Net assets		
Without donor restrictions	45,848,886	37,334,692
With donor restrictions	15,295,344	14,072,772
Total net assets	61,144,230	51,407,464
Total liabilities and net assets	$ 141,864,932	$ 129,030,674

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

BRETHREN HILLCREST HOMES

STATEMENTS OF ACTIVITIES

	Years Ended June 30, 2026	2025
Changes in net assets without donor restrictions:		
Revenues		
Residential Living	$ 18,444,104	$ 17,693,651
Birch Court	2,616,823	2,553,147
Woods Assisted Living	966,210	851,104
Southwoods Lodge	2,172,084	2,179,879
Woods Health Services	7,936,266	8,252,131
Telephone system	115,098	128,109
Rentals	153,587	177,794
Other revenue	2,094,474	1,591,622
Contributions	186,850	110,533
Employee retention credit	2,610,871	-
Investment return, net	7,306,414	4,804,509
Gain on disposal of fixed assets	1,310	2,897
Unrealized gain (loss) on derivative investment	(148,075)	(1,036,260)
Net assets released from restrictions	565,173	839,165
Total revenues	45,021,189	38,148,281
Expenses		
Residential Living	13,358,655	12,838,402
Birch Court	1,374,626	1,268,358
Woods Assisted Living	429,404	522,023
Southwoods Lodge	1,522,022	1,323,708
Woods Health Services	6,866,840	6,688,225
Marketing and development	1,214,388	812,356
Management and general	3,883,817	3,432,367
Interest	754,087	805,467
Depreciation	5,741,744	5,460,121
Insurance	776,116	686,528
Telephone system	300,192	327,294
Bad debt expense	84,030	62,715
Inter-fund interest	201,074	245,118
Total expenses	36,506,995	34,472,682
Excess of revenue over expenses	8,514,194	3,675,599
Change in net assets without donor restrictions	8,514,194	3,675,599

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

BRETHREN HILLCREST HOMES

STATEMENTS OF ACTIVITIES
(Continued)

	Years Ended June 30,	
	2026	2025
Changes in net assets with donor restrictions:		
Contributions	$ 605,912	$ 872,484
Inter-fund interest income	201,074	245,118
Investment return, net	1,070,522	661,833
Present value adjustment of gift annuities payable	(89,763)	(97,239)
Net assets released from restriction	(565,173)	(839,165)
Change in net assets with donor restrictions	1,222,572	843,031
Change in total net assets	9,736,766	4,518,630
Net assets, beginning of year	51,407,464	46,888,834
Net assets, end of year	$ 61,144,230	$ 51,407,464

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

BRETHREN HILLCREST HOMES

STATEMENTS OF FUNCTIONAL EXPENSES

	For the Year Ended June 30, 2026			
	Program Services	General and Administrative	Fundraising	Total
Salaries, wages, payroll taxes and benefits	$ 13,450,225	$ 3,972,177	$ 175,177	$ 17,597,579
Contracted services	2,776,527	1,506,510	17,500	4,300,537
Advertising and promotion	3,277	90,642	5,130	99,049
Office expenses	310,664	881,773	-	1,192,437
Occupancy	1,205,069	320,335	-	1,525,404
Supplies	2,387,282	121,114	291	2,508,687
Repairs and maintenance	412,362	3,872	-	416,234
Other	923,640	357,419	28,958	1,310,017
Interest	754,086	201,075	-	955,161
Depreciation	5,253,832	487,912	-	5,741,744
Insurance	613,132	162,984	-	776,116
Bad debt	73,017	11,013	-	84,030
	$ 28,163,113	$ 8,116,826	$ 227,056	$ 36,506,995

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, 2025			
	Program Services	General and Administrative	Fundraising	Total
Salaries, wages, payroll taxes and benefits	$ 12,753,508	$ 3,844,232	$ 170,557	$ 16,768,297
Contracted services	2,818,318	965,915	-	3,784,233
Advertising and promotion	-	162,787	8,917	171,704
Office expenses	315,221	480,948	-	796,169
Occupancy	1,173,684	311,992	-	1,485,676
Supplies	2,285,087	174,202	1,707	2,460,996
Repairs and maintenance	514,812	2,281	-	517,093
Other	853,193	352,779	22,593	1,228,565
Interest	805,467	245,118	-	1,050,585
Depreciation	5,123,710	336,411	-	5,460,121
Insurance	542,357	144,171	-	686,528
Bad debt	62,715	-	-	62,715
	$ 27,248,072	$ 7,020,836	$ 203,774	$ 34,472,682

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

BRETHREN HILLCREST HOMES

STATEMENTS OF CASH FLOWS

	Years Ended June 30,	
	2026	2025
Cash flows from operating activities		
Cash received from residents	$ 27,828,205	$ 26,777,181
Non-refundable entrance fees received	11,726,236	10,002,106
Contributions	3,299,768	971,441
Investment income received	3,004,616	1,688,926
Interest paid	(736,522)	(796,217)
Cash paid to suppliers and employees	(29,139,498)	(26,807,198)
Net cash provided by (used in) operating activities	15,982,805	11,836,239
Cash flows from investing activities		
Capital expenditures	(5,098,500)	(5,317,615)
Proceeds from sale of assets	1,310	2,897
(Purchases) sales of assets whose use is limited	115,410	69,579
(Purchases) sales of investments	(7,480,642)	(2,876,531)
(Purchases) sales of endowment	(997,556)	(573,672)
Net cash provided by (used in) investing activities	(13,459,978)	(8,695,342)
Cash flows from financing activities		
Proceeds from contributions restricted for:		
Investment in donor restricted assets	57,117	6,624
Investment subject to annuity agreements	-	9,509
Other financing activities:		
Entrance fees repaid	(554,033)	(434,202)
Debt principal payments	(1,985,000)	(1,935,000)
Payments on annuity obligations	(115,721)	(122,060)
Net cash provided by (used in) financing activities	(2,597,637)	(2,475,129)

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

BRETHREN HILLCREST HOMES

STATEMENTS OF CASH FLOWS
(Continued)

	Years Ended June 30,	
	2026	2025
Net change in cash, cash equivalents and restricted cash	$ (74,810)	$ 665,768
Cash, cash equivalents and restricted cash, beginning of year	5,553,742	4,887,974
Cash, cash equivalents and restricted cash, end of year	$ 5,478,932	$ 5,553,742
Supplemental disclosures of non-cash investing and financing activities:		
Capital expenditures included in construction payable	$ 8,534	$ -
Capital expenditures included in accounts payable	$ 119,160	$ 228,467

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

	June 30,	
	2026	2025
Cash and cash equivalents	$ 4,269,305	$ 4,025,986
Endowment, cash and cash equivalents	109,174	255,497
Assets whose use is limited, cash and cash equivalents	1,100,453	1,272,259
Total cash, cash equivalents and restricted cash	$ 5,478,932	$ 5,553,742

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

BRETHREN HILLCREST HOMES

STATEMENTS OF CASH FLOWS
(Continued)

	Years Ended June 30,	
	2026	2025
Cash flows from operating activities		
Change in net assets	$ 9,736,766	$ 4,518,630
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Amortization of entrance fees	(6,424,352)	(6,615,700)
Amortization of gift annuities	89,763	97,239
Depreciation	5,741,744	5,460,121
Amortization of debt issuance costs	36,831	36,831
Amortization of note payable	(82,920)	(30,816)
Amortization of other long-term liability	(16,146)	(16,146)
Contributions restricted for long-term investment	(57,117)	(6,624)
Unrealized (gain) loss on investments	(5,372,319)	(3,777,417)
Gain on asset disposal	(1,310)	(2,897)
Revenue on expired gift annuity contracts	(46,748)	(4,952)
Non-refundable entrance fees received	11,726,236	10,002,106
Unrealized (gain) loss on derivative investment	148,074	1,036,261
(Increase) decrease in operating assets:		
Accounts receivable	(92,152)	85,323
Inventory	1,533	12,954
Prepaid expenses and deposits	(110,268)	154,044
Increase (decrease) in operating liabilities:		
Accounts payable	108,903	114,557
Accrued expenses	578,344	260,116
Refundable deposits	8,050	550,392
Contract liability - advanced rent	29,159	(10,202)
Interest payable	(19,266)	(27,581)
Net cash provided by (used in) operating activities	$ 15,982,805	$ 11,836,239

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

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 that the funds be maintained in perpetuity.

