FISCAL YEAR ENDED:
3/31/2026

ANNUAL REPORT CHECKLIST

PROVIDER(S): **Odd Fellows Home of California**

CCRC(S): **Saratoga Retirement Community and**
The Meadows of Napa Valley

CONTACT PERSON: Michelle Kilbane

TELEPHONE NO.: (541) 857-7447 **EMAIL:** mkilbane@retirement.org

● ●

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

- [x] Annual Report Checklist
- [x] Annual Provider Fee in the amount of: $ 46,081.38
  - [ ] 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 accountant's opinion thereon.
- [x] Provider's audited reserve reports (prepared on Department forms), with an accompanying certified public accountant's opinion thereon.
- [x] Provider's "Continuing Care Retirement Community Disclosure Statement" and Form 7-1 "Report on CCRC Monthly Service Fees" for ***each*** community
- [ ] Provider's Refund Reserve Calculation(s) - Form 9-1 and/or Form 9-2, if applicable.

the Key Indicators Report is required to be submitted within 30 days of the due date of the submission of the annual report, but may be submitted at the same time as the annual report.

FORM 1-1
RESIDENT POPULATION

Line	Continuing Care Residents		TOTAL
[1]	Number at beginning of fiscal year		237
[2]	Number at end of fiscal year		240
[3]	Total Lines 1 and 2		477
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x	0.50
[5]	Mean number of continuing care residents		238.5
	All Residents		
[6]	Number at beginning of fiscal year		364
[7]	Number at end of fiscal year		360
[8]	Total Lines 5 and 6		724
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x	0.50
[10]	Mean number of all residents		362
[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).		0.66

FORM 1-2
ANNUAL PROVIDER FEE

Line				TOTAL
[1]	Total Operating Expenses (including depreciation and debt service-interest only)			43,929,227
[a]	Depreciation	5,385,192		
[b]	Debt Service (Interest Only)			
[2]	Subtotal (add Line 1a and 1b)			5,385,192
[3]	Subtract Line 2 from Line 1 and enter result.			38,544,035
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)			0.66
[5]	Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)			25,394,344
			x	0.001
[6]	**Total Amount Due** (multiply Line 5 by .001)			25,394.34

Provider: **Odd Fellows Home of California**
Community: **Saratoga Retirement Community**

FORM 1-1
RESIDENT POPULATION

Line	Continuing Care Residents		TOTAL
[1]	Number at beginning of fiscal year		257
[2]	Number at end of fiscal year		256
[3]	Total Lines 1 and 2		513
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x	0.50
[5]	Mean number of continuing care residents		256.5
	All Residents		
[6]	Number at beginning of fiscal year		378
[7]	Number at end of fiscal year		366
[8]	Total Lines 5 and 6		744
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x	0.50
[10]	Mean number of all residents		372
[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).		0.69

FORM 1-2
ANNUAL PROVIDER FEE

Line				TOTAL
[1]	Total Operating Expenses (including depreciation and debt service-interest only)			38,267,552
[a]	Depreciation	8,265,293		
[b]	Debt Service (Interest Only)			
[2]	Subtotal (add Line 1a and 1b)			8,265,293
[3]	Subtract Line 2 from Line 1 and enter result.			30,002,259
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)			0.69
[5]	Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)			20,687,041
			x	0.001
[6]	**Total Amount Due** (multiply Line 5 by .001)			20,687.04

Provider: **Odd Fellows Home of California**
Community: **Meadows of Napa Valley**

ODD FELLOWS
HOME OF CALIFORNIA

July 27, 2026

Jennifer Houston
Department of Social Services
744 "P" Street, M. S. 9-14-91
Sacramento, CA 95814

Re: Annual Report of Odd Fellows Home of California, dba
Saratoga Retirement Community and
The Meadows of Napa Valley
Certification by Chairman of the Board

The annual report and any amendments thereto are correct to the best of my knowledge.

To the best of my knowledge every continuing care contract form in use or offered to new residents has been approved by the Department of Social Services.

As of July 27, 2026 Odd Fellows Home of California is maintaining the required liquid reserve and refund reserve.

Sincerely,

I Delgado

Ignacio Delgado
Chairman of the Board
Odd Fellows Home of California

TRAVELERS

Wrap+®

CRIME DECLARATIONS

POLICY NO. **106604482**

Travelers Casualty and Surety Company of America
Hartford, Connecticut
(A Stock Insurance Company, herein called the Company)

ITEM 1	**NAMED INSURED:** **Odd Fellows Home of California, Inc.** D/B/A: Principal Address: **1 West Main ST, Suite 303** **Attn: Kristi Scales** **MEDFORD, OR 97501**
ITEM 2	**POLICY PERIOD:** Inception Date: **October 1, 2024** Expiration Date: **July 1, 2026** 12:01 A.M. standard time both dates at the Principal Address stated in ITEM 1.
ITEM 3	**ALL NOTICES OF CLAIM OR LOSS MUST BE SENT TO THE COMPANY BY EMAIL, FACSIMILE, OR MAIL AS SET FORTH BELOW:** **Email: BSIclaims@travelers.com** **Fax: 1-888-460-6622** **Mail: Travelers Bond & Specialty Insurance Claim** **P.O. Box 2989** **Hartford, CT 06104-2989** **Overnight Mail: Travelers Bond & Specialty Insurance Claim** **One Tower Square, MN06** **Hartford, CT 06183** **For questions related to claim reporting or handling, please call 1-800-842-8496.**
ITEM 4	**COVERAGE INCLUDED AS OF THE INCEPTION DATE IN ITEM 2:** Crime

ITEM 5	CRIME		
	Insuring Agreement	**Single Loss Limit of Insurance**	**Single Loss Retention**
	A. Fidelity		
	1. Employee Theft	**$1,000,000**	**$10,000**
	2. ERISA Fidelity	**$500,000**	**$0**
	3. Employee Theft of Client Property	**$1,000,000**	**$25,000**
	B. Forgery or Alteration	**$1,000,000**	**$10,000**
	C. On Premises	**$10,000**	**$500**
	D. In Transit	**$10,000**	**$500**
	E. Money Orders and Counterfeit Money	**Not Covered**	
	F. Computer Crime		
	1. Computer Fraud	**$1,000,000**	**$10,000**
	2. Computer Program and Electronic Data Restoration Expense	**$100,000**	**$10,000**
	G. Funds Transfer Fraud	**$1,000,000**	**$10,000**
	H. Personal Accounts Protection		
	1. Personal Accounts Forgery or Alteration	**Not Covered**	
	2. Identity Fraud Expense Reimbursement	**Not Covered**	
	I. Claim Expense	**$5,000**	**$0**

ITEM 5. (Cont'd)	If "*Not Covered*" is inserted above opposite any specified Insuring Agreement, or if no amount is included in the Limit of Insurance, such Insuring Agreement and any other reference thereto is deemed to be deleted from this **Crime Policy**. **Policy Aggregate Limit of Insurance:** ☐ Applicable ☒ Not Applicable If a Policy Aggregate Limit of Insurance is applicable, then the Policy Aggregate Limit of Insurance for each **Policy Period** for Insuring Agreements A through H, inclusive, is: **Not Applicable** If a Policy Aggregate Limit of Insurance is not included, then this **Crime Policy** is not subject to a Policy Aggregate Limit of Insurance as set forth in Section V. CONDITIONS B. PROVISIONS AFFECTING LOSS ADJUSTMENT AND SETTLEMENT 1. <u>Limit of Insurance</u> a. <u>Policy Aggregate Limit of Insurance</u>. **Cancellation of Prior Insurance:** By acceptance of this **Crime Policy**, the **Insured** gives the Company notice canceling prior policies or bonds issued by the Company that are designated by policy or bond numbers **Not Applicable,** such cancellation to be effective at the time this **Crime Policy** becomes effective. **INSURED'S PREMISES COVERED:** All Premises of the Insured in the United States of America, its territories and possessions, Canada, or any other country throughout the world, except: **Not Applicable**
ITEM 6	**PREMIUM FOR THE POLICY PERIOD:** **$6,595.00** Policy Premium **N/A** Annual Installment Premium
ITEM 7	**FORMS AND ENDORSEMENTS ATTACHED AT ISSUANCE:** **ACF-7006-0511; CRI-3001-0109; CRI-7059-0109; CRI-19060-0713; CRI-19072-0315; CRI-19101-1117; CRI-19115-0519; CRI-19085-0919; CRI-19122-1120; CRI-19118-0719; CRI-7027-0109; CRI-5038-0613**

THE DECLARATIONS, THE APPLICATION, THE CRIME TERMS AND CONDITIONS, ANY PURCHASED INSURING AGREEMENTS, AND ANY ENDORSEMENTS ATTACHED THERETO, CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE COMPANY AND THE NAMED INSURED.

