

# Covenant Living West

Report on Audit of Liquid Reserves and  
Additional Information as of and for the  
Year Ended September 30, 2022, and  
Independent Auditors' Report

# COVENANT LIVING WEST

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## Independent Auditor's Report

To the Covenant Living Board  
Covenant Living West

### **Opinion**

We have audited the liquid reserves report of Covenant Living West, which includes Covenant Living at the Samarkand, Covenant Living at Mount Miguel, and Covenant Living of Turlock (collectively, the "Organization"), as of and for the year ended September 30, 2022 listed in Part 5 - Liquid Reserves in the table of contents (the "liquid reserves report").

In our opinion, the accompanying liquid reserves report presents fairly, in all material respects, the liquid reserve requirements of Covenant Living West as of September 30, 2022 in conformity with the report preparation provision 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 (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Liquid Reserves Report* section of our report. We are required to be independent of the Organization and to meet our 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.

### **Other Matter**

We draw attention to Note 1 to the liquid reserves report, which describes the basis of accounting. Our audit was conducted for the purpose of forming an opinion on the basic liquid reserves report taken as a whole. The additional information listed in Parts 1, 2, 3, 6, and 7 in the table of contents is presented for the purpose of additional analysis. This additional information is the responsibility of management. Such information has not been subjected to the auditing procedures applied in our audit of the basic liquid reserves report, and, accordingly, we express no opinion on it.

### **Restriction on Use**

Our report is intended solely for the information and use of the Organization's management and board of directors 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 this specified party.

### **Responsibilities of Management for the Liquid Reserves Report**

Management is responsible for the preparation and fair presentation of the liquid reserves report in accordance with complying with 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 the liquid reserves report that is free from material misstatement, whether due to fraud or error.

To the Covenant Living Board  
Covenant Living West

***Auditor's Responsibilities for the Audit of the Liquid Reserves Report***

Our objectives are to obtain reasonable assurance about whether the liquid reserves report as a whole is 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 GAAS 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 liquid reserves report.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the liquid reserves report, 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 liquid reserves report.
- 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 the Organization's 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 liquid reserves report.

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.

*Plante & Moran, PLLC*

January 19, 2023

# **Part 5**

## **Liquid Reserves**

**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))
CO 15 A	4/1/2015	4,185,000	4,004,125	-	8,189,125
CO 15 B	4/1/2015	3,090,000	53,241	-	3,143,241
IL 17	2/1/2017	3,910,000	472,229	-	4,382,229
CO 18A	11/13/2018	-	2,989,000	-	2,989,000
CT 18B	11/13/2018	1,185,000	2,215,375	-	3,400,375
Term Loan	10/24/2019	-	1,117,812	-	1,117,812
CO 20 A	10/15/2020	-	3,290,000	-	3,290,000
CO 20 B	10/15/2020	-	6,677,692	-	6,677,692
		<b>\$ 12,370,000</b>	<b>\$ 20,819,474</b>	<b>\$ -</b>	<b>\$ 33,189,474</b>

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

**Provider:** Covenant Living Communities and Services

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

	(a)	(b)	(C)	(d)	(e)
Long-Term Debt Obligation	Date Incurred	Total Interest Paid During Fiscal Year	Amount of most Recent Payment on the Debt	Number of Payments over next 12 months	Reserve Requirement (see instruction 5) (columns c * d)
Term Loan	2/10/2022	563,889	-	-	-
		<b>\$ 563,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**NOTE:** Principal payments are not due on debt until 2/1/2025.

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

**Provider:** Covenant Living Communities and Services

**Items from Combined Statements of Cash Flows to Forms 5-1 and 5-2  
Long-Term Debt Incurred in Prior and Current Fiscal Years  
For the Fiscal Year Ended September 30, 2022**

	<u>CLCS Total</u>
<b>Principal paid on long-term debt per Schedule 5-1</b>	\$ 12,370,000
Early redemption of bonds	0
Principal paid on other debt	<u>1,107,000</u>
+ Total per Cash Flows - Payment of Debt*	<u><u>\$ 13,477,000</u></u>

**Items from Combined Statements of Cash Flows to Forms 5-1 and 5-2  
Long-Term Debt Incurred in Prior and Current Fiscal Years  
For the Fiscal Year Ended September 30, 2022**

	<u><b>CLCS Total</b></u>
Interest paid on long-term debt per Schedule 5-1	\$ 20,819,474
Interest paid on long-term debt per Schedule 5-2	563,889
Interest paid on other debt	<u>2,464,233</u>
+ Total per Cash Flows - Interest Paid	<u><u>\$ 23,847,596</u></u>

**FORM 5-3**

**CALCULATION OF LONG-TERM DEBT RESERVE AMOUNT**

Line		
1	Total from Form 5-1 bottom of Column (e)	<u>\$ 33,189,474</u>
2	Total from Form 5-2 bottom of Column (e)	<u>-</u>
3	Facility leasehold or rental payment paid by provider during fiscal year. (including related payments such as lease insurance)	<u>-</u>
4	TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:	<u><u>\$ 33,189,474</u></u>

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

Line		Amounts	TOTAL
1	Total operating expenses from financial statements		<u>\$32,217,000</u>
2	Deductions:		
	a. Interest paid on long-term debt (see instructions)	<u>\$267,000</u>	
	b. Credit enhancement premiums paid for long-term debt (see instructions)	<u>\$0</u>	
	c. Depreciation	<u>\$5,656,000</u>	
	d. Amortization	<u>\$5,000</u>	
	e. Revenues received during the fiscal year for services to persons who did not have a continuing care contract	<u>\$10,067,000</u>	
	f. Extraordinary expenses approved by the Department	<u>\$0</u>	
3	Total Deductions		<u>\$15,995,000</u>
4	Net Operating Expenses		<u>\$16,222,000</u>
5	Divide Line 4 by 365 and enter the result.		<u>\$44,444</u>
6	<b>Multiply Line 5 by 75 and enter the result.</b> This is the provider's operating expense reserve amount.		<u><u>\$3,333,288</u></u>