Performance Indicator – Hillcrest's statements of activities included a performance indicator, labeled "excess of revenues over expenses," which management uses to measure the results of operations for the period. The performance indicator is generally analogous to income from continuing operations for a for-profit health care entity and is presented in a statement that also reports total changes in net assets without donor restrictions.

The performance indicator includes resident service revenue and other operating revenues, operating expenses, and investment return without donor or legal restrictions (interest, dividends, and realized gains and losses, and, where applicable, unrealized gains and losses on trading securities). Amounts excluded from the performance indicator and reported as other changes in net assets include contributions with donor restrictions, contributions of long-lived assets and related net assets released from restriction, equity transfers with entities under common control, certain pension and other postretirement benefit items, and unrealized gains and losses on debt securities not classified as trading.

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

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. The receivables are recorded at amounts that reflect the consideration to which Hillcrest expects to be entitled in exchange for providing housing and related services, including healthcare services.

In evaluating the collectability of accounts receivable, Hillcrest regularly analyzes its past history and identifies and reviews trends for each of its major payor sources of revenue to estimate appropriate and sufficient implicit and explicit price concessions reflected in accounts receivable.

The allowance estimate is derived from a review of Hillcrest's historical losses based on the aging of receivables. This estimate is adjusted for management's assessment of current conditions, reasonable and supportable forecasts regarding future events, and any other factors deemed relevant by Hillcrest. Hillcrest believes historical loss information is a reasonable starting point in which to calculate the expected allowance for credit losses as Hillcrest's experience with residents have remained constant since inception.

Hillcrest writes off receivables when there is information that indicates the patient or resident is facing significant financial difficulty and there is no possibility of recovery. If any recoveries are made from any accounts previously written off, they will be recognized in revenue. The total amount of bad debt expense was $84,030 and $62,715 for the years ended June 30, 2026 and 2025, respectively.

Net accounts receivable consisted of the following at:

	June 30,		
	2026	2025	2024
Amounts due from residents and third party payors, net	$ 1,067,656	$ 910,134	$ 1,005,779
Interest receivable	38,596	52,651	73,644
Allowance for doubtful accounts and credit losses	(85,000)	(33,685)	(65,000)
Accounts receivable, net	$ 1,021,252	$ 929,100	$ 1,014,423

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.

Endowment – These represent funds of the Hillcrest restricted by donors for the endowments. Hillcrest's endowments consist of the Benevolence and Good Samaritan endowments and other perpetual funds established to provide assistance to residents.

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. 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. These 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.

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 contract liability.

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

Amortization of Entrance Fees (continued) – Current year activity of the unamortized portion of entrance fees is summarized as follows:

	Years Ended June 30,	
	2026	2025
Balance, beginning of year	$ 44,181,343	$ 42,632,654
Sale of contracts	11,591,400	8,598,591
Refunds	(554,033)	(434,202)
Amortization of continuing care contracts	(6,424,352)	(6,615,700)
Balance, end of year	$ 48,794,358	$ 44,181,343

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, 2026 and 2025, were $19,644,071 and $17,320,364, respectively. Based on the past five years, actual refunds have averaged $440,240 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 at June 30, 2026 and 2025. The total liability for the repayable entrance fee contract was $477,130 at June 30, 2026 and 2025.

Debt Issuance Costs - Costs related to the issuance of the Series 2020 Bonds of $648,011 are being amortized to interest expense over the term of the related debt. Accumulated amortization of these costs was $211,022 and $174,190 at June 30, 2026 and 2025, respectively. These amounts are included as reductions of the bonds payable balance in the accompanying statements of financial position.

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 is derived primarily from private pay, Medicare, Medi-Cal and other third-party payor residents. Resident fee revenue for recurring and routine monthly services is generally billed monthly in advance for private payors under Hillcrest's independent living, assisted living and health services agreements. Third-party payors are billed after the services are performed.

Hillcrest recognizes revenue as its performance obligations are completed. Amounts collected from residents in advance are recognized as contract liability until the performance obligations are satisfied. Contract liability from advanced rent was $80,498, $51,339, and $61,541 at June 30, 2026, 2025, and 2024, respectively. 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 believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation.

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) Topic 606, Revenue from Contracts with Customers, 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 residents are typically under no obligation to remain at the facility or under Hillcrest's care. Hillcrest has applied the practical expedient provided by FASB ASC 340-40-25-4, and all incremental resident contract acquisition costs are expensed as they are incurred, as the amortization period of the asset that Hillcrest otherwise would recognize is one year or less in duration.

Hillcrest determines the transaction price based on established billing rates, reduced by explicit price concessions of contractual adjustments provided to third-party payors and implicit price concessions provided to residents. Hillcrest determines its estimates of contractual adjustments based on contractual agreements and historical experience. Hillcrest determines its estimate of implicit price concessions based on its historical collection experience with the class of residents. Hillcrest considers the resident's ability and intent to pay the amount of consideration upon admission.

Net revenues are adjusted when changes in estimates of variable considerations occur. Changes in estimates typically arise as a result of new information obtained, such as payment receipt or denial, or retroactive pricing adjustments by payors for services. Subsequent changes to estimates of transaction prices are recorded as adjustments to net revenue in the period of change. Subsequent changes that are determined to be the result of an adverse change in payors ability to pay are recorded as an allowance for doubtful accounts. Hillcrest will write off accounts receivable once all collection efforts are exhausted and accounts are deemed uncollectible. In accordance with the adoption of FASB ASC Topic 606, an allowance for doubtful accounts is established only as a result of an adverse change in the customer or payor's ability to pay outstanding billings.

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

Revenue Recognition (continued) –
Hillcrest disaggregates resident revenue by payor. Room and board revenue and resident care fees, net of contractual allowances, by payor sources is as follows for the years ended June 30:

	2026				
	Residential Living	Birch Court	Woods Assisted Living	Southwoods Lodge	Woods Health Services
Private pay	$ 18,444,104	$ 2,616,823	$ 966,210	$ 2,172,084	$ 2,600,466
Medicare	-	-	-	-	1,196,381
Medi-Cal	-	-	-	-	2,002,144
Others	-	-	-	-	2,137,275
	$ 18,444,104	$ 2,616,823	$ 966,210	$ 2,172,084	$ 7,936,266

	2025				
	Residential Living	Birch Court	Woods Assisted Living	Southwoods Lodge	Woods Health Services
Private pay	$ 17,693,651	$ 2,553,147	$ 851,104	$ 2,179,879	$ 3,428,159
Medicare	-	-	-	-	1,204,536
Medi-Cal	-	-	-	-	1,676,273
Others	-	-	-	-	1,943,163
	$ 17,693,651	$ 2,553,147	$ 851,104	$ 2,179,879	$ 8,252,131

The following table summarizes accounts receivable by payer source as a percentage of total receivables at June 30:

	2026	2025
Private pay	33 %	35 %
Medicare	9 %	7 %
Medi-Cal	12 %	21 %
Others	46 %	37 %

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. Upon audit by the State or Medicare, there is a possibility of adjustment to costs reimbursed.

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

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.

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. Donor-restricted contributions whose restrictions are met in the same reporting period are reported as net assets without donor 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 contract liability from entrance fees. If the present value of the net cost of future services and use of facilities exceeds the contract liability 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, 2026 and 2025, 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.

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

Advertising - Advertising and marketing costs are charged to expense at the time they are incurred. Total advertising expense was $99,049 and $171,704 for the years ended June 30, 2026 and 2025, respectively.

Financial Instruments - Hillcrest's financial instruments consist of accounts and entrance fees receivable, endowment, assets whose use is limited, investments, derivative instruments, accounts payable, accrued expenses, refundable deposits, construction payable, interest payable, refundable advance- HHS provider relief funds, bonds payable, note payable, other long-term liability, 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 accompanying 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:

Expense	Method of Allocation
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 provision of FASB ASC Topic 740, Income Taxes, 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 Internal Revenue Service (IRS) regulations. Hillcrest believes that it has not generated any unrelated business taxable 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, 2026 and 2025.