____
Countersigned By

IN WITNESS WHEREOF, the Company has caused this policy to be signed by its authorized officers.

President

Corporate Secretary

Report of Independent Auditors and
Financial Statements with
Supplementary Information

Odd Fellows Home of California

March 31, 2026 and 2025

bakertilly

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Report of Independent Auditors

The Board of Directors
Odd Fellows Home of California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Odd Fellows Home of California, which comprise the statements of financial position as of March 31, 2026 and 2025, and the related statements of activities and changes in net deficit, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Odd Fellows Home of California as of March 31, 2026 and 2025, and the results of its operations 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 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 Financial Statements section of our report. We are required to be independent of Odd Fellows Home of California 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.

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 Odd Fellows Home of California's ability to continue as a going concern within one year after the date that the financial statements are issued.

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 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 financial statements.

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 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 Odd Fellows Home of California'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Odd Fellows Home of California's 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedules of statement of activities by location and the schedules of patient revenues are presented for purposes of additional analysis and are not a required part of the financial statements. 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 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 supplementary schedules of statement of activities by location and schedule of patient revenues are fairly stated, in all material respects, in relation to the financial statements as a whole.

Baker Tilly US, LLP

San Francisco, California
July 27, 2026

Financial Statements

Odd Fellows Home of California
Statements of Financial Position
March 31, 2026 and 2025

	2026	2025
ASSETS		
Current assets		
Cash and cash equivalents	$ 11,327,963	$ 12,809,382
Investments	57,158,052	51,765,123
Accounts receivable, net	3,274,430	3,070,754
Supplies and other prepaid expenses	1,028,114	1,402,288
Due from Grand Lodge Endowment Fund	465,081	127,070
Restricted deposits	6,204,359	-
Current portion of assets restricted under bond indenture agreement	3,895,686	4,028,138
Total current assets	83,353,685	73,202,755
Property and equipment, net	180,153,349	177,746,065
Other assets		
Assets held in trust	2,863	2,858
Assets restricted under bond indenture agreement, net of current portion	1,534,877	1,495,457
Total other assets	1,537,740	1,498,315
Total assets	$ 265,044,774	$ 252,447,135
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accrued expenses	$ 6,251,353	$ 6,539,010
Accrued interest payable	1,464,425	1,512,800
Repayable deposits	7,870,356	1,447,011
Current portion of repayable entrance fees	5,199,154	3,489,750
Current portion of long-term debt	2,030,000	1,935,000
Due to/from PRS MI, net	852,274	1,300,663
Total current liabilities	23,667,562	16,224,234
Long-term debt, net of current portion	62,428,445	64,556,604
Repayable entrance fees, net of current portion	130,594,156	130,734,825
Deferred revenue from entrance fees	58,271,772	55,890,220
Total liabilities	274,961,935	267,405,883
Net assets (deficit)		
Without donor restrictions	(10,102,452)	(15,133,808)
With donor restrictions	185,291	175,060
Total net deficit	(9,917,161)	(14,958,748)
Total liabilities and net deficit	$ 265,044,774	$ 252,447,135

See accompanying notes.

Odd Fellows Home of California
Statements of Activities and Changes in Net Deficit
Years Ended March 31, 2026 and 2025

	2026	2025
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS		
Revenues:		
Service fees	$ 49,912,314	$ 46,675,068
Health center revenues, net	24,692,077	23,770,752
Entrance fees earned	7,688,671	7,610,968
Contributions	1,751,738	1,581,026
Investment income, net	3,303,252	4,128,334
Unrealized change in value of investments	1,708,774	(436,818)
Other revenue	514,513	674,222
Total revenues	89,571,339	84,003,552
Net assets released - restricted purpose met	615,091	550,848
Total revenues, gains, and support	90,186,430	84,554,400
Expenses:		
Dietary services	14,406,061	13,627,395
Facility services and utilities	14,763,156	14,655,754
Health and social services	15,679,489	15,596,529
Recreation	373,565	296,856
Assisted living	6,916,607	6,415,172
Administrative and marketing	10,201,663	8,879,475
Interest	2,900,453	2,998,392
Depreciation	13,650,485	13,068,560
Fund disbursement	2,528,160	2,334,093
Management services	4,367,050	4,430,425
Total expenses	85,786,689	82,302,651
Operating income	4,399,741	2,251,749
Nonoperating gain (loss):		
Unrealized change in value of investments	631,615	(1,900,838)
Total nonoperating gain (loss)	631,615	(1,900,838)
Changes in net assets without donor restrictions	5,031,356	350,911
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS		
Contributions	625,322	559,053
Net assets released - restricted purpose met	(615,091)	(550,848)
Changes in net assets with donor restrictions	10,231	8,205
CHANGE IN NET ASSETS	5,041,587	359,116
Net deficit, beginning of year	(14,958,748)	(15,317,864)
Net deficit, end of year	$ (9,917,161)	$ (14,958,748)

See accompanying notes.

Odd Fellows Home of California
Statements of Cash Flows
Years Ended March 31, 2026 and 2025

	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$ 73,757,420	$ 70,637,141
Advanced fees received	10,529,323	5,213,445
Other operating cash receipts	514,513	674,222
Cash paid to employees and suppliers	(69,378,642)	(64,317,134)
Interest and bond fees paid	(2,999,487)	(3,079,450)
Contributions received	2,377,060	2,140,079
Interest income	-	6
Net cash provided by operating activities	14,800,187	11,268,309
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of property and equipment	(16,057,769)	(13,401,263)
Proceeds from sale of investments	156,325	196,890
Change in assets restricted under bond indenture agreement	94,387	197,931
Change in Due from Grand Lodge Endowment Fund	(338,011)	232,056
Net cash used in investing activities	(16,145,068)	(12,774,386)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayable portion of entrance fees received	10,140,055	13,318,225
Refunds of repayable entrance fees	(8,387,125)	(7,618,023)
Principal payments on long-term debt	(1,935,000)	(1,215,000)
Bond issue and financing costs paid	(47,500)	-
Net cash (used in) provided by financing activities	(229,570)	4,485,202
Net (decrease) increase in cash, cash equivalents, and restricted cash	(1,574,451)	2,979,125
Cash, cash equivalents, and restricted cash - beginning	18,332,977	15,353,852
Cash, cash equivalents, and restricted cash - ending	$ 16,758,526	$ 18,332,977
RECONCILIATION OF CASH, CASH EQUIVALENTS AND RESTRICTED CASH		
Cash and cash equivalents	$ 11,327,963	$ 12,809,382
Cash and cash equivalents in assets restricted - bond indenture	5,430,563	5,523,595
	$ 16,758,526	$ 18,332,977

See accompanying notes.

Odd Fellows Home of California
Statements of Cash Flows
Years Ended March 31, 2026 and 2025

	2026	2025
Reconciliation of change in net assets to net cash flows provided by operating activities		
Change in net assets	$ 5,041,587	$ 359,116
Adjustments to reconcile to net cash provided by operating activities:		
Depreciation	13,650,485	13,068,560
Net amortization of bond premium, financing and issuance costs	(50,659)	(50,683)
Nonrepayable portion of entrance fees received from new residents	10,529,323	5,819,945
Entrance fee refunds on nonrepayable contracts	-	(606,500)
Entrance fees earned	(7,688,671)	(7,610,968)
Unrealized change in value of investments	(2,340,389)	2,337,656
Investment income, net	(3,303,252)	(4,128,328)
Net change in:		
Accounts receivable, net	(846,971)	191,319
Supplies and other prepaid expenses	374,174	95,494
Accounts payable and accrued expenses	(287,657)	874,971
Other liabilities	(5)	(6)
Accrued interest payable	(48,375)	(30,375)
Due to PRS MI, net	(448,389)	(70,949)
Repayable deposits	218,986	1,019,057
Net cash provided by operating activities	$ 14,800,187	$ 11,268,309
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid during the year for interest	$ 2,977,225	$ 3,055,975
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Property and equipment financed with accounts payable and accrued expenses	$ 687,563	$ 921,481

See accompanying notes.