**PROVIDER:** Covenant Living Communities and Services  
**COMMUNITY:** Covenant Living at the Samarkand

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

Line		Amounts	TOTAL
1	Total operating expenses from financial statements		<u>\$37,313,000</u>
2	Deductions:		
	a. Interest paid on long-term debt (see instructions)	<u>\$1,140,000</u>	
	b. Credit enhancement premiums paid for long-term debt (see instructions)	<u>\$0</u>	
	c. Depreciation	<u>\$3,177,000</u>	
	d. Amortization	<u>\$21,000</u>	
	e. Revenues received during the fiscal year for services to persons who did not have a continuing care contract	<u>\$17,166,000</u>	
	f. Extraordinary expenses approved by the Department	<u></u>	
3	Total Deductions		<u>\$21,504,000</u>
4	Net Operating Expenses		<u>\$15,809,000</u>
5	Divide Line 4 by 365 and enter the result.		<u>\$43,312</u>
6	<b>Multiply Line 5 by 75 and enter the result.</b> This is the provider's operating expense reserve amount.		<u><u>\$3,248,425</u></u>

**PROVIDER:** Covenant Living Communities and Services  
**COMMUNITY:** Covenant Living of Turlock

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

Line		Amounts	TOTAL
1	Total operating expenses from financial statements		<u>\$28,867,000</u>
2	Deductions:		
	a. Interest paid on long-term debt (see instructions)	<u>\$914,000</u>	
	b. Credit enhancement premiums paid for long-term debt (see instructions)	<u>\$0</u>	
	c. Depreciation	<u>\$3,832,000</u>	
	d. Amortization	<u>\$6,000</u>	
	e. Revenues received during the fiscal year for services to persons who did not have a continuing care contract	<u>\$8,594,000</u>	
	f. Extraordinary expenses approved by the Department	<u></u>	
3	Total Deductions		<u>\$13,346,000</u>
4	Net Operating Expenses		<u>\$15,521,000</u>
5	Divide Line 4 by 365 and enter the result.		<u>\$42,523</u>
6	<b>Multiply Line 5 by 75 and enter the result.</b> This is the provider's operating expense reserve amount.		<u><u>\$3,189,247</u></u>

**PROVIDER:** Covenant Living Communities and Services  
**COMMUNITY:** Covenant Living at Mount Miguel

**Items from Combined Statements of Cash Flows & Supplemental Information  
to Combined Statements of Cash Flows for Calculation of Cash Operating Expenses  
For the Fiscal Year Ended September 30, 2022**

	<u>CLCS Total</u>	<u>Samarkand</u>	<u>Mt. Miguel</u>	<u>Turlock</u>	<u>All Others</u>
<b>* Depreciation</b>	<u>\$ 60,712,000</u>	<u>\$ 5,656,000</u>	<u>\$ 3,832,000</u>	<u>\$ 3,177,000</u>	<u>\$ 48,047,000</u>
<b>* Amortization</b>	<u>\$ 461,000</u>	<u>\$ 5,000</u>	<u>\$ 6,000</u>	<u>\$ 21,000</u>	<u>\$ 429,000</u>
Routine Resident Services and Other Items	\$ 289,245,000	\$ 17,489,000	\$ 13,591,000	\$ 12,114,000	\$ 246,051,000
<b>Revenues received from non-contract residents</b>	<u>35,827,000</u>	<u>10,067,000</u>	<u>8,594,000</u>	<u>17,166,000</u>	<u>0</u>
+ Total per Cash Flows - Cash from Residents	<u>\$ 325,072,000</u>	<u>\$ 27,556,000</u>	<u>\$ 22,185,000</u>	<u>\$ 29,280,000</u>	<u>\$ 246,051,000</u>
<b>Interest paid</b>	\$ 23,847,000	\$ 267,000	\$ 914,000	\$ 1,140,000	\$ 21,526,000
<b>Credit enhancement premiums paid for long-term debt</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
+ Total per Cash Flows - Interest Paid	<u>\$ 23,847,000</u>	<u>\$ 267,000</u>	<u>\$ 914,000</u>	<u>\$ 1,140,000</u>	<u>\$ 21,526,000</u>

+ Combined Statements of Cash Flows

\* Supplemental Information to Combined Statement of Cash Flows

**FORM 5-5  
ANNUAL RESERVE CERTIFICATION**

Provider Name: Covenant Living West  
 Quarter Ended: September 30, 2022

We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the period ended September 30, 2022 and are in compliance with those requirements.

Our liquid reserve requirements, computed using the audited financial statements for the fiscal year September 30, 2022 are as follows:

	<u>Amount</u>
[1] Debt Service Reserve Amount	33,189,474
[2] Operating Expense Reserve Amount	9,770,960
[3] <b>Total Liquid Reserve Amount</b>	<b>42,960,434</b>

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

	<u>Amount</u> <u>(market value at the end of quarter)</u>	
	<u>Debt Service Reserve</u>	<u>Operating Reserve</u>
[4] Cash and Cash Equivalents		26,940
[5] Fixed Income Securities		29,135,647
[6] Equity Securities		13,039,968
[7] Unused/Available Lines of Credit		
[8] Unused/Available Letters of Credit		
[9] Debt Service Reserve	35,383,316	(not applicable)
[10] Other: _____		
(describe qualify asset)		
<b>Total Amount of Qualifying Assets</b>		
<b>Listed for Liquid Reserve:</b> [11]	35,383,316	[12] 42,202,555
<b>Total Amount Required</b> [13]	33,189,474	[14] 9,770,960
<b>Surplus/(Deficiency):</b> [15]	2,193,842	[16] 32,431,595