Reclassifications – Certain amounts in the prior year financial statements have been reclassified to conform to the current year presentation.

NOTE 3 – LIQUIDITY AND AVAILABILITY:

The table below represents financial assets available for general expenditures within one year at:

	June 30, 2026	June 30, 2025
Cash and cash equivalents	$ 4,269,305	$ 4,025,986
Accounts receivable, net	1,021,252	929,100
Entrance fees receivable	573,482	708,318
Undesignated investments	31,947,544	22,903,041
	$ 37,811,583	$ 28,566,445

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 $19,803,000) and have sufficient funds available to meet required debt service payments under the terms of the Bonds. In addition to the assets above there was $19,877,302 and $16,900,914 of Board Designated investments available, if deemed necessary by the Board of Directors, at June 30, 2026 and 2025, respectively. As part of its liquidity plan, excess cash is invested in financial instruments, as disclosed in Note 8.

NOTE 4 – ENDOWMENT:

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

	June 30, 2026	June 30, 2025
Endowment Funds		
Cash and money markets	$ 109,174	$ 255,497
Fixed income securities	2,081,127	1,520,884
Equity securities	4,919,804	3,830,486
	$ 7,110,105	$ 5,606,867

NOTE 5 – ASSETS WHOSE USE IS LIMITED:

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

	June 30, 2026	June 30, 2025
Gift Annuities		
Gift annuities funds	$ 489,343	$ 558,014
Resident Deposit		
Resident deposits - Gateway	541,102	541,932
Resident Association		
Resident association funds	489,211	710,232
	$ 1,519,656	$ 1,810,178

The assets are invested as follows at:

	June 30, 2026	June 30, 2025
Gift Annuities		
Cash and money markets	$ 70,140	$ 20,095
Fixed income securities	305,844	335,270
Equity securities	113,359	202,649
	489,343	558,014
Resident Deposit		
Cash	541,102	541,932
Resident Association		
Cash	489,211	710,232
	$ 1,519,656	$ 1,810,178

NOTE 6 – INVESTMENTS:

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

	June 30, 2026	June 30, 2025
Board Designated Funds		
Operating and capital reserve	$ 19,144,129	$ 16,167,741
Earthquake insurance fund	733,173	733,173
Undesignated		
Undesignated funds	31,947,544	22,903,041
Specific Purpose		
Specific purposes funds	1,846,980	1,636,399
Insurance		
Insurance investments	359,186	386,395
	$ 54,031,012	$ 41,826,749

There were no expenditures made from the Board Designated Funds during the years ended June 30, 2026 and 2025.

NOTE 6 – INVESTMENTS (continued):

The assets are invested as follows at:

	June 30, 2026	June 30, 2025
Board Designated Funds		
Cash and money markets	$ 11,081	$ 11,300
Fixed income securities	5,899,572	4,860,406
Equity securities	13,966,649	12,029,208
	19,877,302	16,900,914
Undesignated		
Cash and money markets	5,144	10,099
Fixed income securities	11,312,556	6,493,828
Equity securities	20,629,844	16,399,114
	31,947,544	22,903,041
Special Purpose		
Cash and money markets	1,302,433	1,173,984
Fixed income securities	161,969	133,080
Equity securities	382,578	329,335
	1,846,980	1,636,399
Insurance		
Insurance investments	359,186	386,395
	$ 54,031,012	$ 41,826,749

NOTE 7 – PROPERTY, PLANT AND EQUIPMENT:

Acquisitions greater than $1,000 and with an expected life of one year or more were 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 3 to 40 years
Furniture, fixtures, equipment and vehicles	Principally 3 to 15 years

Property, plant and equipment are summarized as follows at:

	June 30, 2026	June 30, 2025
Land	$ 7,544,760	$ 7,544,760
Land improvements	1,124,760	1,116,310
Master plan	11,703	11,703
Buildings and improvements	132,252,882	129,449,850
Furniture, fixtures, equipment and vehicles	13,332,611	12,382,421
	154,266,716	150,505,044
Less: accumulated depreciation	(86,352,242)	(80,652,573)
Subtotal	67,914,474	69,852,471
Construction-in-progress	2,960,894	1,766,913
Total	$ 70,875,368	$ 71,619,384

Hillcrest reviews long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation techniques. There were no impairment losses recognized for the years ended June 30, 2026 and 2025.

NOTE 8 – FAIR VALUE OF FINANCIAL INSTRUMENTS:

Hillcrest has adopted the requirements of FASB ASC Topic 820, Fair Value Measurement. 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 2 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. Fair value for Level 3 insurance investments is determined by the estimated equity value at year end.

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.

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

The fair value of financial assets and liabilities measured on a recurring basis at 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)
June 30, 2026				
Assets:				
Investments				
Cash and money markets	$ 1,318,658	$ 1,318,658	$ -	$ -
Mutual funds:				
Bond funds	17,374,098	17,374,098	-	-
Large blend equity funds	24,882,377	24,882,377	-	-
Large value equity funds	5,178,174	5,178,174	-	-
Large growth equity funds	4,918,519	4,918,519	-	-
Insurance investments	359,186	-	-	359,186
Total investments	54,031,012	53,671,826	-	359,186
Endowment				
Cash and money markets	109,174	109,174	-	-
Mutual funds:				
Bond funds	2,081,127	2,081,127	-	-
Large blend equity funds	3,486,691	3,486,691	-	-
Large value equity funds	730,993	730,993	-	-
Large growth equity funds	702,120	702,120	-	-
Total endowment	7,110,105	7,110,105	-	-
Assets whose use is limited				
Cash and money markets	1,100,453	1,100,453	-	-
Mutual funds:				
Bond funds	305,844	305,844	-	-
Large blend equity funds	76,420	76,420	-	-
Large value equity funds	18,884	18,884	-	-
Large growth equity funds	18,055	18,055	-	-
Total assets whose use is limited	1,519,656	1,519,656	-	-
Derivative instruments	2,088,288	-	2,088,288	-
Total assets	$ 64,749,061	$ 62,301,587	$ 2,088,288	$ 359,186
Liabilities:				
Annuity payment liability	$ 464,735	$ -	$ -	$ 464,735

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)
June 30, 2025				
Assets:				
Investments				
Cash and money markets	$ 1,195,384	$ 1,195,384	$ -	$ -
Mutual funds:				
Bond funds	11,487,314	11,487,314	-	-
Large blend equity funds	20,757,334	20,757,334	-	-
Large value equity funds	4,027,324	4,027,324	-	-
Large growth equity funds	3,972,998	3,972,998	-	-
Insurance investments	386,395	-	-	386,395
Total investments	41,826,749	41,440,354	-	386,395
Endowment				
Cash and money markets	255,497	255,497	-	-
Mutual funds:				
Bond funds	1,520,884	1,520,884	-	-
Large blend equity funds	2,739,862	2,739,862	-	-
Large value equity funds	545,886	545,886	-	-
Large growth equity funds	544,738	544,738	-	-
Total endowment	5,606,867	5,606,867	-	-
Assets whose use is limited				
Cash and money markets	1,272,259	1,272,259	-	-
Mutual funds:				
Bond funds	335,270	335,270	-	-
Large blend equity funds	145,158	145,158	-	-
Large value equity funds	28,620	28,620	-	-
Large growth equity funds	28,871	28,871	-	-
Total assets whose use is limited	1,810,178	1,810,178	-	-
Derivative instruments	2,236,363	-	2,236,363	-
Total assets	$ 51,480,157	$ 48,857,399	$ 2,236,363	$ 386,395
Liabilities:				
Annuity payment liability	$ 537,441	$ -	$ -	$ 537,441

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

Assets measured at fair value on a recurring basis using significant other observable inputs, Level 2 measurements, consist of the following:

	Derivative instruments
Balance at July 1, 2024	$ 3,272,623
Deposits	-
Unrealized gains (losses)	(1,036,260)
Balance at June 30, 2025	2,236,363
Deposits	-
Unrealized gains (losses)	(148,075)
Balance at June 30, 2026	$ 2,088,288