Note 1 – Organization

Organization and basis of presentation – The Odd Fellows Home of California (the Corporation) is a non-profit public benefit corporation organized under the California Non-Profit Public Benefit Corporation Law for charitable purposes. It was originally established by the Grand Lodge of California, Independent Order of Odd Fellows (Grand Lodge) in 1893 and has been operating in Saratoga since 1912. On July 31, 2002, the Corporation merged with the California Odd Fellows Home of Napa, Inc. (The Meadows), also a non-profit public benefit corporation, established by the Grand Lodge in 1992. The Meadows continues to operate as in the past, but its corporate structure has been joined with the Odd Fellows Home of California (the surviving corporation). The Corporation operates two continuing care facilities as described below.

The Saratoga facility (dba Saratoga Retirement Community) is a life plan community, located in Saratoga, California, consisting of 141 independent living apartments, 85 assisted living apartments, a 94-bed skilled nursing facility, and 15 memory care beds.

The Napa facility (dba The Meadows of Napa Valley) is a life plan community, located in Napa, California, consisting of 227 independent living apartments, 41 assisted living apartments, a 60-bed skilled nursing facility, and 20 memory care beds.

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 and in accordance with the provisions of the Financial Accounting Standards Board (FASB) Accounting Standards Updated (ASU) 2016-14, *Presentation of Financial Statements of Not-for-Profit Entities*. Net assets, revenues, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

> **Net assets without donor restrictions** – Represent resources available to support the Corporation's operations and donor restricted resources which have become available for use by the Corporation in accordance with the intention of the donor. Board designated net assets totaled $10,078,225 and $9,947,507 at March 31, 2026 and 2025, respectively.
>
> **Net assets with donor restrictions** – Represent contributions that are limited in use by the Corporation in accordance with donor-imposed stipulations. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires; that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Performance indicator – "Operating income," as reflected in the accompanying statements of activities and changes in net assets is the performance indicator. Operating income includes all changes in net assets without donor restrictions and excludes unrealized change in value of investments related to debt securities.

Use of estimates – The preparation of financial statements in conformity with generally accepted accounting principles require 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 and reported amounts of revenues, expenses, gains, and losses during the reporting period. Significant items subject to such estimates and assumptions include the future services obligation and deferred revenue from entrance fees. Actual results could differ from those estimates.

Cash and cash equivalents – Cash and cash equivalents include cash, money market accounts, and other securities with maturities of three months or less at the date of acquisition that are not otherwise held by an investment advisor or restricted under bond indenture agreements.

Investments – Investments are stated at fair value based on quoted market prices. Investments acquired by gift are recorded at fair value on the date received. Investment income or loss (including realized gains and losses on investments, interest, and dividends) is reported in the statements of activities and changes in net assets. Investment income is reported as an increase in net assets without donor restrictions, depending on donor-imposed restrictions on the use of the income. Gains or losses are calculated based on specific identification of the investments. Dividend, interest, and other investment income are recorded net of related custodial and advisory fees. The Corporation's policy is to recognize transfers in and out of Level 1 and Level 2 (see Note 14) as of the end of the reporting period.

Accounts receivable – Accounts receivable primarily represents amounts due from residents for living accommodations and services, amounts due from third parties, and interest receivable. The Corporation receives payment for health services from residents, insurance companies, Medicare, Medi-Cal, Health Maintenance Organizations (HMOs), and other third-party payors. As a result, the Corporation is exposed to certain credit risks. The Corporation manages its risk by regularly reviewing its accounts and by providing appropriate allowances for uncollectible accounts. An allowance for credit losses is established based on past collection history and specific identification of uncollectible amounts.

Accounts receivable are stated at amounts management expects to collect. If necessary, management provides for possible uncollectible amounts through a charge to bad debt and a credit to a credit loss allowance based on its assessment of the current status of individuals' balances. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to the residents' accounts receivable.

Resident and insurance collection efforts are documented according to policy and include receivables that have a contractual maturity of less than one year.

The accounts receivable balance as of April 1, 2024, was $3,449,189.

Supplies inventory – The accounting method used to record inventory is the first in first out (FIFO) method. Inventory is valued at the lower of cost or net realizable value as of March 31, 2026 and 2025.

Restricted deposits – Restricted deposits include funds placed in escrow by prospective residents who wish to reserve an independent living unit, which is under construction at Saratoga Retirement Community. The deposits are made according to the guidelines set forth in The Continuing Care Contract Statutes for the State of California in the Health and Safety Codes Chapter 10 of Division 2, Section 1781, which requires all deposits shall be placed in an escrow account, and remain until the department has authorized release of the deposits, as provided in Section 1783.3. The funds are held in individual interest-bearing accounts maintained by U.S. Bank, N.A.

Assets restricted under bond indenture agreements – The bond indenture agreements require that certain funds be invested and held with a Trustee in various required accounts. These required deposits and their related actual account balances are as follows:

	Investment Location	Invested Balance 2026	Invested Balance 2025
Revenue fund	Trustee	$ 3,948,498	$ 4,028,138
Debt service reserve	Trustee	1,482,065	1,495,457
Total assets restricted under bond indenture agreement		$ 5,430,563	$ 5,523,595

Property and equipment – Purchased property and equipment are recorded at cost, or fair value when received, if donated. The cost basis includes any interest, finance charges, major replacements and improvements, and other related costs capitalized during construction. The Corporation capitalizes fixed assets with a cost of greater than $2,500. Maintenance, repairs, and minor replacements are charged to expense when incurred.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets, which range from 5 to 40 years. When assets are retired or otherwise disposed of, the cost of the asset and its related accumulated depreciation are removed from the accounts, and any resulting gain or loss is recognized in expense for the period.

The Corporation, using its best estimates based on reasonable and supportable assumptions and projections, reviews for impairment of long-lived assets when indicators of impairment are identified. The review addresses the estimated recoverability of the assets' carrying value, which is principally determined based on projected undiscounted cash flows generated by the underlying tangible assets. When the carrying value of an asset exceeds estimated recoverability, an asset impairment is recognized. No impairment losses were present for the years ended March 31, 2026 and 2025.

Repayable deposits – Repayable deposits contain application fees paid and deposits paid by residents who have selected a unit for move-in.

Each applicant for residency is required to pay a $1,000 application fee deposit. This deposit will be repaid if the application is denied. If the application is approved, but subsequently withdrawn, the application fee will be repaid per the provisions of the application form. When a unit becomes available, a Continuing Care Retirement Community (CCRC) applicant is required to pay an entrance fee deposit, which varies in amount, prior to occupancy. This deposit is repayable prior to occupancy. For applicants who execute a rental agreement, the $1,000 deposit is nonrepayable after three months of residency.

Deferred revenue from entrance fees – Nonrepayable fees paid by a resident upon entering into a continuing care contract are recorded as deferred revenue. On March 31, 2026 and 2025, the Corporation had nonrepayable deferred entrance fees of $58,271,772 and $55,890,220, respectively.

Entrance fees repayable upon reoccupancy – The other contracts are 50%, 85%, 90%, or 95% repayable at the time of reoccupancy after termination of the contract. The nonrepayable portion is amortized to income over the estimated remaining actuarial life expectancy of the resident. Included in such balances are amounts expected to be repaid to residents as actuarially determined. The repayable portion of entrance fees as of March 31, 2026 and 2025 were $135,793,310 and $134,224,575, respectively, of which $5,199,154 and $3,489,750, respectively, is due to residents, at the time the apartment is re-occupied by another resident and is included in current portion of entrance fees repayable upon reoccupancy. Actual repayments of such entrance fees were $8,387,125 and $7,618,023 for the years ended March 31, 2026 and 2025, respectively.

Obligation to provide future services – The Corporation regularly analyzes the present value of the net cost of future services and the use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees. If the present value of the net cost of future services and the use of facilities to be provided exceeds the balance of deferred revenue from entrance fees, a liability is recorded (obligation to provide future services and use of facilities) with the corresponding charge to income. The obligation is discounted at 5.5% for 2026 and 2025, based on the expected long-term rate of return on government obligations. The Corporation evaluates this annually, and a liability was not deemed to exist at March 31, 2026 and 2025.