Signature: Jean L. Joubert  
 \_\_\_\_\_  
 Authorized Representative)  
Chief Financial Officer  
 \_\_\_\_\_  
 (Title)

Date: 12/19/2022

**FORM 5-5**

Covenant Retirement Communities, West

Form 5-5 Attachment Re: Reserves

The reserves included on Form 5-5 are categorized as follows:

Benevolent Care Fund:	\$	22,400,833
Property Replacement Fund:		17,722,999
Capital Reserve Fund:		27,944,826
Other Board Designated Funds		15,822,405
Good Neighbor Fund		<u>1,226,223</u>
Total Funds	\$	85,117,286
<b>Portion of Funds Consisting of Approved Securities</b>		49.55%
Reserves (cash, investment securities and equities included on Form 5-5)	\$	42,175,615
Additional Cash Not in Reserves		<u>26,940</u>
Total Qualifying Assets per Form 5-5	\$	<u>42,202,555</u>

**Description of Reserves:**

Benevolent Care Fund:

Principal accumulates as a board designated endowment fund. Earnings are utilized to offset benevolent care provided to residents.

Property Replacement Fund:

Reserves established to pay for non-routine capital. For example: roofs, HVAC systems, etc.

Capital Reserve Fund:

Reserve is to provide funds for optional early redemption of variable rate debt (in a rising interest rate environment). Reserves are also available to internally finance significant campus capital renovations and expansions.

Other Board Designated Funds:

These reserves include the funds held to pay refundable contract obligations as well as other miscellaneous Board designations.

Good Neighbor Fund:

This fund is held by the Samarkand only and is utilized to assist residents who are receiving an benevolent care discount for their monthly fee with other personal needs (e.g., new eye glasses).

Per Capita Cost of Operations:        \$                    61,000

Defined as total operating expenses divided by the average number of residents

# COVENANT LIVING WEST

## NOTE TO LIQUID RESERVES REPORT AS OF AND FOR THE YEAR ENDED SEPTEMBER 30, 2022

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### 1. BASIS OF ACCOUNTING

The accompanying liquid reserves report on pages 3 through 14 has been prepared in accordance with the provisions of the Health and Safety Code Section 1792 administered by the State of California Department of Social Services. The liquid reserves report includes the accounts of the following entities of Covenant Living West: Covenant Living at the Samarkand, Covenant Living at Mount Miguel, and Covenant Living of Turlock. Covenant Living West and the related entities are subsidiaries of Covenant Living Communities and Services, an Illinois not-for-profit corporation responsible for operating retirement, assisted-living, and skilled-care facilities.

\* \* \* \* \*

# **Part 1**

## **Annual Provider Fees**

**FORM 1-1**  
**RESIDENT POPULATION**

<u>Line</u>	<b>Continuing Care Residents</b>	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	339
[2]	Number at end of fiscal year	334
[3]	Total Lines 1 and 2	673
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x .50
[5]	Mean number of continuing care residents	336.5
<b>All Residents</b>		
[6]	Number at beginning of fiscal year	400
[7]	Number at end of fiscal year	400
[8]	Total Lines 6 and 7	800
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x .50
[10]	Mean number of <i>all</i> residents	400
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of <i>all</i> residents (Line 10) and enter the result (round to two decimal places).	0.84

**FORM 1-2**  
**ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses (including depreciation and debt service - interest only)	\$32,217,000
	[a] Depreciation	\$5,656,000
	[b] Debt Service (Interest Only)	\$267,000
[2]	Subtotal (add Line 1a and 1b)	\$5,923,000
[3]	Subtract Line 2 from Line 1 and enter result.	\$26,294,000
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	84%
[5]	Total Operating Expense for Continuing Care Residents (multiply Line 3 by Line 4)	\$22,119,828
		x .001
[6]	<b>Total Amount Due</b> (multiply Line 5 by .001)	\$22,120

**PROVIDER:** Covenant Living Communities and Services  
**COMMUNITY:** Covenant Living at the Samarkand

**FORM 1-1**  
**RESIDENT POPULATION**

<u>Line</u>	<b>Continuing Care Residents</b>	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	295
[2]	Number at end of fiscal year	286
[3]	Total Lines 1 and 2	581
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x .50
[5]	Mean number of continuing care residents	290.5
<b>All Residents</b>		
[6]	Number at beginning of fiscal year	438
[7]	Number at end of fiscal year	438
[8]	Total Lines 6 and 7	876
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x .50
[10]	Mean number of <i>all</i> residents	438
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of <i>all</i> residents (Line 10) and enter the result (round to two decimal places).	0.66

**FORM 1-2**  
**ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses (including depreciation and debt service - interest only)	\$37,313,000
	[a] Depreciation	\$3,177,000
	[b] Debt Service (Interest Only)	\$1,140,000
[2]	Subtotal (add Line 1a and 1b)	\$4,317,000
[3]	Subtract Line 2 from Line 1 and enter result.	\$32,996,000
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	66%
[5]	Total Operating Expense for Continuing Care Residents (multiply Line 3 by Line 4)	\$21,884,333
		x .001
[6]	<b>Total Amount Due</b> (multiply Line 5 by .001)	\$21,884

**PROVIDER:** Covenant Living Communities and Services  
**COMMUNITY:** Covenant Living of Turlock

**FORM 1-1**  
**RESIDENT POPULATION**

<u>Line</u>	<b>Continuing Care Residents</b>	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	352
[2]	Number at end of fiscal year	362
[3]	Total Lines 1 and 2	714
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x .50
[5]	Mean number of continuing care residents	357
<b>All Residents</b>		
[6]	Number at beginning of fiscal year	413
[7]	Number at end of fiscal year	432
[8]	Total Lines 6 and 7	845
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x .50
[10]	Mean number of <i>all</i> residents	422.5
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of <i>all</i> residents (Line 10) and enter the result (round to two decimal places).	0.84