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

	Insurance investments
Balance at July 1, 2024	$ 391,541
Deposits	-
Unrealized gains (losses)	(5,146)
Balance at June 30, 2025	386,395
Deposits	-
Unrealized gains (losses)	(27,209)
Balance at June 30, 2026	$ 359,186

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

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

	Annuity payment liability
Balance at July 1, 2024	$ 557,705
New annuities	9,509
Payments made to annuitants	(122,060)
Revenue on expired contracts	(4,952)
Net change in present value of annuities	97,239
Balance at June 30, 2025	537,441
New annuities	-
Payments made to annuitants	(115,721)
Revenue on expired contracts	(46,748)
Net change in present value of annuities	89,763
Balance at June 30, 2026	$ 464,735

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, 2026	June 30, 2025
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 $4,068,500 and $4,167,250 at June 30, 2026 and 2025, respectively.	$ 351,744	$ 369,767
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 $17,269,400 and $18,738,800 at June 30, 2026 and 2025, respectively.	1,736,544	1,866,596
	$ 2,088,288	$ 2,236,363

NOTE 10 – BONDS PAYABLE:

Bonds payable consisted of the following at:

	June 30, 2026	June 30, 2025
California Municipal Finance Authority (Series 2020)	$ 27,015,000	$ 29,000,000
Less: unamortized debt issuance costs	(436,989)	(473,821)
Less: current portion	(2,040,000)	(1,985,000)
	$ 24,538,011	$ 26,541,179

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 Series 2020B Taxable Revenue Refunding Bonds.

The proceeds from the Series 2020A Bonds were used for the Hawthorne Avenue project. The construction draw period ended July 31, 2023.

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. Effective at September 21, 2021, the initial private placement rate period ending date on the Series 2020A Bonds was extended from July 31, 2030 to August 1, 2050. 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 at 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.

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.

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.

Future annual principal payments related to these bonds are as follows:

Years Ended June 30,		Amount
2027	$	2,040,000
2028		2,115,000
2029		2,210,000
2030		2,270,000
2031		2,330,000
Thereafter		16,050,000
	$	27,015,000

Upon satisfaction of the conditions of the bond trust indenture, Hillcrest had 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. As of May 16, 2022 pursuant to Section 222 of the Bond Indenture, Hillcrest converted all of the outstanding Original Series 2020B bonds to bear interest that is excludable from gross income for federal tax purposes. For federal income tax purposes, the conversion is treated as a reissuance and a current refunding of the Original Series 2020B Bonds.

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 at June 30, 2026 and 2025.

NOTE 11 – 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. At June 30, 2026 and 2025, the note payable was $18,694 and $101,614, respectively. 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 $6,910 and $6,665 for the years ended June 30, 2026 and 2025, respectively, 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 $6,910. The note bears no interest and is set to be paid off in 2027. Future required payments on the note payable are $18,694 for the year ending June 30, 2027.

NOTE 12 – LINE OF CREDIT:

On May 1, 2026, Hillcrest entered into a revolving credit arrangement with Truist Bank for borrowings up to $10,000,000 (the "Credit Agreement"). The line of credit matures on May 28, 2029, and bears interest equal to the New York Secured Overnight Financing Rate ("SOFR") plus an additional 1.65%. At June 30, 2026, there was no outstanding balance on this line of credit, and no draws had been made on the line of credit.

In connection with the Credit Agreement, Hillcrest and the Master Trustee of the Series 2020 Bonds issued the Direct Note Obligation No. 5 dated May 28, 2026 (the "Series 2026 Credit Agreement Obligation"), which was issued under and secured by and entitled to the security of the Master Indenture.

NOTE 13 – NET ASSETS:

Net assets with donor restrictions were as follows at:

	June 30, 2026	June 30, 2025
Specific purpose:		
Minnie A. Trout Health Services Education	$ 195,939	$ 168,457
C.O.B. Ministers and Missionaries	212,721	179,064
Christian Service	171,417	161,621
Woods Capital and Discretionary	446,381	391,141
Benevolence	5,957,693	4,857,603
Village Tower	28,273	27,840
Cultural Arts Society	495	(480)
Business Associates Breakfast	5,199	5,199
Welch Tribute	14,617	9,128
Residents' Association	35,854	29,337
Gift Shop	12,572	20,097
Reforestation Project	6,158	702
LKB Professional Development	63,059	32,247
Chaplaincy	1,196	444
Charitable Gift Annuities	(79,427)	(34,664)
Cultural Arts Society Events	850	850
DEI	559	893
Refugee	16,875	20,375
Aquatic Fitness Center	400	-
Total specific purpose	7,090,831	5,869,854
Perpetual (donor restricted endowment funds):		
Benevolence endowment	6,026,129	6,024,534
Woods Capital and Discretionary	39,064	39,064
Minnie A. Trout Health Services Education Fund	184,476	184,476
C.O.B. Ministers and Missionaries	212,402	212,402
Good Samaritan endowment	1,519,667	1,519,667
LKB Professional Development	120,463	120,463
Chaplaincy	1,500	1,500
Welch Tribute	100,812	100,812
Total perpetual	8,204,513	8,202,918
	$ 15,295,344	$ 14,072,772

NOTE 13 – NET ASSETS (continued):

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

	Years Ended June 30,	
	2026	2025
Benevolence	$ 224,660	$ 263,446
Cultural Arts Society	340	6,456
Resident Association	-	5,345
Gift Shop	51,222	40,413
Reforestation Project	16	3,615
Chaplaincy	5	400
DEI	335	60
Good Samaritan	262,181	389,489
Refugee	19,200	19,200
C.O.B. Ministers and Missionaries	-	108,500
Scrubs for Health Services	-	1,647
Minnie A. Trout Health Services Education	7,214	594
Total	$ 565,173	$ 839,165

Net assets without donor restrictions were as follows at:

	June 30,	
	2026	2025
Undesignated	$ 25,971,584	$ 20,433,778
Board Designated		
Operations and Capital	19,877,302	16,900,914
	$ 45,848,886	$ 37,334,692

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.

NOTE 14 – 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 is 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 June 30,	
	2026	2025
Balance, beginning of year	$ 8,202,918	$ 8,201,938
Contributions	1,595	980
Investment return, net	-	-
Distributions	-	-
Balance, end of year	$ 8,204,513	$ 8,202,918

There are no endowment net assets without donor restrictions for the years ended June 30, 2026 and 2025.

NOTE 14 – 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 at:

	June 30, 2026	June 30, 2025
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	$ -	$ 405,527
Note receivable/payable for transfer of land, due from the general fund to the endowment fund	3,562,731	3,567,204
Note receivable/payable for transfer of land, due from the general fund to the special purpose fund	3,006,020	3,006,020
	$ 6,568,751	$ 6,978,751

NOTE 15 – 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 18 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 5% on behalf of each eligible employee for the years ended June 30, 2026 and 2025. Hillcrest's total cost for this pension plan was $590,446 and $514,128 for the years ended June 30, 2026 and 2025, respectively.

NOTE 16 – RELATED PARTIES:

Hillcrest purchased general and professional liability insurance with premiums of $351,407 and $325,278 for the years ended June 30, 2026 and 2025, respectively. The insurance was purchased from an insurance company of which Hillcrest is a shareholder. At June 30, 2026 and 2025, Hillcrest's investment in this insurance company was $293,195 and $320,404, respectively. This amount is included in investments at the estimated equity value at year end.

Hillcrest purchased workers' compensation insurance with premiums of $715,959 and $586,324 for the years ended June 30, 2026 and 2025, 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 17 – 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:

	Years Ended June 30,	
	2026	2025
Nursing facility	$ 920	$ 65,425
Assisted living	134,115	106,906
Residential living	89,006	90,721
Related to contract residents	224,041	263,052
Related to community residents	246,851	371,634
Total	$ 470,892	$ 634,686

NOTE 18 – EMPLOYEE RETENTION CREDIT

The Employee Retention Credit ("ERC"), a credit against certain payroll taxes allowed to an eligible employer for qualifying wages, was established by the Coronavirus Aid, Relief and Economic Security Act (the "CARES Act"), and further amended by the Consolidated Appropriations Act and the American Rescue Plan.