Professional and general liability – The Corporation has secured claims-made policies for general and professional liability insurance for the period January 1, 2026 to January 1, 2027, with self-insured retentions of $75,000 per claim with limits of $1,000,000 per claim and $3,000,000 aggregate per policy period. The Corporation has also secured excess general and professional liability insurance with limits of $10,000,000 per claim and $10,000,000 aggregate per policy period. The Corporation has secured claims-made policies for general and professional liability insurance for the period January 1, 2025 to January 1, 2026, with self-insured retentions of $75,000 per claim with limits of $1,000,000 per claim and $3,000,000 aggregate per policy period. The Corporation has also secured excess general and professional liability insurance with limits of $10,000,000 per claim and $10,000,000 aggregate per policy period.

Contributions – The Corporation reports unconditional contributions of cash and other assets at fair value at the date the contribution is made. Conditional contributions are reported at fair value at the date the conditions are substantially met. The gifts are reported as support with donor restrictions if they are received with donor stipulations that limit the use of the donated assets.

Donor-restricted contributions and related gains and investment income are reported as increases in net assets with donor restrictions depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities and changes in net assets as net assets released from restrictions.

Revenue recognition

Service fees revenue

Service fees revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled to in exchange for the services provided. Under the Corporation’s continuing care agreements, the Corporation provides senior living services to residents for a stated monthly fee. The Corporation recognizes revenue for senior living services under the continuing care agreement for independent living, assisted living, and memory care services in accordance with the provisions of ASC 842, *Leases* (ASC 842).

Under the Corporation's senior living residency agreements, which are generally for a contractual term of 30 days to one year, the Corporation provides senior living services to residents for a stated daily or monthly fee. The Corporation has elected the lessor practical expedient within ASC 842 and recognizes, measures, presents, and discloses the revenue for services under the Corporation's senior living residency agreements based upon the predominant component, either the lease or nonlease component, of the contracts. The Corporation has determined that the services included under the Corporation's independent living, assisted living, and memory care residency agreements have the same timing and pattern of transfer and are performance obligations that are satisfied over time. The Corporation recognizes revenue under ASC 606, *Revenue Recognition from Contracts with Customers (ASC 606)* for its independent living, assisted living, and memory care residency agreements for which it has estimated that the nonlease components of such residency agreements are the predominant component of the contract.

Health center revenue

Health center revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled to in exchange for providing care. These amounts are due from patients, third-party payors (including health insurers and government programs), and others and include variable consideration for retroactive adjustments due to settlement of audits, reviews, and investigations. Generally, the Corporation bills patients and third-party payors at the beginning of each month and sends a final bill or reconciliation at the time of discharge. Revenue is recognized in the month in which the performance obligations are satisfied.

The Corporation determines the transaction price based on standard charges for goods and services provided, adjusted by contractual agreements with third parties. These agreements with third-party payors may provide for payments at amounts less than established charges. A summary of the payment arrangements with major third-party payors is as follows:

- Medicare: Skilled services are paid at prospectively determined rates per day based on Medicare-defined diagnostic assessments. Nonskilled services are paid based on cost reimbursement methodologies or established fee schedules.

- Secondary Insurance: Payment agreements with certain commercial insurance carriers, HMOs and preferred provider organizations provide for payment using prospectively determined rates per day, primary coverage rates, and co-pays and deductibles not covered under primary insurance.

Settlements with third-party payors for retroactive adjustments due to audits, review, or investigations are considered variable consideration and are included in the determination of estimated transaction price for providing patient care. These settlements are estimated based on the terms of the payment agreement with the payor and correspondence from the payor, including an assessment to ensure that it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur when the uncertainty associated with the retroactive adjustment is subsequently resolved. Estimated settlements are adjusted in future periods as adjustments become known, or as years are settled or are no longer subject to such audits, reviews, and investigations. Adjustments arising from a change in the transaction price were not significant in 2026 or 2025.

Generally, patients who are covered by third-party payors are responsible for related deductibles and coinsurance, which vary in amount. The initial estimate of the transaction price is determined by adjusting the standard charge by any contractual adjustments based on each insurance plan. Subsequent changes to the estimate of the transaction price are generally recorded as adjustments to health center revenue in the period of the change. Subsequent changes that are determined to be the result of an adverse change in the resident's ability to pay are recorded as bad debt expense. Bad debt expense for the years ended March 31, 2026 and 2025, was not significant.

The following table shows health center revenue by payor:

	Year Ended March 31, 2026	Year Ended March 31, 2025
Health center by payor		
Private pay	$ 7,615,901	$ 7,983,173
Medicare	7,999,721	8,148,649
Insurance	7,189,382	6,151,528
Medi-Cal	570,156	977,421
Other	1,316,917	509,981
	$ 24,692,077	$ 23,770,752

Approximately 35% and 38% of health center revenue were derived under federal and state third-party reimbursement programs for the years ended March 31, 2026 and 2025, respectively.

Amortization of entrance fees

The Corporation receives an entrance fee upon execution of the continuing care agreement, as well as a monthly service fee. The continuing care agreement provides the resident occupancy of a specified unit and continued care within the Corporation. The continuing care agreement creates a performance obligation to be satisfied over the resident's remaining life at the Corporation. The Corporation recognizes the revenue associated with the nonrepayable portion of an entrance fee using a straight-line method over the actuarially determined estimated life of each resident. Resident life expectancies are reevaluated annually and any changes in the revenue as a result of that revaluation will be recognized in the period noted. As of March 31, 2026 and 2025, the Corporation had $58,271,772 and $55,890,220 in unearned deferred revenue to be recognized as the performance obligations are satisfied. See Note 12 for changes in the unearned entrance fee revenue for the years ended March 31, 2026 and 2025. The performance obligation is satisfied upon termination of the continuing care agreement.

Charity care – The Corporation provides care without charge or at amounts less than its established rates to residents who meet certain criteria under its charity care policy. Because the Corporation does not normally pursue collection of amounts determined to qualify as benevolence, they are not reported as revenue.

Tax exempt status – The Corporation has been recognized by the Internal Revenue Service as a not-for-profit corporation as described in Section 501(c)(3) of the Internal Revenue Code and is exempt from federal and state income taxes on related activities. No tax provision has been made in the accompanying statements of activities and changes in net assets.

The Corporation recognizes the tax benefit from uncertain tax positions only if it is more likely than not that the tax positions will be sustained on examination by the tax authorities, based on the technical merits of the position. The tax benefit is measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. The Corporation recognizes interest and penalties related to income tax matters in operating expenses.

Concentrations of credit risk – The Corporation's cash, cash equivalents, investments, and assets restricted under bond indenture agreement consist of various financial instruments. These financial instruments may subject the Corporation to concentrations of risk as, from time to time, cash and investment balances may exceed amounts insured by the Federal Deposit Insurance Corporation (FDIC) and the Securities Investor Protection Corporation (SIPC), the fair value of debt securities is dependent on the ability of the issuer to honor its contractual commitments, and the fair value of investments are subject to change. Management monitors the financial condition of these institutions on an ongoing basis and does not believe significant credit risk exists at this time.

Concentration of credit risk results from the Corporation granting credit without collateral to its residents and patients, most of whom are local residents and are insured under third-party payer agreements. The mix of receivables as of March 31, 2026 and 2025, from residents and third-party payors is listed in Note 4.

If any of the financial institutions with whom we do business were to be placed into receivership, we may be unable to access the cash and cash equivalents we have on deposit with such institutions. The Corporation has not experienced any losses in such accounts. The Corporation believes it is not exposed to any significant credit risk on cash and cash equivalents.

Fair value of financial instruments – The carrying values of cash, investments, accounts receivable, accounts payable and accrued expenses, repayable deposits, and due to/from PRS Management, Inc. (PRS MI) approximate fair value due to the short maturity of such instruments. The fair values of investments and assets restricted under bond indenture agreements are disclosed in Note 14.

Advertising – The Corporation expenses advertising costs as incurred. The Corporation incurred advertising costs of $509,418 and $273,872 for the years ended March 31, 2026 and 2025, respectively.

Note 3 – Investment Income

Income from investments, assets restricted under bond indenture agreements, and cash and cash equivalents are comprised of the following for the years ended March 31, 2026 and 2025:

	2026	2025
Dividends and interest, net	$ 1,545,898	$ 1,402,672
Realized gains on investments	1,757,354	2,725,662
	$ 3,303,252	$ 4,128,334

Investment income is reported net of investment expenses of $275,883 and $264,933 for the years ended March 31, 2026 and 2025, respectively.