**FORM 1-2**  
**ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses (including depreciation and debt service - interest only)	\$28,867,000
	[a] Depreciation	\$3,832,000
	[b] Debt Service (Interest Only)	\$914,000
[2]	Subtotal (add Line 1a and 1b)	\$4,746,000
[3]	Subtract Line 2 from Line 1 and enter result.	\$24,121,000
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	84%
[5]	Total Operating Expense for Continuing Care Residents (multiply Line 3 by Line 4)	\$20,381,531
		x .001
[6]	<b>Total Amount Due</b> (multiply Line 5 by .001)	\$20,382

**PROVIDER:** Covenant Living Communities and Services  
**COMMUNITY:** Covenant Living at Mount Miguel

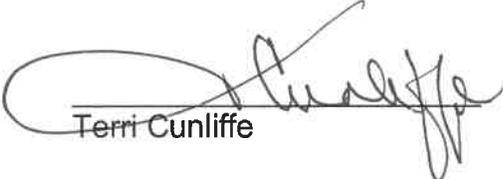
**Part 2**  
**Certification by Chief**  
**Executive Officer**

**Part 2**

**Certification by Chief Executive Officer**

The Annual Report is to the best of my knowledge correct and in compliance with the State of California Department of Social Services requirements. The continuing care contracts used for new residents have been approved by the Department of Social Services.

As of the date of this certification, Covenant Living Communities and Services and Covenant Living West are maintaining the required liquid reserves.

  
\_\_\_\_\_  
Terri Cunliffe

\_\_\_\_\_  
Date 11.18.22

# **Part 3**

## **Evidence of Fidelity Bond**



**Part 4**  
**Covenant Living Communities and**  
**Services**  
**Audited Financial Statements**  
(not included in this bound document)

**Part 6**  
**CCRC Disclosure Statement**

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

FACILITY NAME: Covenant Living at the Samarkand  
 ADDRESS: 2550 Treasure Drive, Santa Barbara, CA ZIP CODE: 93105-4148 PHONE: 805-687-0701  
 PROVIDER NAME: Covenant Living Communities and Services FACILITY OPERATOR: Covenant Living Communities and Services  
 RELATED FACILITIES: See Page 2 RELIGIOUS AFFILIATION: Evangelical Covenant Church  
 YEAR OPENED: 1966 NO. OF ACRES: 17 MULTI-STORY:     SINGLE STORY:     BOTH: Y  
 MILES TO SHOPPING CENTER: 1 mile MILES TO HOSPITAL: 1 mile

NUMBER OF UNITS:

<b>INDEPENDENT LIVING</b>	<b>HEALTH CARE</b>
APARTMENTS - STUDIO <u>18</u>	ASSISTED LIVING <u>38</u>
APARTMENTS - 1 BDRM <u>65</u>	SKILLED NURSING <u>63</u>
APARTMENTS - 2 BDRM <u>123</u>	SPECIAL CARE <u>16</u>
COTTAGES/HOUSES <u>12</u>	DESCRIBE SPECIAL CARE <u>Assisted Living Memory Care</u>
% OCCUPANCY AT YEAR END <u>99%</u>	

TYPE OF OWNERSHIP:  NOT FOR PROFIT  FOR PROFIT ACCREDITED:  Y  N BY: \_\_\_\_\_  
 FORM OF CONTRACT:  LIFE CARE  CONTINUING CARE  FEE FOR SERVICE  
 ASSIGN ASSETS  EQUITY  ENTRY FEE  RENTAL  
 REFUND PROVISIONS (Check all that apply):  90%  75%  50%  PRORATED TO 0% OTHER: \_\_\_\_\_  
 RANGE OF ENTRANCE FEES: \$ 96,000 TO \$ 1,282,000 LONG-TERM CARE INSURANCE REQUIRED?  Y  N  
 HEALTH CARE BENEFITS INCLUDED IN CONTRACT: 60 Health Care Days with 10% Discount OR 30 Health Care Days Only

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

RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBER(S) ON, THE BOARD: Lola Engwall, is a non-voting Board representative.  
 The representative attends 4 Board meetings annually and receives all materials that voting Board members receive.  
 The representative and the term is decided by other campus residents

**FACILITY SERVICES AND AMENITIES**

COMMON AREA AMENITIES	AVAILABLE	FEE FOR SERVICE	SERVICES AVAILABLE	INCLUDED IN FEE	FOR EXTRA CHARGE
BEAUTY/BARBER SHOP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	HOUSEKEEPING TIMES/MONTH	<u>4</u>	
BILLIARD ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NUMBER OF MEALS/DAY	<u>1</u>	<u>2</u>
BOWLING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	SPECIAL DIETS AVAILABLE	<u>Yes</u>	
CARD ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
CHAPEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24-HOUR EMERGENCY RESPONSE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COFFEE SHOP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ACTIVITIES PROGRAM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CRAFT ROOMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ALL UTILITIES EXCEPT PHONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXERCISE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	APARTMENT MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOLF COURSE ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	CABLE TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LIBRARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS FURNISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUTTING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	LINENS LAUNDERED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SHUFFLEBOARD	<input type="checkbox"/>	<input type="checkbox"/>	MEDICATION MANAGEMENT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SPA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NURSING/WELLNESS CLINIC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-INDOOR	<input type="checkbox"/>	<input type="checkbox"/>	PERSONAL NURSING/HOME CARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-OUTDOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PERSONAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TENNIS COURT	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PREARRANGED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WORKSHOP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	OTHER <u>Wireless Internet Access</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER -	<input type="checkbox"/>	<input type="checkbox"/>			

All providers are required by Health and Safety Code section 1789.1 to provide this report to prospective residents before executing a deposit agreement or continuing care contract, or receiving any payment. Many communities are part of multi-facility operations which may influence financial reporting. Consumers are encouraged to ask questions of the continuing care retirement community that they are considering and to seek advice from professional advisors.