During the year ended June 30, 2026, Hillcrest received proceeds related to ERC claims filed in a prior year in the amount of $2,610,871, excluding any amounts set aside for fees related to the preparation and filing of the claims. Hillcrest recognized the refundable payroll tax credits totaling $2,610,871 in the year ended June 30, 2026 when the funds were received and management determined there was reasonable assurance that the conditional applicable eligibility requirements to receive the credits had been substantially met.

Hillcrest also received interest income related to the ERC claims totaling $472,640 during the year ended June 30, 2026, included in other revenue in the accompanying statements of activities.

Claims made under the CARES Act may be subject to examination by the IRS. There can be no assurance that regulatory authorities will not challenge Hillcrest's claim to the ERC, and it is not possible to determine the impact (if any) this would have upon Hillcrest. If a claim is disallowed, in whole or in part, Hillcrest could be required to repay the disallowed amount, including any related interest and penalties. Management believes Hillcrest met the eligibility requirements for the ERC amounts recognized at June 30, 2026.

NOTE 19 – 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, 2026 and its projected operating expenses for the following fiscal year, Hillcrest was required to have approximately $7,375,000 in liquid reserves at June 30, 2026. Hillcrest's liquid reserves at June 30, 2026, were sufficient to meet this requirement.

NOTE 20 – CONTINGENCIES:

From time to time, Hillcrest is subject to claims and legal proceedings arising in the ordinary course of business. Hillcrest evaluates such matters in accordance with FASB ASC Topic 450-20, Contingencies – Loss Contingencies. A loss contingency is accrued when management determines that a loss is probable and the amount of loss can be reasonably estimated. If a loss is reasonably possible, or if an additional loss in excess of the amount accrued is reasonably possible, Hillcrest discloses the nature of the contingency and an estimate of the possible loss or range of loss, or states that such an estimate cannot be made.

During the year ended June 30, 2026, Hillcrest settled a claim under the California Private Attorneys General Act ("PAGA"). At June 30, 2026, Hillcrest recorded a litigation settlement liability of $500,000 related to this matter, included in accrued expenses in the accompanying statements of financial position. The settlement amount is expected to be paid in Spring 2027. Management believes the recorded liability represents Hillcrest's best estimate of the probable loss associated with the settled PAGA matter at June 30, 2026.

Hillcrest is also involved in other pending claims and legal proceedings. Based on information currently available, management believes Hillcrest's deductibles related to these matters are not material to the financial statement and that any settlements or losses are expected to be covered by applicable insurance policies, subject to policy terms, conditions, limits, deductibles, insurer approval, and other coverage considerations. Hillcrest continues to evaluate these matters, including the existence and enforceability of insurance coverage and any gross loss exposure. At June 30, 2026, Hillcrest has not accrued additional amounts for these pending claims because the amount of loss, if any, cannot be reasonably estimated. The results of legal proceedings are inherently uncertain, and Hillcrest's assessment may change as matters develop. Accordingly, it is possible that an adverse outcome could be material to the financial statements in a future period.

Hillcrest operates in a heavily regulated environment. 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.

Hillcrest maintains professional liability insurance coverage as part of its overall risk management program. Coverage is provided on an occurrence basis and is subject to the terms, conditions, and exclusions of underlying policies. During the years ended June 30, 2026 and 2025, the per occurrence limit is $1,000,000 and maximum annual aggregate limit is $3,000,000.

NOTE 21 – CONCENTRATIONS OF CREDIT RISK:

Investment securities are exposed to various risks such as interest rate, market and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect account balances and the amounts reported in the statements of financial position.

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.

NOTE 22 – SUBSEQUENT EVENTS:

Hillcrest did not have any subsequent events through October 1, 2026, which is the date the financial statements were issued, requiring recording or disclosure in the financial statements for the year ended June 30, 2026.

Supplementary Information

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

Independent Auditor's Report on Supplementary Information

To the Board of Directors of
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, 2026 and 2025, and have issued our report thereon dated October 1, 2026, 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 1, 2026

BRETHREN HILLCREST HOMES

STATEMENT OF FINANCIAL POSITION
JUNE 30, 2026

	Without donor restrictions	With donor restrictions	Eliminations	Total
Current assets				
Cash and cash equivalents	$ 4,269,305	$ -	$ -	$ 4,269,305
Accounts receivable, net	1,021,252	-	-	1,021,252
Entrance fees receivable	573,482	-	-	573,482
Inventory	68,042	-	-	68,042
Prepaid expenses and deposits	308,422	-	-	308,422
Total current assets	6,240,503	-	-	6,240,503
Non-current assets				
Other inter-fund borrowings	1,226,163	(1,226,163)	-	-
Restricted funds loans	-	6,568,751	(6,568,751)	-
Endowment	-	7,110,105	-	7,110,105
Assets whose use is limited	-	1,519,656	-	1,519,656
Investments	52,184,032	1,846,980	-	54,031,012
Derivative instruments	2,088,288	-	-	2,088,288
Property, plant and equipment, net	70,875,368	-	-	70,875,368
Total assets	$ 132,614,354	$ 15,819,329	$ (6,568,751)	$ 141,864,932
Current liabilities				
Accounts payable	$ 1,145,951	$ -	$ -	$ 1,145,951
Accrued expenses	2,287,880	-	-	2,287,880
Refundable deposits	661,702	-	-	661,702
Contract liability - advanced rent	80,498	-	-	80,498
Current portion of bonds payable	2,040,000	-	-	2,040,000
Current portion of note payable	18,694	-	-	18,694
Construction payable	8,534	-	-	8,534
Interest payable	95,522	-	-	95,522
Refundable advance - HHS provider relief funds	-	59,250	-	59,250
Total current liabilities	6,338,781	59,250	-	6,398,031
Non-current liabilities				
Restricted funds loan	6,568,751	-	(6,568,751)	-
Bonds payable, net of current portion	24,975,000	-	-	24,975,000
Unamortized debt issuance costs	(436,989)	-	-	(436,989)
Bonds payable, net	24,538,011	-	-	24,538,011
Note payable, net of current portion	-	-	-	-
Other long-term liability	48,437	-	-	48,437
Annuities payable	-	464,735	-	464,735
Repayable entrance fees	477,130	-	-	477,130
Contract liability from entrance fees	48,794,358	-	-	48,794,358
Total liabilities	86,765,468	523,985	(6,568,751)	80,720,702
Net assets				
Without donor restrictions	45,848,886	-	-	45,848,886
With donor restrictions	-	15,295,344	-	15,295,344
Total net assets	45,848,886	15,295,344	-	61,144,230
Total liabilities and net assets	$ 132,614,354	$ 15,819,329	$ (6,568,751)	$ 141,864,932