Note 4 – Accounts Receivable

Accounts receivable consists of the following at March 31:

	2026		2025	
Medicare	$ 721,602	20%	$ 710,497	21%
Medi-Cal	860,759	24%	829,645	25%
Insurance	171,493	5%	394,265	12%
Resident monthly fees	900,967	25%	1,094,055	33%
Entrance fees	462,450	13%	4,900	0%
Other	457,013	13%	310,949	9%
Subtotal accounts receivable	3,574,284		3,344,311	
Less allowance for credit losses	(299,854)		(273,557)	
Total accounts receivable, net	$ 3,274,430		$ 3,070,754	

Note 5 – Property and Equipment

Property and equipment consists of the following at March 31:

	2026	2025
Land	$ 6,887,183	$ 6,887,183
Buildings and land improvements	299,775,573	293,505,720
Furniture and equipment	27,414,243	26,187,722
Total property and equipment	334,076,999	326,580,625
Less accumulated depreciation	(174,179,186)	(160,917,272)
Construction in progress	20,255,536	12,082,712
Property and equipment, net	$ 180,153,349	$ 177,746,065

Construction in progress at March 31, 2026 and 2025, included approximately $9,565,209 and $3,904,160, respectively, for the 52-unit Saratoga campus expansion project.

Note 6 – Unamortized Debt Issuance Costs

Debt issuance costs associated with the 2023 bond issuances are being amortized using an effective interest method over the terms of the bonds. Amortization expense amounted to $96,733 and $101,117 for the years ended March 31, 2026 and 2025, respectively.

The balance of unamortized debt issuance costs consists of the following at March 31:

	2026	2025
Costs related to bond issuances	$ 1,439,116	$ 1,391,616
Less accumulated amortization	(263,219)	(166,486)
Unamortized debt issuance costs	$ 1,175,897	$ 1,225,130

Note 7 – Deferred Financing Costs

In connection with the issuance of the $67,065,000 Series 2023 bonds (see Note 8), the Department of Health Care Access and Information was paid $1,298,936 at the bond closing on August 8, 2023, for the cost of insuring the bonds over the 30 years and 2 months' term.

Amortization expense amounted to $90,290 and $92,991 for the years ended March 31, 2026 and 2025, respectively. The unamortized balance is as follows at March 31:

	2026	2025
Deferred financing costs	$ 1,298,936	$ 1,298,936
Less accumulated amortization	(245,689)	(155,399)
Unamortized deferred financing costs	$ 1,053,247	$ 1,143,537

Note 8 – Long-Term Debt

Long-term debt at March 31 consisted of the following:

	2026	2025
Insured Senior Living Revenue Bonds, Series 2023	$ 63,915,000	$ 65,850,000
Add: unamortized premium	2,772,589	3,010,271
Less: current portion	(2,030,000)	(1,935,000)
Less: unamortized debt issuance and deferred financing costs	(2,229,144)	(2,368,667)
Total long-term debt	$ 62,428,445	$ 64,556,604

Series 2023 Insured Senior Living Revenue Bonds – On August 8, 2023, California Statewide Communities Development Authority issued $67,065,000 of Revenue and Refunding Bonds. The bonds bear interest at an average of 4.4%. The bonds were used to refinance prior debt, and finance, among other things, capital improvements. The bonds are subject to redemption, as scheduled, prior to final maturity in October 2053.

The Corporation has granted a security interest and lien on certain real property, improvements, and tangible personal property in connection with the debt described above. The security interest and lien are described in the Master Trust Indenture entered into with U.S. Bank National Association, as master trustee, and the associated deed of trust.

The Corporation is subject to financial covenants on long-term debt which include a debt service coverage ratio, current ratio, and minimum days of cash-on-hand requirement. Management believes the Corporation was in compliance with all provisions as of March 31, 2026 and 2025.

Bond interest expense on the Series 2023 Bonds was $2,928,850 and $3,025,600 for the years ended March 31, 2026 and 2025, respectively.

Aggregate mandatory maturities of long-term debt, shown net of premiums, are as follows:

Fiscal Year Ending March 31,	Total
2027	$ 2,030,000
2028	2,135,000
2029	2,240,000
2030	2,350,000
2031	2,470,000
Thereafter	52,690,000
Total	63,915,000
Add: unamortized premium	2,772,589
Less: unamortized debt issuance and deferred financing costs	(2,229,144)
	$ 64,458,445

Note 9 – Management and Development Agreements

On August 1, 2017, the Corporation executed a management contract with PRSMI, which commenced on August 1, 2017 for five years, and was renewed for three years. The contract was amended to extend through February 28, 2026 for all management services, and for management, oversight, and operational support solely with respect to healthcare-related services from March 1, 2026 through May 31, 2026.

Management and accounting fees charged by PRSMI were as follows for the years ended March 31:

	2026	2025
Saratoga Retirement Community	$ 2,522,131	$ 2,459,556
The Meadows of Napa Valley	1,844,919	1,970,869
	$ 4,367,050	$ 4,430,425

In addition to management services, the Corporation pays for travel, marketing, and other services provided by PRSMI. The amount owed for management services and other expenses to PRSMI was $852,274 and $1,300,663 as of March 31, 2026 and 2025, respectively.

As of March 1, 2026, the Corporation entered a management contract with Gerontological Services, LLC, initially for all services other than healthcare-related services. Thereafter, on June 1, 2026, upon the approval of the change of management company applications for the two facilities, Napa, California and Saratoga, California, respectively by the California Department of Public Health, Gerontological Services, LLC began providing all management services for the Corporation.

Note 10 – Related Party Transactions

The Corporation is under the control of the Grand Lodge, a non-profit corporation exempt under Internal Revenue Code section 501(c)(8) and California Revenue and Taxation Code Section 23701(b). Also affiliated with the Corporation is the Rebekah Assembly of California, a related non-profit corporation, which is exempt under the same code sections as the Grand Lodge.

The composition of the members of the Board of Directors of the Corporation is determined in the bylaws. Four directors, who are members of the order, and four directors, who may or may not be members of the order, but are from the professional sector (legal, accounting, medical, and financial) are elected by the Grand Lodge. Three directors, who are members of the order, are elected by the Rebekah Assembly. Two resident directors are appointed by the board: one from Saratoga Retirement Community and one from The Meadows of Napa Valley. In addition, the Grand Secretary and Grand Treasurer of the Grand Lodge are ex-officio members of the board with voting rights.

The Grand Lodge provides administrative services to the Corporation. During the years ended March 31, 2026 and 2025, a total of $292,930 and $261,560 was paid to the Grand Lodge.

The Odd Fellows Home Endowment Fund of the Grand Lodge was created to help fund the operations of the Corporation. Investment income earned by the fund and passed through to the Corporation for the years ended March 31, 2026 and 2025, amounted to $1,750,138 and $1,576,371, respectively, which is included in contributions on the statements of activities and changes in net assets, of which $465,081 and $127,070 was receivable by the Corporation at March 31, 2026 and 2025, respectively.

Note 11 – Retirement Plan

The Corporation has a 403(b) retirement plan that provides matching funds for employees who have reached the age of 21 and have completed one year of service of at least 1,000 hours. Contributions to the plan are based on a match of the employee’s own contribution (determined for each plan year at the Corporation’s discretion), up to a maximum of 4% of plan compensation, evaluated each calendar year. Total contributions charged to expense for the plan were $605,035 and $675,823 for the years ended March 31, 2026 and 2025, respectively.

Note 12 – Deferred Revenue from Entrance Fees

	2026	2025
Balance, beginning of year	$ 55,890,220	$ 57,681,243
New fees received	10,529,323	5,819,945
Entrance fees repaid	-	(606,500)
Amortization of fees	(7,688,671)	(7,610,968)
Other changes in account payable and accounts receivable	(459,100)	606,500
Balance, end of year	$ 58,271,772	$ 55,890,220

Note 13 – Net Assets with Donor Restrictions

Net assets with donor restrictions consist of the following as of March 31:

	2026	2025
Other Funds	$ 100,986	$ 90,755
Frank Manders Memorial Fund	71,718	71,718
Endowment Fund	12,587	12,587
	$ 185,291	$ 175,060

Contributions received in prior years of $84,305 have been restricted by donors at the date of donation to allow only earnings to be used for general purposes.

Note 14 – Fair Value of Financial Instruments

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in orderly transaction between market participants at the measurement date. A fair value hierarchy is also established which requires an entity to maximize the use of observable inputs and minimize the use of observable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices in active markets for identical assets or liabilities.