**PROVIDER NAME:****Covenant Living Communities and Services**

<b>CCRC's</b>	<b>LOCATION (City, State)</b>	<b>Phone (with area code)</b>
Covenant Living of Golden Valley	Minneapolis, Minnesota	763-546-6125
Covenant Living at the Shores	Mercer Island, Washington	206-268-3000
Covenant Living of Colorado	Westminster, Colorado	303-424-4828
Covenant Living of Cromwell	Cromwell, Connecticut	860-635-5511
Covenant Living of Florida*	Plantation, Florida	954-472-2860
Covenant Living of the Great Lakes	Grand Rapids, Michigan	616-735-4541
Covenant Living of Northbrook	Northbrook, Illinois	847-480-6380
Covenant Living of Turlock	Turlock, California	209-632-9976
Covenant Living at the Holmstad	Batavia, Illinois	630-879-4000
Covenant Living at Mount Miguel	Spring Valley, California	619-479-4790
Covenant Living at the Samarkand	Santa Barbara, California	805-687-0701
Covenant Living at Windsor Park*	Carol Stream, Illinois	630-682-4377
Covenant Living at Inverness	Tulsa, Oklahoma	877-225-8992
Three Crowns Park*	Evanston, Illinois	847-328-8700
Covenant Living of Keene*	Keene, New Hampshire	630-283-5150

**MULTI-LEVEL RETIREMENT COMMUNITIES**

Covenant Living of Bixby	Bixby, Oklahoma	918-970-4433
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**FREE-STANDING RESIDENTIAL LIVING**

Covenant Living of Geneva	Geneva, Illinois	877-317-7950
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**FREE-STANDING ASSISTED LIVING**

Covenant Home of Chicago	Chicago, Illinois	773-506-6900
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\* FACILITY CURRENTLY OFFERS LIFECARE CONTRACTS



PROVIDER NAME: Covenant Living Communities and Services  
DESCRIPTION OF SECURED DEBT AS OF MOST RECENT FISCAL YEAR END  
As of September 30, 2022  
In Thousands

LENDER	09/30/22 OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
Illinois Finance Authority Revenue Refunding Direct Placement Bonds					
Series 2017	34,220	variable	2/1/2017	12/1/2029	13 years
Series 2013 - Three Crowns Park	3,035	5.25	4/25/2013	2/15/2040	30 years
Series 2017 - Three Crowns Park	31,425	3.25-5.25	7/25/2017	2/15/2047	30 years
Colorado Health Facilities Authority Revenue Bonds					
Series 2015A	78,490	1.00-5.00	4/1/2015	12/1/2035	21 years
Series 2015B	3,715	variable	4/1/2015	12/1/2024	10 years
Series 2018A	59,780	5.00	11/13/2018	12/1/2048	30 years
Series 2020A	82,250	4.00	10/15/2020	12/1/2040	20 years
Series 2020B	161,560	2.80-4.48	10/15/2020	12/1/2050	30 years
State of Connecticut Health and Educational Facilities Authority					
Series 2018B	43,715	5.00	11/13/2018	12/1/2040	22 years
Bank of America Taxable Term Loan - 2019	45,000	2.45%	10/24/2019	12/1/2024	Interest Only, Expires After 5 Years
Bank of America Taxable Term Loan - 2022	<u>40,000</u>	2.50%	2/14/2022	2/1/2052	30 years
Total long-term debt	<u><u>583,190</u></u>				

## FINANCIAL RATIO FORMULAS

### LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

### OPERATING RATIO

$$\frac{\begin{array}{l} \text{Total Operating Expenses} \\ \text{-- Depreciation Expense} \\ \text{-- Amortization Expense} \end{array}}{\begin{array}{l} \text{Total Operating Revenues} \\ \text{--Amortization of Deferred Revenues} \end{array}}$$

### DEBT SERVICE COVERAGE RATIO

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

### DAYS CASH ON HAND RATIO

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

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

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

FACILITY NAME: Covenant Living of Turlock  
 ADDRESS: 2125 North Olive Avenue, Turlock, CA ZIP CODE: 95382 PHONE: 209-632-9976  
 PROVIDER NAME: Covenant Living Communities and Services FACILITY OPERATOR: Covenant Living Communities and Services  
 RELATED FACILITIES: See Page 2 RELIGIOUS AFFILIATION: Evangelical Covenant Church  
 YEAR OPENED: 1977 NO. OF ACRES: 26 MULTI-STORY:      SINGLE STORY:      BOTH: Y  
 MILES TO SHOPPING CENTER: 1 mile MILES TO HOSPITAL: less than 1/4 mile

NUMBER OF UNITS: INDEPENDENT LIVING HEALTH CARE  
 APARTMENTS - STUDIO 35 ASSISTED LIVING 83  
 APARTMENTS - 1 BDRM 92 SKILLED NURSING 194  
 APARTMENTS - 2 BDRM 55 SPECIAL CARE       
 COTTAGES/HOUSES 39 DESCRIBE SPECIAL CARE       
 % OCCUPANCY AT YEAR END 89%

TYPE OF OWNERSHIP:  NOT FOR PROFIT  FOR PROFIT ACCREDITED:  Y  N BY:       
 FORM OF CONTRACT:  LIFE CARE  CONTINUING CARE  FEE FOR SERVICE  
 ASSIGN ASSETS  EQUITY  ENTRY FEE  RENTAL  
 REFUND PROVISIONS (Check all that apply):  90%  75%  50%  PRORATED TO 0% OTHER:       
 RANGE OF ENTRANCE FEES: \$ 79,613 TO \$ 701,607 LONG-TERM CARE INSURANCE REQUIRED?  Y  N

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: 60 Health Care Days; 10% Discount or 30 Health Care Days  
 ENTRY REQUIREMENTS: MIN. AGE: 62 PRIOR PROFESSION: N/A OTHER:     

RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBER(S) ON, THE BOARD: Hans Wilhelm, is a non-voting Board representative.  
 The representative attends 4 Board meetings annually and receives all materials that voting Board members receive.  
 The representative and the term is decided by other campus residents

**FACILITY SERVICES AND AMENITIES**

COMMON AREA AMENITIES			SERVICES AVAILABLE	INCLUDED IN FEE	FOR EXTRA CHARGE
	AVAILABLE	FEE FOR SERVICE			
BEAUTY/BARBER SHOP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	HOUSEKEEPING TIMES/MONTH	<u>4</u>	
BILLIARD ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NUMBER OF MEALS/DAY	1 <u>Depending on unit</u>	<u>2</u>
BOWLING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	SPECIAL DIETS AVAILABLE	<u>Yes</u>	
CARD ROOMS	<input type="checkbox"/>	<input type="checkbox"/>			
CHAPEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24-HOUR EMERGENCY RESPONSE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COFFEE SHOP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ACTIVITIES PROGRAM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CRAFT ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL UTILITIES EXCEPT PHONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXERCISE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	APARTMENT MAINTENANCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GOLF COURSE ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CABLE TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LIBRARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS FURNISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUTTING GREEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS LAUNDERED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SHUFFLEBOARD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MEDICATION MANAGEMENT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SPA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NURSING/WELLNESS CLINIC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-INDOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PERSONAL NURSING/HOME CARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-OUTDOOR	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PERSONAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TENNIS COURT	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PREARRANGED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WORKSHOP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER <u>Computer Lab</u>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

All providers are required by Health and Safety Code section 1789.1 to provide this report to prospective residents before executing a deposit agreement or continuing care contract, or receiving any payment. Many communities are part of multi-facility operations which may influence financial reporting. Consumers are encouraged to ask questions of the continuing care retirement community that they are considering and to seek advice from professional advisors.

**PROVIDER NAME:****Covenant Living Communities and Services**

<b>CCRC's</b>	<b>LOCATION (City, State)</b>	<b>Phone (with area code)</b>
Covenant Living of Golden Valley	Minneapolis, Minnesota	763-546-6125
Covenant Living at the Shores	Mercer Island, Washington	206-268-3000
Covenant Living of Colorado	Westminster, Colorado	303-424-4828
Covenant Living of Cromwell	Cromwell, Connecticut	860-635-5511
Covenant Living of Florida*	Plantation, Florida	954-472-2860
Covenant Living of the Great Lakes	Grand Rapids, Michigan	616-735-4541
Covenant Living of Northbrook	Northbrook, Illinois	847-480-6380
Covenant Living of Turlock	Turlock, California	209-632-9976
Covenant Living at the Holmstad	Batavia, Illinois	630-879-4000
Covenant Living at Mount Miguel	Spring Valley, California	619-479-4790
Covenant Living at the Samarkand	Santa Barbara, California	805-687-0701
Covenant Living at Windsor Park*	Carol Stream, Illinois	630-682-4377
Covenant Living at Inverness	Tulsa, Oklahoma	877-225-8992
Three Crowns Park*	Evanston, Illinois	847-328-8700
Covenant Living of Keene*	Keene, New Hampshire	630-283-5150

**MULTI-LEVEL RETIREMENT COMMUNITIES**

Covenant Living of Bixby	Bixby, Oklahoma	918-970-4433
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**FREE-STANDING RESIDENTIAL LIVING**

Covenant Living of Geneva	Geneva, Illinois	877-317-7950
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**FREE-STANDING ASSISTED LIVING**

Covenant Home of Chicago	Chicago, Illinois	773-506-6900
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\* FACILITY CURRENTLY OFFERS LIFECARE CONTRACTS



PROVIDER NAME: Covenant Living Communities and Services  
DESCRIPTION OF SECURED DEBT AS OF MOST RECENT FISCAL YEAR END  
As of September 30, 2022  
In Thousands

LENDER	09/30/22 OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
Illinois Finance Authority Revenue Refunding Direct Placement Bonds					
Series 2017	34,220	variable	2/1/2017	12/1/2029	13 years
Series 2013 - Three Crowns Park	3,035	5.25	4/25/2013	2/15/2040	30 years
Series 2017 - Three Crowns Park	31,425	3.25-5.25	7/25/2017	2/15/2047	30 years
Colorado Health Facilities Authority Revenue Bonds					
Series 2015A	78,490	1.00-5.00	4/1/2015	12/1/2035	21 years
Series 2015B	3,715	variable	4/1/2015	12/1/2024	10 years
Series 2018A	59,780	5.00	11/13/2018	12/1/2048	30 years
Series 2020A	82,250	4.00	10/15/2020	12/1/2040	20 years
Series 2020B	161,560	2.80-4.48	10/15/2020	12/1/2050	30 years
State of Connecticut Health and Educational Facilities Authority					
Series 2018B	43,715	5.00	11/13/2018	12/1/2040	22 years
Bank of America Taxable Term Loan - 2019	45,000	2.45%	10/24/2019	12/1/2024	Interest Only, Expires After 5 Years
Bank of America Taxable Term Loan - 2022	<u>40,000</u>	2.50%	2/14/2022	2/1/2052	30 years
Total long-term debt	<u><u>583,190</u></u>				

## FINANCIAL RATIO FORMULAS

### LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

### OPERATING RATIO

$$\frac{\begin{array}{l} \text{Total Operating Expenses} \\ \text{-- Depreciation Expense} \\ \text{-- Amortization Expense} \end{array}}{\begin{array}{l} \text{Total Operating Revenues} \\ \text{--Amortization of Deferred Revenues} \end{array}}$$