BRETHREN HILLCREST HOMES

STATEMENT OF FINANCIAL POSITION
JUNE 30, 2025

	Without donor restrictions	With donor restrictions	Eliminations	Total
Current assets				
Cash and cash equivalents	$ 4,025,986	$ -	$ -	$ 4,025,986
Accounts receivable, net	929,100	-	-	929,100
Entrance fees receivable	708,318	-	-	708,318
Inventory	69,575	-	-	69,575
Prepaid expenses and deposits	198,154	-	-	198,154
Total current assets	5,931,133	-	-	5,931,133
Non-current assets				
Other inter-fund borrowings	1,358,988	(1,358,988)	-	-
Restricted funds loans	-	6,978,751	(6,978,751)	-
Endowment	-	5,606,867	-	5,606,867
Assets whose use is limited	3,744	1,806,434	-	1,810,178
Investments	40,190,350	1,636,399	-	41,826,749
Derivative instruments	2,236,363	-	-	2,236,363
Property, plant and equipment, net	71,619,384	-	-	71,619,384
Total assets	$ 121,339,962	$ 14,669,463	$ (6,978,751)	$ 129,030,674
Current liabilities				
Accounts payable	$ 1,146,355	$ -	$ -	$ 1,146,355
Accrued expenses	1,709,536	-	-	1,709,536
Refundable deposits	653,652	-	-	653,652
Contract liability - advanced rent	51,339	-	-	51,339
Current portion of bonds payable	1,985,000	-	-	1,985,000
Current portion of note payable	30,816	-	-	30,816
Construction payable	-	-	-	-
Interest payable	114,788	-	-	114,788
Refundable advance - HHS provider relief funds	-	59,250	-	59,250
Total current liabilities	5,691,486	59,250	-	5,750,736
Non-current liabilities				
Restricted funds loan	6,978,751	-	(6,978,751)	-
Bonds payable, net of current portion	27,015,000	-	-	27,015,000
Unamortized debt issuance costs	(473,821)	-	-	(473,821)
Bonds payable, net	26,541,179	-	-	26,541,179
Note payable, net of current portion	70,798	-	-	70,798
Other long-term liability	64,583	-	-	64,583
Annuities payable	-	537,441	-	537,441
Repayable entrance fees	477,130	-	-	477,130
Contract liability from advance fees	44,181,343	-	-	44,181,343
Total liabilities	84,005,270	596,691	(6,978,751)	77,623,210
Net assets				
Without donor restrictions	37,334,692	-	-	37,334,692
With donor restrictions	-	14,072,772	-	14,072,772
Total net assets	37,334,692	14,072,772	-	51,407,464
Total liabilities and net assets	$ 121,339,962	$ 14,669,463	$ (6,978,751)	$ 129,030,674

PART 5
LIQUID RESERVES

HANSEN HUNTER

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

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

Opinion

We have audited the accompanying continuing care reserve report (the "Reports") of Brethren Hillcrest Homes, which comprise the continuing care liquid reserve schedules Form 5-1 through Form 5-5 as of June 30, 2026. The Reports have been prepared by management using the liquid reserve requirements of California Health and Safety Code Section 1792.

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, 2026 in accordance with the liquid reserve requirements of California Health and Safety Code Section 1792.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Reports section of our report. We are required to be independent of Brethren Hillcrest Homes and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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 Brethren Hillcrest Homes' assets, liabilities, revenues and expenses. Our opinion is not modified with respect to this matter.

Responsibilities of Management 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, and for 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 Responsibilities for the Audit of the Reports

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the Reports, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts in the Reports.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Brethren Hillcrest Homes' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the Reports.

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

Other Matter – Supplementary Information

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 Reserve Certification Reconciliation of Lines 4-6, Attachment IV to Form 5-5: Note to the Continuing Care Reserve Report (Part 5), and Attachment V to Form 5-5: H&SC Section 1790(a)(2) and (3) Disclosure is 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 Brethren Hillcrest Homes 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 24, 2026

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

Long-Term Debt Obligation	(a) Date Incurred	(b) Principal Paid During Fiscal Year	(c) Interest Paid During Fiscal Year	(d) Credit Enhancement Premiums Paid In Fiscal Year	(e) Total Paid (columns (b) + (c) + (d))
1	07/31/2020	$1,985,000	$736,522	$0	$2,721,522
2					$0
3					$0
4					$0
5					$0
6					$0
7					$0
8					$0
	TOTAL:				$2,721,522

(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)

Long-Term Debt Obligation	(a) Date Incurred	(b) Total Interest Paid During Fiscal Year	(c) Amount of Most Recent Payment on the Debt	(d) Number of Payments over Next 12 months	(e) Reserve Requirement (see instruction 5) (columns (c) x (d)
1					$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 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)	$2,721,522
2	Total from Form 5-2 bottom of Column (e)	$0
3	Facility leasehold or rental payment paid by provider during fiscal year. (including related payments such as lease insurance)	$0
4	**TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:**	$2,721,522

PROVIDER: BRETHREN HILLCREST HOMES

FORM 5-4
CALCULATION OF NET OPERATING EXPENSES

Line			Amounts	TOTAL
1		Total operating expenses from financial statements		$36,506,995
2		Deductions:		
	a.	Interest paid on long-term debt (see instructions)	$736,522	
	b.	Credit enhancement premiums paid for long-term debt (see instructions)	$0	
	c.	Depreciation	$5,741,744	
	d.	Amortization	$36,831	
	e.	Revenues received during the fiscal year for services to persons who did not have a continuing care contract	$7,342,809	
	f.	Extraordinary expenses approved by the Department	$0	
3		Total Deductions		$13,857,906
4		Net Operating Expenses		$22,649,089
5		Divide Line 4 by 365 and enter the result.		$62,052
6		**Multiply Line 5 by 75 and enter the result.** This is the provider's operating expense reserve amount.		$4,653,900

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

State of California – Health and Human Services Agency California Department of Social Services

FORM 5-5
ANNUAL RESERVE CERTIFICATION

Provider Name: BRETHREN HILLCREST HOMES
Fiscal Year Ended: JUNE 30, 2026

We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the Period ended JUNE 30, 2026 and are in compliance with those requirements.

Our liquid reserve requirements, computed using the audited financial statements for the fiscal year are as follows:

		Amount
[1]	Debt Service Reserve Amount	$2,721,522
[2]	Operating Expense Reserve Amount	$4,653,900
[3]	**Total Liquid Reserve Amount:**	$7,375,422

Qualifying assets sufficient to fulfill the above requirements are held as follows:

	Qualifying Asset Description	Amount (market value at end of quarter) Debt Service Reserve	Operating Reserve
[4]	Cash and Cash Equivalents	$4,285,530	$0
[5]	Investment Securities	$0	$17,212,128
[6]	Equity Securities	$0	$34,596,493
[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]	$4,285,530	[12] $51,808,621
	Total Amount Required: [13]	$2,721,522	[14] $4,653,900
	Surplus/(Deficiency): [15]	$1,564,008	[16] $47,154,721

Signature: _____
(Authorized Representative)

Date: October 26, 2026

Joel Brouwer, CFO
(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)	$ 36,831

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

Total revenues, per statements of activities	$	45,021,189
Less contributions		(186,850)
Less investment return		(7,306,414)
Less gain on fixed assets		(1,310)
Less unrealized gain on derivative instruments		148,075
Less net assets released from restrictions		(565,173)
Less employee retention credit		(2,610,871)
Less bad debt		(84,030)
Net change in accounts receivable		(92,152)
Net change in contract liability – advanced rent		29,159
Less amortization of entrance fees		(6,424,352)
Less amortization of note payable		(82,920)
Less amortization of other long-term liability		(16,146)
	$	27,828,205
Revenues received during the fiscal year for non-CCRC (Line 2E)	$	7,342,809
Revenues received during the fiscal year for CCRC		18,185,230
Revenues received for telephone system, rentals, other revenue		2,363,159
Net change in accounts receivable		(92,152)
Net change in contract liability – advanced rent		29,159
Cash received from residents, per cash flow	$	27,828,205

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

Cash and cash equivalents, statements of financial position	$	4,269,305
Cash and cash equivalents included in board designated funds – Note 6		11,081
Cash and cash equivalents included in undesignated funds – Note 6		5,144
Total cash and cash equivalents (Line 4)	$	4,285,530
Investments included in board designated funds – Note 6	$	5,899,572
Investments included in undesignated funds – Note 6		11,312,556
Total investments (Line 5)	$	17,212,128
Equity securities included in board designated funds – Note 6	$	13,966,649
Equity securities included in undesignated funds – Note 6		20,629,844
Total equity securities (Line 6)	$	34,596,493

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, 2026, 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, 2026	JUNE 30, 2025
Board Designated Funds		
Operating and capital reserve	$ 19,144,129	$ 16,167,741
Earthquake insurance fund	733,173	733,173
	19,877,302	16,900,914
Other Limited Uses		
Endowment funds	7,110,105	5,606,867
Gift annuities funds	489,343	558,014
Specific purposes funds	1,846,980	1,636,399
Resident Association funds	489,211	710,232
Resident deposits - Gateway	541,102	541,932
	10,476,741	9,053,444
	$ 30,354,043	$ 25,954,358

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)	$ 36,506,995
Mean number of all residents (Form 1-1 Line 10)	/ 385
	$ 94,823

PART 6
CONTINUING CARE RETIREMENT COMMUNITY DISCLOSURE STATEMENT

Continuing Care Retirement Community
Disclosure Statement
General Information

Date Prepared: 10/26/2026

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
APARTMENTS - STUDIO: 0
APARTMENTS – 1 BDRM: 79
APARTMENTS – 2 BDRM: 152
COTTAGES/HOUSES: 8
RLU OCCUPANCY (%) AT YEAR END: 91%

HEALTH CARE
ASSISTED LIVING: 48
SKILLED NURSING: 59
SPECIAL CARE: 24
DESCRIBE SPECIAL CARE: ALZEHEIMER'S AND DEMENTIA

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

FORM OF CONTRACT: (check all that apply) ☑ CONTINUING CARE ☐ LIFE CARE ☑ ENTRANCE FEE ☐ FEE FOR SERVICE ☐ ASSIGNMENT OF ASSETS ☐ EQUITY ☐ MEMBERSHIP ☑ RENTAL

REFUND PROVISIONS (Check all that apply): ☑ Refundable ☑ Repayable ☑ 90% ☐ 75% ☐ 50% ☑ OTHER: Prorated to 0%

RANGE OF ENTRANCE FEES: $206,400 TO $829,000 **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.