Level 2 – Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in active markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3 – Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

Following is a description of the valuation methodologies used for instruments measured at fair value on a recurring basis and recognized in the accompanying statements of financial position at March 31, 2026 and 2025, as well as the general classification of such instruments pursuant to the valuation hierarchy.

Investments – Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. Level 1 securities include exchange traded equities, fixed income securities, mutual funds, and cash equivalents included in money market funds.

The following tables present the fair value hierarchy for those assets measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at March 31:

	2026			
	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 11,761,047	$ -	$ -	$ 11,761,047
Real assets	81,812			81,812
Fixed income				
Long term bond	2,700,985	-	-	2,700,985
Intermediate term bond	3,845,226	-	-	3,845,226
Short term bond	1,164,303	-	-	1,164,303
Fixed income blend	283,731	-	-	283,731
Treasury/government securities	4,843,795	-	-	4,843,795
Equity securities				
Large cap value	7,807,150	-	-	7,807,150
Large cap growth	7,372,142	-	-	7,372,142
Small/mid cap growth	4,077,436	-	-	4,077,436
Small/mid cap value	4,734,071	-	-	4,734,071
International	8,710,180	-	-	8,710,180
Equities blend	823,542	-	-	823,542
Mutual funds	2,884,941	-	-	2,884,941
Investments measured at fair value	$ 61,090,361	$ -	$ -	61,090,361
Investments measured at NAV:				
Hedge funds				1,501,117
Total assets				$ 62,591,478

	2025			
	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 6,837,294	$ -	$ -	$ 6,837,294
Real assets	169,336			169,336
Fixed income				
Long term bond	2,586,066	-	-	2,586,066
Intermediate term bond	5,674,331	-	-	5,674,331
Short term bond	1,387,944	-	-	1,387,944
Fixed income blend	316,473	-	-	316,473
Treasury/government securities	3,324,783	-	-	3,324,783
Equity securities				
Large cap value	5,221,825	-	-	5,221,825
Large cap growth	9,607,946	-	-	9,607,946
Small/mid cap growth	3,545,627	-	-	3,545,627
Small/mid cap value	4,768,644	-	-	4,768,644
International	8,248,251	-	-	8,248,251
Equities blend	931,727	-	-	931,727
Mutual funds	2,421,332	-	-	2,421,332
Investments measured at fair value	$ 55,041,579	$ -	$ -	55,041,579
Investments measured at NAV:				
Hedge funds				2,249,997
Total assets				$ 57,291,576

During 2026 and 2025, there were no transfers into and out of Level 3 of the fair value hierarchy. At March 31, 2026 and 2025, the timing of liquidation of the assets measured using net asset value (NAV) as a practical expedient and the date when restrictions from redemption might lapse are unknown.

The following table provides the fair value and redemption terms and restrictions for investments measured using NAV as a practical expedient at March 31:

Fund Type	2026 Fair Value	2025 Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Hedge funds (a)	$ 1,501,117	$ 2,249,997	$ -	Daily, monthly, quarterly	Daily, 30 days, 60 days

(a) This category invests in investment funds. The investment objective is to preserve and grow capital. The Investment Manager assists the Fund by identifying high-quality investment managers with above-average investment histories and/or prospects (the Portfolio Managers), and allocating and reallocating the Fund's assets to discretionary investment accounts and/or private investment vehicles (the Investment Funds) managed by such Portfolio Managers. The Fund may invest in any type of Investment Fund within the investment policy statement. Generally, these Investment Funds may be liquidated and other Investment Funds may be added or liquidated at the discretion of the investment committee or board of directors. The fair values of investments in this category have been estimated using the NAV per share of investments.

The Board of Directors, in conjunction with the external investment advisors and management, monitors and analyzes the valuation of the investments on a quarterly basis. The valuations consider variables such as financial performance of several publicly traded companies, recent sales prices of investments, and other pertinent information.

Short-term investments consist of the following at fair value at March 31:

	2026	2025
Cash and cash equivalents		
including amounts held for investment purposes	$ 11,761,047	$ 6,837,294
Equity, fixed income, mutual funds, and hedge fund investments	50,830,431	50,454,282
Total	62,591,478	57,291,576
Less assets restricted under bond indenture agreement	(5,430,563)	(5,523,595)
Less assets held in trust	(2,863)	(2,858)
Total short-term investments	$ 57,158,052	$ 51,765,123

Note 15 – Commitments and Contingencies

On October 17, 2025, the Corporation entered into a construction contract with RCP Construction LLC, for the sum of $72,188,659 for the Saratoga campus expansion project.

On January 21, 2025, the Corporation entered into a development services agreement with PRS MI related to the Saratoga campus expansion project, whereby PRS MI, is to provide development, marketing, and financing services. Under the agreement, the Corporation agreed to pay PRS MI development fees consisting of five percent of applicable project costs, with the first payment of 34% of the development fee due upon commencement of the pre-construction phase. As of March 31, 2026, the balance on the contract was $1,453,624, which is included in accounts payable and accrued expenses on the statement of financial position.

Litigation – The Corporation is party to various claims and legal actions in the normal course of business. In the opinion of management, the Corporation has substantial meritorious defenses to pending or threatened litigation and, based upon current facts and circumstances, the resolution of these matters is not expected to have a material adverse effect on the financial position of the Corporation.

Health care reform – The Patient Protection and Affordable Care Act (PPACA) allowed for the expansion of Medicaid members in the State of California. Any further federal or state changes to funding could have an impact on the Corporation. With the changes in the executive branch, the future of PPACA and impact of future changes in Medicaid on the Corporation is uncertain at this time.

Note 16 – Statutory Reserves

The Corporation is certified as a CCRC by the State of California Department of Social Services. California Code Chapter 10, Article 6, Section 1792 requires CCRCs to establish liquid reserves (cash, marketable securities, etc.) equal to, or greater than, the annual principal and interest payments on long-term obligations plus 75 days of the CCRC's adjusted operating expenses. The Corporation's liquid reserves at March 31, 2026 and 2025, were sufficient to meet this requirement.

Note 17 – Liquidity and Availability

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of March 31, comprise the following:

	2026	2025
Cash and cash equivalents	$ 11,327,963	$ 12,809,382
Accounts receivable, net	3,274,430	3,070,754
Investments	57,158,052	51,765,123
	$ 71,760,445	$ 67,645,259

As part of the Corporation's liquidity management plan, it invests cash in excess of its daily requirements in short-term investments, which can be sold and used for operations if necessary.

Note 18 – Functional Expenses

	Year Ended March 31, 2026		
	Program	Management	Total
Salaries and benefits	$ 35,523,460	$ 3,205,583	$ 38,729,043
Supplies	6,033,855	200,534	6,234,389
Services	6,818,410	5,881,705	12,700,115
Depreciation	13,650,485	-	13,650,485
Interest and financing	2,900,453	-	2,900,453
Utilities	4,136,603	-	4,136,603
Other	2,778,574	4,657,027	7,435,601
	$ 71,841,840	$ 13,944,849	$ 85,786,689

	Year Ended March 31, 2025		
	Program	Management	Total
Salaries and benefits	$ 33,733,473	$ 3,052,055	$ 36,785,528
Supplies	6,326,760	117,833	6,444,593
Services	6,377,568	5,758,172	12,135,740
Depreciation	13,068,560	-	13,068,560
Interest and financing	2,998,392	-	2,998,392
Utilities	4,407,874	-	4,407,874
Other	2,838,545	3,623,419	6,461,964
	$ 69,751,172	$ 12,551,479	$ 82,302,651

The financial statements report certain expense categories that are attributable to more than one residential, health care, or support services function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Costs not directly attributable to a function, including depreciation, amortization, interest, and other occupancy costs, are allocated based on the departmental applicability within each function.

Note 19 – Subsequent Events

Subsequent events are events or transactions that occur after the statement of financial position date but before financial statements are issued. The Corporation recognizes in the financial statements the effects of all subsequent events that provide additional evidence about conditions that existed at the date of the statement of financial position, including the estimates inherent in the process of preparing the financial statements. The Corporation's financial statements do not recognize subsequent events that provide evidence about conditions that did not exist at the date of the statement of financial position but arose after the statement of financial position date and before financial statements are issued.

On April 2, 2026, California Statewide Communities Development Authority issued $101,745,000 of Insured Revenue Bonds (Odd Fellows Home of California Project). The bonds will be used to finance future capital improvements.

The Corporation has evaluated subsequent events through July 27, 2026, which is the date the financial statements are issued.