### DEBT SERVICE COVERAGE RATIO

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

### DAYS CASH ON HAND RATIO

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

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



**PROVIDER NAME:****Covenant Living Communities and Services**

<b>CCRC's</b>	<b>LOCATION (City, State)</b>	<b>Phone (with area code)</b>
Covenant Living of Golden Valley	Minneapolis, Minnesota	763-546-6125
Covenant Living at the Shores	Mercer Island, Washington	206-268-3000
Covenant Living of Colorado	Westminster, Colorado	303-424-4828
Covenant Living of Cromwell	Cromwell, Connecticut	860-635-5511
Covenant Living of Florida*	Plantation, Florida	954-472-2860
Covenant Living of the Great Lakes	Grand Rapids, Michigan	616-735-4541
Covenant Living of Northbrook	Northbrook, Illinois	847-480-6380
Covenant Living of Turlock	Turlock, California	209-632-9976
Covenant Living at the Holmstad	Batavia, Illinois	630-879-4000
Covenant Living at Mount Miguel	Spring Valley, California	619-479-4790
Covenant Living at the Samarkand	Santa Barbara, California	805-687-0701
Covenant Living at Windsor Park*	Carol Stream, Illinois	630-682-4377
Covenant Living at Inverness	Tulsa, Oklahoma	877-225-8992
Three Crowns Park*	Evanston, Illinois	847-328-8700
Covenant Living of Keene*	Keene, New Hampshire	630-283-5150

**MULTI-LEVEL RETIREMENT COMMUNITIES**

Covenant Living of Bixby	Bixby, Oklahoma	918-970-4433
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**FREE-STANDING RESIDENTIAL LIVING**

Covenant Living of Geneva	Geneva, Illinois	877-317-7950
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**FREE-STANDING ASSISTED LIVING**

Covenant Home of Chicago	Chicago, Illinois	773-506-6900
--------------------------	-------------------	--------------

\* FACILITY CURRENTLY OFFERS LIFECARE CONTRACTS



PROVIDER NAME: Covenant Living Communities and Services  
DESCRIPTION OF SECURED DEBT AS OF MOST RECENT FISCAL YEAR END  
As of September 30, 2022  
In Thousands

LENDER	09/30/22 OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
Illinois Finance Authority Revenue Refunding Direct Placement Bonds					
Series 2017	34,220	variable	2/1/2017	12/1/2029	13 years
Series 2013 - Three Crowns Park	3,035	5.25	4/25/2013	2/15/2040	30 years
Series 2017 - Three Crowns Park	31,425	3.25-5.25	7/25/2017	2/15/2047	30 years
Colorado Health Facilities Authority Revenue Bonds					
Series 2015A	78,490	1.00-5.00	4/1/2015	12/1/2035	21 years
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Series 2020A	82,250	4.00	10/15/2020	12/1/2040	20 years
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State of Connecticut Health and Educational Facilities Authority					
Series 2018B	43,715	5.00	11/13/2018	12/1/2040	22 years
Bank of America Taxable Term Loan - 2019	45,000	2.45%	10/24/2019	12/1/2024	Interest Only, Expires After 5 Years
Bank of America Taxable Term Loan - 2022	<u>40,000</u>	2.50%	2/14/2022	2/1/2052	30 years
Total long-term debt	<u><u>583,190</u></u>				

## FINANCIAL RATIO FORMULAS

### LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

### OPERATING RATIO

$$\frac{\begin{array}{l} \text{Total Operating Expenses} \\ \text{-- Depreciation Expense} \\ \text{-- Amortization Expense} \end{array}}{\begin{array}{l} \text{Total Operating Revenues} \\ \text{--Amortization of Deferred Revenues} \end{array}}$$

### DEBT SERVICE COVERAGE RATIO

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

### DAYS CASH ON HAND RATIO

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

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

**Part 7**  
**Adjustments in Monthly**  
**Care Fees**

Form 7-1 Report on CCRC Monthly Service Fees  
Covenant Living at the Samarkand

	<b>Residential Living</b>	<b>Assisted Living</b>	<b>Skilled Nursing</b>
1 Monthly Service Fees at beginning of reporting period: (indicate range, if applicable)	\$2,540-\$6,548	\$6,075-\$8,087	\$499-\$666 / Day
2 Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	3.0%	4.0%	5.0%

Check here if monthly service 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: 10/1/2021

(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:** July 29, 2021  
**Method of Notice:** Written notice via hard copy, email, and town hall meeting

At least 30 days prior to the increase in monthly service fees, the designated representative of the provider convened a meeting that all residents were invited to attend. **Date of Meeting:** July 29, 2021

At the meeting with residents, the provider discussed and explained the reasons for the increase, the basis for determining the amount of the increase, and the data used for calculating the increase.

The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. **Date of Notice:** July 15, 2021

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:** July 15, 2021 **Location of Posting:** Letters to residents emails, posted to bulletin board, and to TV slideshow

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.

**FORM 7-1 ATTACHMENT  
MONTHLY CARE FEE INCREASE (MCFI)  
ANNUAL REPORTING FISCAL YEAR (FYE 09/30/22)**

Line	Fiscal Years	12 Month Period 09/30/21	12 Month Period 09/30/22	12 Month Period 09/30/23
	1 FY 2021 Operating Expenses, Including Depreciation & Amortization Expense	30,103,000		
	2 FY 2022 Operating Expenses, Including Depreciation & Amortization Expense		32,217,000	
	3 Projected FY 2023 Operating Expenses, Including Depreciation & Amortization Expense			30,929,000
	4 FY 2023 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI			27,475,000
	5 Projected FY 2023 (Net) Operating Results without a MCFI (Line 3 plus Line 4)			(3,454,000)
	6 Projected FY 2023 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI 4%*			28,574,000
	7 Grand Total-Projected FY 2023 Net Operating Activity After 4% MCFI (Line 3 plus Line 6)**			(2,355,000)

\* A blended rate increase of 4% is being used for this analysis.

\*\* The deficit shown is driven by the inclusion of depreciation, interest and marketing expenses. These costs are not covered by monthly service fee revenue.