FACILITY SERVICES AND AMENITIES

COMMON AREA AMENITIES	AVAILABLE	FEE FOR SERVICE
BEAUTY/BARBER SHOP	☑	☑
BILLIARD ROOM	☐	☐
BOWLING GREEN	☐	☐
CARD ROOMS	☑	☐
CHAPEL	☑	☐
COFFEE SHOP	☑	☑
CRAFT ROOMS	☑	☐
EXERCISE ROOM	☑	☐
GOLF COURSE ACCESS	☐	☐
LIBRARY	☑	☐
PUTTING GREEN	☐	☐
SHUFFLEBOARD	☑	☐
SPA	☑	☐
SWIMMING POOL – INDOOR	☑	☐
SWIMMING POOL – OUTDOOR	☐	☐
TENNIS COURT	☐	☐
WORKSHOP	☑	☐
OTHER	☐	☐

SERVICES AVAILABLE	INCLUDED IN FEE	FOR EXTRA CHARGE
HOUSEKEEPING (2 TIMES/MONTH)	IL-NO; HC-YES	IL-YES
MEALS (3/DAY)	IL-NO; HC-YES	IL-YES
SPECIAL DIETS AVAILABLE	☑	☑
24-HOUR EMERGENCY RESPONSE	☑	☐
ACTIVITIES PROGRAM	☑	☐
ALL UTILITIES EXCEPT PHONE	☑	☑
APARTMENT MAINTENANCE	☑	☑
CABLE TV	☑	☑
LINENS FURNISHED	☑	☑
LINENS LAUNDERED	☑	☑
MEDICATION MANAGEMENT	☑	☑
NURSING/WELLNESS CLINIC	☑	☑
PERSONAL NURSING/HOME CARE	☐	☑
TRANSPORTATION–PERSONAL	☑	☑
TRANSPORTATION–PREARRANGED	☑	☑
OTHER	☐	☐

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

	2023	2024	2025	2026
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	$ 27,462,480	$ 29,916,562	$ 31,422,048	$ 38,409,987
LESS OPERATING EXPENSES (excluding depreciation, amortization, and interest)	23,104,868	25,375,128	28,207,094	30,011,164
NET INCOME FROM OPERATIONS	4,357,612	4,541,434	3,214,954	8,398,823
LESS INTEREST EXPENSE	1,079,034	844,829	768,636	717,256
PLUS CONTRIBUTIONS	152,070	236,978	110,533	186,850
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)				
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	$ 3,430,648	$ 3,933,583	$ 2,556,851	$ 7,868,417
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	$ 7,254,279	$ 7,625,431	$ 9,567,904	$ 11,172,203

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	$5,150,000	VAR	7/31/2020	8/1/2050	30 YEARS
BOND ISSUE – 2020 B	$21,865,000	VAR	7/31/2020	6/1/2036	16 YEARS

FINANCIAL RATIOS (see next page for ratio formulas)

	2023 CCAC Medians 50th Percentile *(optional)*	2024	2025	2026
DEBT TO ASSET RATIO		23.10	20.62	17.30
OPERATING RATIO		0.96	1.00	1.00
DEBT SERVICE COVERAGE RATIO		1.25	3.89	4.71
DAYS CASH ON HAND RATIO		531	553	668

HISTORICAL MONTHLY SERVICE FEES
(Average Fee and Change Percentage)

	2023	%	2024	%	2025	%	2026	%
STUDIO	$2,487	5.5%	$2,601	5%	$2,720	4.95%	$2,818	3.9%
ONE BEDROOM	$3,098	5.5%	$3,243	5%	$3,394	4.95%	$3,519	3.9%
TWO BEDROOM	$3,986	5.5%	$4,175	5%	$4,372	4.95%	$4,535	3.9%
COTTAGE/HOUSE	$4,218	5.5%	$4,419	5%	$4,628	4.95%	$4,801	3.9%
ASSISTED LIVING	$4,965	6.25%	$5,213	5%	$5,471	4.95%	$5,677	3.9%
SKILLED NURSING	$9,951	6.25%	$10,449	5%	$10,966	4.95%	$11,350	3.5%
SPECIAL CARE	$8,072	6.75%	$8,476	5%	$8,896	4.95%	$9,235	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.

PROVIDER NAME: BRETHREN HILLCREST HOMES

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

OPERATING RATIO

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

Debt Service Coverage Ratio

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

DAYS CASH ON HAND RATIO

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

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	MEMORY CARE	SKILLED NURSING
[1]	Monthly Care Fees at beginning of reporting period: (indicate range, if applicable)	$2,934 - $7,083	$4,227 - $10,031	$7,700 - $10,756	$10,950 - $14,970
[2]	Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	3.9%	3.9%	3.9%	3.5%

☐ 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, 2025
(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: 5/15/2025 **Method of Notice:** Available for pick up at front desk

☑ 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: 5/28/2025

☑ 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.

- ☑ Emailed the documents to those residents for whom the provider had email addresses on file
- ☐ Placed hard copies in resident cubby
- ☑ Placed hard copies at designated locations
- ☑ Provided hard copies to residents upon request, and /or
- ☑ Other: [please describe] If not picked up at reception, delivered no later than 5/30/2025.

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

Date of Notice: 4/14/2025

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

FORM 7-1

FORM 7-1
REPORT ON CCRC MONTHLY CARE FEES

☑ 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: 4/30/2025 **Location of Posting:** Resident Newsletter

☑ Providers evaluated the effectiveness of consultations during the annual budget planning process at minimum of every two years by the continuing care retirement community administration. The evaluation, including any policies adopted relating to cooperation with residents was made available to the resident association or its governing body, or if neither exists, to a committee of residents at least 14 days prior to the next semiannual meeting of residents and the provider's governing body and posted a copy of that evaluation in a conspicuous location at each facility.

Date of Posting: 4/7/2025 **Location of Posting:** The CFO discussed the methodology, process, and effectiveness in great detail at the April 2025 Finance Committee. Additionally, the CEO & the CFO met with the executive committee of the resident's association on April 7 to discuss the planning process and the draft budget (was still being finalized at that time).

[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)

SKILLED NURSING

Line		2024	2025	2026
[1]	FY 2024 Operating Expenses (Adjustments if any, explained below) ***1**	(7,137,696)		
[2]	FY 2025 Operating Expenses (Adjustments if any, explained below) ***1**		(7,592,839)	
[3]	Projected FY 2026 Results of Operations (Adjustments if any, explained below) ***1**			(7,772,176)
[4]	FY 2026 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI ***2**			7,747,749
[5]	Projected FY 2026 (Net) Operating Results without MCFI (Line 3 plus Line 4)			(24,427)
[6]	Projected FY 2026 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI % ***2**			8,018,920
[7]	Grand Total – Projected FY 2026 Net Operating Activity After % MCFI (Line 3 plus Line 6)			246,744
			MONTHLY CARE FEE INCREASE:	3.5%

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 - Revenues exclude the amortization of entrance fees, donations, investment returns, and other ancillary proceeds.