Supplementary Information

Odd Fellows Home of California
Statement of Activities by Location
Year Ended March 31, 2026

	Saratoga Retirement Community	The Meadows of Napa Valley	The Odd Fellows Home of California	Eliminations	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS					
Revenues:					
Service fees	$ 28,648,227	$ 21,264,087	$ -	$ -	$ 49,912,314
Health center revenues, net	16,426,771	8,265,306	-	-	24,692,077
Entrance fees earned	5,658,753	2,029,918	-	-	7,688,671
Contributions	541,228	1,210,510	-	-	1,751,738
Investment income, net	-	-	3,303,252	-	3,303,252
Unrealized change in value of investments	-	-	1,708,774	-	1,708,774
Other revenue	179,148	335,365	417,504	(417,504)	514,513
Total revenues	51,454,127	33,105,186	5,429,530	(417,504)	89,571,339
Net assets released - restricted purpose met	269,001	346,090	-	-	615,091
Total revenues, gains, and support	51,723,128	33,451,276	5,429,530	(417,504)	90,186,430
Expenses:					
Dietary services	8,105,992	6,300,069	-	-	14,406,061
Facility services and utilities	7,771,450	6,991,706	-	-	14,763,156
Health and social services	9,616,140	6,063,349	-	-	15,679,489
Recreation	197,822	175,743	-	-	373,565
Assisted living	4,289,056	2,627,551	-	-	6,916,607
Administrative and marketing	5,232,715	4,435,816	950,636	(417,504)	10,201,663
Interest	-	-	2,900,453	-	2,900,453
Depreciation	5,385,192	8,265,293	-	-	13,650,485
Fund disbursement	808,729	1,563,106	156,325	-	2,528,160
Management services	2,522,131	1,844,919	-	-	4,367,050
Total expenses	43,929,227	38,267,552	4,007,414	(417,504)	85,786,689
Operating income (loss)	7,793,901	(4,816,276)	1,422,116	-	4,399,741
Nonoperating income:					
Unrealized change in value of investments	-	-	631,615	-	631,615
Total nonoperating income	-	-	631,615	-	631,615
Changes in net assets without donor restrictions	7,793,901	(4,816,276)	2,053,731	-	5,031,356
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS					
Contributions	271,000	354,322	-	-	625,322
Net assets released - restricted purpose met	(269,001)	(346,090)	-	-	(615,091)
Changes in net assets with donor restrictions	1,999	8,232	-	-	10,231
CHANGES IN NET ASSETS (DEFICIT)	$ 7,795,900	$ (4,808,044)	$ 2,053,731	$ -	$ 5,041,587

Odd Fellows Home of California
Schedule of Patient Revenues – Saratoga Retirement Community
Year Ended March 31, 2026

4.2 **FACILITY REVENUE INFORMATION**

Facility D.B.A. Name OFHC | Report Period End FYE26 (4/1/25-3/31/26)

Line No.	GROSS REVENUE	Account Number	Medicare	Medicare	Medicare Advantage	Medicare Advantage	Medi-Cal	Medi-Cal	Managed Mcaid	Managed Mcaid	Commercial Coverage	Commercial Coverage	Other	Other
			Fee for Service		Managed Care		Fee for Service		Managed Care		Fee for Service		Managed Care	
			(1) Inpatient .04	(2) Out Pt .44	(3) Inpatient .14	(4) Out Pt .54	(5) Inpatient .05	(6) Out Pt .45	(7) Inpatient .15	(8) Out Pt .55	(9) Inpatient .01	(10) Out Pt .41	(11) Inpatient .10	(12) Out Pt .50
	Routine Services:													
5	Skilled Nursing Care	3100	4,838,883.21		419,634.77		382,595.12		4,655,703.55		9,880.00		656,682.35	
10	Intermediate Care	3200												
15	Mentally Disordered Care	3300												
20	Developmentally Disabled Care	3400												
25	Sub-Acute Care	3500												
30	Sub-Acute Care - Pediatric	3520												
35	Transitional Inpatient Care	3560												
40	Hospice Inpatient Care	3600												
45	Other Routine Services	3900												
70	Subtotal (Lines 5 through 45)		4,838,883.21	-	419,634.77	-	382,595.12	-	4,655,703.55	-	9,880.00	-	656,682.35	-
	Ancillary Services:													
105	Patient Supplies	4100	73,056.38	-	5,397.23	-	8,364.36	-	104,139.29	-	116.44	-	12,944.13	-
110	Specialized Support Surfaces	4150	-	-	-	-	-	-	-	-	-	-	-	-
115	Physical Therapy	4200	384,251.27	-	60,017.15	-	-	-	-	-	-	-	-	-
120	Respiratory Therapy	4220	4,292.47	-	83.04	-	33.86	-	4,601.44	-	-	-	242.09	-
125	Occupational Therapy	4250	296,987.15	-	41,049.31	-	-	-	-	-	-	-	-	-
130	Speech Pathology	4280	86,941.71	-	9,278.15	-	-	-	-	-	-	-	-	-
135	Pharmacy	4300	253,376.16	-	18,840.51	-	2,610.46	-	46,970.07	-	50.75	-	2,201.51	-
140	Laboratory	4400	31,425.56	-	5,243.42	-	-	-	1,311.50	-	189.34	-	356.77	-
145	Home Health Services	4800		-		-		-		-		-		-
155	Other Ancillary Services	4900	17,144.10	-	2,552.55	-	-	-	-	-	-	-	-	-
170	Subtotal (Lines 105 through 155)		1,147,474.80	-	142,461.36	-	11,008.68	-	157,022.30	-	356.53	-	15,744.50	-
175	**Total Gross Revenue (Line 70 + 170)**		5,986,358.01	-	562,096.13	-	393,603.80	-	4,812,725.85	-	10,236.53	-	672,426.85	-

Line No.	DEDUCTIONS FROM REVENUE	Account Number	Medicare				Medi-Cal				Commercial Coverage			
			Fee for Service		Managed Care		Fee for Service		Managed Care		Fee for Service		Managed Care	
			(1) Inpatient .04	(2) Outpatient .44	(3) Inpatient .14	(4) Outpatient .54	(5) Inpatient .05	(6) Outpatient .45	(7) Inpatient .15	(8) Outpatient .55	(9) Inpatient .01	(10) Outpatient .41	(11) Inpatient .10	(12) Outpatient .50
205	Charity Adjustments	5100	-	-	-	-	-	-	-	-	-	-	-	-
210	Administrative Adjustments	5200	-	-	-	-	-	-	-	-	-	-	-	-
215	Contractual Adjustments - Medicare	5310	1,140,849.29	-	112,836.97	-								
220	Contractual Adjustments - Medi-Cal	5320					11,397.83	-	158,142.12	-		-		-
222	Contractual Adjustments - Commercial Coverage	5330									10,640.15			
225	Contractual Adjustments - Other	5340	-	-	-	-	-	-	-	-	1,010.85	-	8,026.60	-
230	Other Deductions from Revenue	5400	-	-	-	-	-	-	-	-	-	-	-	-
240	**Total Deductions from Revenue**		1,140,849.29	-	112,836.97	-	11,397.83	-	158,142.12	-	11,651.00	-	8,026.60	-
250	**Net Patient Revenue (line 175 - 240)**		4,845,508.72	-	449,259.16	-	382,205.97	-	4,654,583.73	-	(1,414.47)	-	664,400.25	-

Odd Fellows Home of California

Schedule of Patient Revenues – Saratoga Retirement Community (Continued)

Year Ended March 31, 2026

OFHC Report Period End FYE26 (4/1/25-3/31/26)

Private Pay Self-Pay (13) Inpatient .00	Private Pay (14) Out Pt .40	Other 1 Other Payers (15) Inpatient .09	Other 1 (16) Out Pt .49	Total Gross Revenue (17) Inpatient (sum odd cols.)	(18) Out Pt (sum even cols.)	(19) Total (col. 17 + 18)	Line No.
				-	-	-	
5,048,078.00		-		16,011,457.00	-	16,011,457.00	5
				-	-	-	10
				-	-	-	15
				-	-	-	20
				-	-	-	25
				-	-	-	30
				-	-	-	35
				-	-	-	40
				-	-	-	45
5,048,078.00	-	-	-	16,011,457.00	-	16,011,457.00	70
				-	-	-	
78,137.87	-	-	-	282,155.70	-	282,155.70	105
-	-	-	-	-	-	-	110
43,056.40	540.00	-	-	487,324.82	540.00	487,864.82	115
1,056.32	-	-	-	10,309.22	-	10,309.22	120
33,550.44	-	-	-	371,586.90	-	371,586.90	125
4,014.69	-	-	-	100,234.55	-	100,234.55	130
23,613.52	-	-	-	347,662.98	-	347,662.98	135
1,498.46	-	-	-	40,025.05	-	40,025.05	140
	-		-	-	-	-	145
289,782.78	-	-	-	309,479.43	-	309,479.43	155
474,710.48	540.00	-	-	1,948,778.65	540.00	1,949,318.65	170
5,522,788.48	540.00	-	-	17,960,235.65	540.00	17,960,775.65	175