**PROVIDER:** Covenant Living Communities and Services

**COMMUNITY:** Covenant Living at the Samarkand

Form 7-1 Report on CCRC Monthly Service Fees  
Covenant Living of Turlock

	<b>Residential Living</b>	<b>Assisted Living</b>	<b>Skilled Nursing</b>
1 Monthly Service Fees at beginning of reporting period: (indicate range, if applicable)	\$2,187-\$4,937	5010	\$395-622 / Day
2 Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	3%	4.0%	5.0%

Check here if monthly service 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: 10/1/2021

(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:** July 28, 2021  
**Method of Notice:** Written notification and in person meeting

At least 30 days prior to the increase in monthly service fees, the designated representative of the provider convened a meeting that all residents were invited to attend. **Date of Meeting:** July 27, 2021

At the meeting with residents, the provider discussed and explained the reasons for the increase, the basis for determining the amount of the increase, and the data used for calculating the increase.

The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. **Date of Notice:** July 14, 2021

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:** July 14, 2021 **Location of Posting:** Posting on resident bulletin boards in common areas. Meeting was also included on the activity calendar.

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.

**FORM 7-1 ATTACHMENT  
MONTHLY CARE FEE INCREASE (MCFI)  
ANNUAL REPORTING FISCAL YEAR (FYE 09/30/22)**

Line	Fiscal Years	12 Month Period 09/30/21	12 Month Period 09/30/22	12 Month Period 09/30/23
1	FY 2021 Operating Expenses, Including Depreciation & Amortization Expense	37,379,000		
2	FY 2022 Operating Expenses, Including Depreciation & Amortization Expense		37,313,000	
3	Projected FY 2023 Operating Expenses, Including Depreciation & Amortization Expense			38,568,000
4	FY 2023 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI			29,898,077
5	Projected FY 2023 (Net) Operating Results without a MCFI (Line 3 plus Line 4)			(8,669,923)
6	Projected FY 2023 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI 4%*			31,094,000
7	Grand Total-Projected FY 2023 Net Operating Activity After 4% MCFI (Line 3 plus Line 6)**			(7,474,000)

\* A blended rate increase of 4% is being used for this analysis.

\*\* The deficit shown is driven by the inclusion of depreciation, interest and marketing expenses. These costs are not covered by monthly service fee revenue.

**PROVIDER:** Covenant Living Communities and Services

**COMMUNITY:** Covenant Living of Turlock

Form 7-1 Report on CCRC Monthly Service Fees  
 Covenant Living at Mount Miguel

	<b>Residential Living</b>	<b>Assisted Living</b>	<b>Skilled Nursing</b>
1 Monthly Service Fees at beginning of reporting period: (indicate range, if applicable)	\$2,162 - \$3,508	\$6,054- \$7,877	\$448-\$575/ Day
2 Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	3.0%	4.0%	5.0%

Check here if monthly service 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: 10/1/2021

(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:** July 29, 2021  
**Method of Notice:** Written notice.

At least 30 days prior to the increase in monthly service fees, the designated representative of the provider convened a meeting that all residents were invited to attend. **Date of Meeting:** July 29, 2021

At the meeting with residents, the provider discussed and explained the reasons for the increase, the basis for determining the amount of the increase, and the data used for calculating the increase.

The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. **Date of Notice:** July 15, 2021

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:** July 15, 2021 see above **Location of Posting:** Lobby and Resident Mailboxes

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.

**FORM 7-1 ATTACHMENT  
MONTHLY CARE FEE INCREASE (MCFI)  
ANNUAL REPORTING FISCAL YEAR (FYE 09/30/22)**

<b>Line Fiscal Years</b>	<b>12 Month Period 09/30/21</b>	<b>12 Month Period 09/30/22</b>	<b>12 Month Period 09/30/23</b>
1 FY 2021 Operating Expenses, Including Depreciation & Amortization Expense	29,877,000		
2 FY 2022 Operating Expenses, Including Depreciation & Amortization Expense		28,867,000	
3 Projected FY 2023 Operating Expenses, Including Depreciation & Amortization Expense			28,472,000
4 FY 2023 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI			22,619,231
5 Projected FY 2023 (Net) Operating Results without a MCFI (Line 3 plus Line 4)			(5,852,769)
6 Projected FY 2023 Anticipated Revenue Based on Current and Projected Occupancy and Other with MCFI 4%*			23,524,000
7 Grand Total-Projected FY 2023 Net Operating Activity After 4% MCFI (Line 3 plus Line 6)**			(4,948,000)

\* A blended rate increase of 4% is being used for this analysis.

\*\* The deficit shown is driven by the inclusion of depreciation, interest and marketing expenses. These costs are not covered by monthly service fee revenue.

**PROVIDER:** Covenant Living Communities and Services

**COMMUNITY:** Covenant Living at Mount Miguel

## COVENANT LIVING WEST

Form 7-1

The data utilized in establishing adjustments in monthly care fees include projected increases in costs such as salary and benefits, food costs, utilities, contract services, supplies and other operating costs and economic analyses of market conditions. The development of the budget, which includes planning for next years' costs of salary and benefits, food costs, utilities, contract services, supplies and other operating costs is a six-month process which starts with multi-year forecasting in the spring. For the budget process, historical expenditures are reviewed as well as actual year-to-date expenditures for the current year and an estimated actual for the remaining months of the year.

Budgeted apartment revenues are calculated for the residential units by taking into account occupancy percentages by apartment type and specific monthly rates. Budgeted revenues at the personal care and skilled nursing facilities take into account room type, occupancy percentages by patient payer type and specific monthly and/or daily rates.

Revenues generated from monthly fees are budgeted for in the operating plan. These revenues are planned to cover operating costs and an operating margin consistent with industry standards.

Adjustments to monthly fees typically only occur annually on the first day of the fiscal year, September 30.