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

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

ASSISTED LIVING

Line		2024	2025	2026
[1]	FY 2024 Operating Expenses (Adjustments if any, explained below) ***1**	(2,285,802)		
[2]	FY 2025 Operating Expenses (Adjustments if any, explained below) ***1**		(2,482,145)	
[3]	Projected FY 2026 Results of Operations (Adjustments if any, explained below) ***1**			(2,565,288)
[4]	FY 2026 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI ***2**			3,341,316
[5]	Projected FY 2026 (Net) Operating Results without MCFI (Line 3 plus Line 4)			776,028
[6]	Projected FY 2026 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI % ***2**			3,471,627
[7]	Grand Total – Projected FY 2026 Net Operating Activity After % MCFI (Line 3 plus Line 6)			906,339
			MONTHLY CARE FEE INCREASE:	3.9%

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 - Revenues exclude the amortization of entrance fees, donations, investment returns, and other ancillary proceeds.

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

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

MEMORY CARE

Line		2024	2025	2026
[1]	FY 2024 Operating Expenses (Adjustments if any, explained below) ***1**	(1,392,045)		
[2]	FY 2025 Operating Expenses (Adjustments if any, explained below) ***1**		(1,589,771)	
[3]	Projected FY 2026 Results of Operations (Adjustments if any, explained below) ***1**			(1,798,250)
[4]	FY 2026 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI ***2**			2,062,060
[5]	Projected FY 2026 (Net) Operating Results without MCFI (Line 3 plus Line 4)			263,810
[6]	Projected FY 2026 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI % ***2**			2,142,480
[7]	Grand Total – Projected FY 2026 Net Operating Activity After % MCFI (Line 3 plus Line 6)			344,230
			MONTHLY CARE FEE INCREASE:	3.9%

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 - Revenues exclude the amortization of entrance fees, donations, investment returns, and other ancillary proceeds.

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

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

INDEPENDENT LIVING

Line		2024	2025	2026
[1]	FY 2024 Operating Expenses (Adjustments if any, explained below) ***1**	(14,325,705)		
[2]	FY 2025 Operating Expenses (Adjustments if any, explained below) ***1**		(16,297,221)	
[3]	Projected FY 2026 Results of Operations (Adjustments if any, explained below) ***1**			(17,078,174)
[4]	FY 2026 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI ***2**			14,852,982
[5]	Projected FY 2026 (Net) Operating Results without MCFI (Line 3 plus Line 4)			(2,225,192)
[6]	Projected FY 2026 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI % ***2**			15,432,248
[7]	Grand Total – Projected FY 2026 Net Operating Activity After % MCFI (Line 3 plus Line 6)			(1,645,926)
			MONTHLY CARE FEE INCREASE:	3.9%

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 - Revenues exclude the amortization of entrance fees, donations, investment returns, and other ancillary proceeds.

PROVIDER: BRETHREN HILLCREST HOMES
COMMUNITY: HILLCREST

FORM 7-1 ATTACHMENT
QUESTION 5

Explanations for Adjustments in Monthly Fees

Effective July 1, 2025, Brethren Hillcrest Homes' ("Hillcrest") annual monthly fee increases were the following:

- Independent Living – 3.9%
- Assisted Living – 3.9%
- Memory Care – 3.9%
- Skilled Nursing – 3.5%

The rate increases were determined during our annual budgeting process with consideration for continued staffing challenges, increased wage pressure in the industry, regulatory requirements, and the rising costs of goods and services. Hillcrest has continued to project occupancy levels, payor mix, and operating expenditures to reflect a level of cautious optimism.

As is our practice, Hillcrest projected conservative revenue figures. 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 have 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 given the current inflationary environment which affects 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.
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PART 8
KEY INDICATORS REPORT

State of California – Health and Human Services Agency

California Department of Social Services

KEY INDICATORS REPORT

Date Prepared: 10/26/2026

BRETHREN HILLCREST HOMES
FISCAL YEAR ENDED JUNE 30, 2026



Chief Financial Officer Signature

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

	2022	2023	2024	2025	2026	Projected 2027	2028	2029	2030	2031	Preferred Trend Indicator
OPERATIONAL STATISTICS											
1. Average Annual Occupancy by Site (%)	85.2%	86.0%	89.0%	87.0%	89.0%	92.0%	95.0%	95.0%	95.0%	95.0%	**N/A**
MARGIN (PROFITABILITY) INDICATORS											
2. Net Operating Margin (%)	13%	3%	4%	-1%	-4%	0%	2%	3%	3%	3%	↑
3. Net Operating Margin – Adjusted (%)	41%	26%	25%	25%	25%	22%	22%	21%	21%	21%	↓
LIQUIDITY INDICATORS											
4. Unrestricted Cash and Investments ($000)	37,191	40,242	38,119	43,830	56,094	58,645	61,946	62,384	62,884	63,134	↑
5. Days Cash on Hand (Unrestricted)	630	609	531	553	668	677	695	679	663	656	↑
CAPITAL STRUCTURE INDICATORS											
6. Deferred Revenue from Entrance Fees ($000)	40,568	42,456	42,633	44,181	48,794	49,526	51,269	53,030	53,826	54,383	**N/A**
7. Net Annual E/F proceeds ($000)	11,232	7,254	7,625	9,568	11,172	8,500	8,000	7,500	8,000	8,000	**N/A**
8. Unrestricted Net Assets ($000)	24,006	27,793	33,659	37,335	45,849	46,245	47,092	49,019	50,574	52,601	**N/A**
9. Annual Capital Asset Expenditure ($000)	4,982	4,148	6,213	5,318	5,099	6,500	6,500	6,500	6,500	6,000	**N/A**
10. Annual Debt Service Coverage Revenue Basis (x)	1.62	0.36	0.27	0.47	0.60	0.05	0.45	0.58	0.63	0.77	↑
11. Annual Debt Service Coverage (x)	6.32	3.07	1.25	3.98	4.71	2.66	2.72	2.77	2.89	3.43	↑
12. Annual Debt Service/Revenue (%)	0.08	0.09	0.23	0.08	0.07	0.09	0.09	0.08	0.08	0.07	↓
13. Average Annual Effective Interest Rate (%)	1.84%	3.02%	2.45%	2.79%	2.78%	4.61%	5.50%	5.83%	6.60%	4.09%	↓
14. Unrestricted Cash & Investments/ Long-Term Debt (%)	99%	131%	133%	165%	229%	239%	250%	307%	348%	400%	↑
15. Average Age of Facility (years)	13.11	13.50	14.65	14.77	15.04	16.21	16.39	17.39	16.91	17.28	↓

Brethren Hillcrest Homes

Key Indicator Report
Explanations for Significant Trends or Variances in the Key Operational Indicators

Operating Ratio
The operating ratio is expected to stay relatively flat and trend slightly near 100 for the next several years. The historical outlook is to essentially "break even" between our operating revenues/expenses excluding non-cash items. Entrance fees are projected to grow as Hillcrest expands its residential living footprint via the Gateway project and reinvigorate its common area spaces. Additionally looking forward to completing the Continuum project within the next five years. Hillcrest continues to monitor the economic operating environment and will pivot and adjust if need be, to maintain a solid financial position and keep monthly fees at a reasonable and affordable rate for our residents.

Net Annual E/F Proceeds
The projected gradual uptick in net entrance fees over the next 12-36 months represents the goals of the Organization and increased interest due to the focus on a long-term marketing/branding plan and rollout of the Gateway construction project. The projection does not consider current construction costs for Gateway as the scope and scale of the project is still under review by the city and has been in flux at times given regulatory and environmental issues. However, Hillcrest believes the project will contain seven fully built residential homes by the end of calendar year 2027 with three reconditioned units to be used for undetermined purposes.

Annual Capital Asset Expenditure
Annual capital asset expenditures will remain relatively steady for the next two to three years due to ongoing efforts to address deferred maintenance and reinvestment in the community outside of the normal resident unit remodels.

Days Cash On Hand
The projected decrease in Days Cash on Hand will be projected to be in the 600+ days range for the foreseeable future.

Unrestricted Cash and Investments / Long-Term Debt
The increase in the unrestricted cash and investments over long-term debt represents a gradual/conservative increase in cash from operations, entrance fees, and return from investments.