Self-Pay (13) Inpatient .00	(14) Outpatient .40	Other Payers (15) Inpatient .09	(16) Outpatient .49	Total Deductions from Revenue (17) Inpatient (sum odd cols.)	(18) Outpatient (sum even cols.)	(19) Total (col. 17 + 18)	Line No.
-	-	-	-	-	-	-	205
14,974.87	-	-	-	14,974.87	-	14,974.87	210
				1,253,686.26	-	1,253,686.26	215
				169,539.95	-	169,539.95	220
				10,640.15	-	10,640.15	222
-	-	-	-	9,037.45	-	9,037.45	225
76,125.80	-	-	-	76,125.80	-	76,125.80	230
91,100.67	-	-	-	1,534,004.48	-	1,534,004.48	240
5,431,687.81	540.00	-	-	16,426,231.17	540.00	16,426,771.17	250

Odd Fellows Home of California
Schedule of Patient Revenues – The Meadows of Napa Valley
Year Ended March 31, 2026

4.2 **FACILITY REVENUE INFORMATION**

Facility D.B.A. Name OFHC

Report Period End FYE26 (4/1/25-3/31/26)

Line No.	GROSS REVENUE	Account Number	Medicare Fee for Service (1) Inpatient .04	Medicare Fee for Service (2) Out Pt .44	Medicare Advantage Managed Care (3) Inpatient .14	Medicare Advantage Managed Care (4) Out Pt .54	Medi-Cal Fee for Service (5) Inpatient .05	Medi-Cal Fee for Service (6) Out Pt .45	Managed Mcaid Managed Care (7) Inpatient .15	Managed Mcaid Managed Care (8) Out Pt .55	Commercial Coverage Fee for Service (9) Inpatient .01	Commercial Coverage Fee for Service (10) Out Pt .41	Other Managed Care (11) Inpatient .10	Other Managed Care (12) Out Pt .50
	Routine Services:													
5	Skilled Nursing Care	3100	3,127,819.98		389,957.33		189,560.40		1,604,299.67		78,023.22		482,206.04	
10	Intermediate Care	3200												
15	Mentally Disordered Care	3300												
20	Developmentally Disabled Care	3400												
25	Sub-Acute Care	3500												
30	Sub-Acute Care - Pediatric	3520												
35	Transitional Inpatient Care	3560												
40	Hospice Inpatient Care	3600												
45	Other Routine Services	3900												
70	Subtotal (Lines 5 through 45)		3,127,819.98	-	389,957.33	-	189,560.40	-	1,604,299.67	-	78,023.22	-	482,206.04	-
	Ancillary Services:													
105	Patient Supplies	4100	26,715.94	-	2,129.82	-	7,725.23	-	27,559.10	-	3,532.52	-	8,583.84	-
110	Specialized Support Surfaces	4150	-	-	-	-	-	-	-	-	-	-	-	-
115	Physical Therapy	4200	230,248.44	54,732.75	18,204.36	5,218.31	-	-	-	-	22,265.49	-	-	-
120	Respiratory Therapy	4220	2,832.78	-	55.00	-	381.34	-	299.57	-	118.50	-	264.34	-
125	Occupational Therapy	4250	229,253.20	18,207.51	17,514.28	6,116.46	-	-	-	-	23,856.24	-	-	-
130	Speech Pathology	4280	49,500.00	2,527.81	4,577.03	-	-	-	-	-	193.89	-	-	-
135	Pharmacy	4300	193,140.19	-	26,203.50	-	1,831.94	-	8,978.61	-	15,881.83	-	2,291.37	-
140	Laboratory	4400	23,820.59	-	4,334.39	-	-	-	623.05	-	390.16	-	-	-
145	Home Health Services	4800		-		-		-		-		-		-
155	Other Ancillary Services	4900	22,556.67	-	808.42	-	-	-	25.00	-	1,460.81	-	-	-
170	Subtotal (Lines 105 through 155)		778,067.81	75,468.07	73,826.80	11,334.77	9,938.51	-	37,485.33	-	67,699.44	-	11,139.55	-
175	**Total Gross Revenue (Line 70 + 170)**		3,905,887.79	75,468.07	463,784.13	11,334.77	199,498.91	-	1,641,785.00	-	145,722.66	-	493,345.59	-

Line No.	DEDUCTIONS FROM REVENUE	Account Number	Medicare Fee for Service (1) Inpatient .04	Medicare Fee for Service (2) Outpatient .44	Medicare Managed Care (3) Inpatient .14	Medicare Managed Care (4) Outpatient .54	Medi-Cal Fee for Service (5) Inpatient .05	Medi-Cal Fee for Service (6) Outpatient .45	Medi-Cal Managed Care (7) Inpatient .15	Medi-Cal Managed Care (8) Outpatient .55	Commercial Coverage Fee for Service (9) Inpatient .01	Commercial Coverage Fee for Service (10) Outpatient .41	Commercial Coverage Managed Care (11) Inpatient .10	Commercial Coverage Managed Care (12) Outpatient .50
205	Charity Adjustments	5100	-	-	-	-	-	-	-	-	-	-	-	-
210	Administrative Adjustments	5200	-	-	-	-	-	-	-	-	-	-	-	-
215	Contractual Adjustments - Medicare	5310	809,672.66	19,080.48	67,111.07	3,713.45								
220	Contractual Adjustments - Medi-Cal	5320					9,938.90	-	37,514.33	-		-		-
222	Contractual Adjustments - Commercial Coverage	5330									68,944.40			
225	Contractual Adjustments - Other	5340	-	-	-	-	-	-	-	-	-	-	9,799.55	-
230	Other Deductions from Revenue	5400	-	-	-	-	-	-	-	-	-	-	-	-
240	**Total Deductions from Revenue**		809,672.66	19,080.48	67,111.07	3,713.45	9,938.90	-	37,514.33	-	68,944.40	-	9,799.55	-
250	**Net Patient Revenue (line 175 - 240)**		3,096,215.13	56,387.59	396,673.06	7,621.32	189,560.01	-	1,604,270.67	-	76,778.26	-	483,546.04	-

OFHC   Report Period End FYE26 (4/1/25-3/31/26)

Private Pay Self-Pay	Private Pay	Other 1 Other Payers	Other 1	Total Gross Revenue			
(13) Inpatient .00	(14) Out Pt .40	(15) Inpatient .09	(16) Out Pt .49	(17) Inpatient (sum odd cols.)	(18) Out Pt (sum even cols.)	(19) Total (col. 17 + 18)	Line No.
				-	-	-	
2,268,211.08		-		8,140,077.72	-	8,140,077.72	5
				-	-	-	10
				-	-	-	15
				-	-	-	20
				-	-	-	25
				-	-	-	30
				-	-	-	35
				-	-	-	40
				-	-	-	45
2,268,211.08	-	-	-	8,140,077.72	-	8,140,077.72	70
				-	-	-	
20,594.90	-	-	-	96,841.35	-	96,841.35	105
-	-	-	-	-	-	-	110
12,750.00	48,422.06	-	-	283,468.29	108,373.12	391,841.41	115
64.61	-	-	-	4,016.14	-	4,016.14	120
339.37	4,470.23	-	-	270,963.09	28,794.20	299,757.29	125
-	-	-	-	54,270.92	2,527.81	56,798.73	130
5,953.20	-	-	-	254,280.64	-	254,280.64	135
1,317.60	-	-	-	30,485.79	-	30,485.79	140
	-		-	-	-	-	145
55,217.41	-	-	-	80,068.31	-	80,068.31	155
96,237.09	52,892.29	-	-	1,074,394.53	139,695.13	1,214,089.66	170
2,364,448.17	52,892.29	-	-	9,214,472.25	139,695.13	9,354,167.38	175

Self-Pay		Other Payers		Total Deductions from Revenue			
(13) Inpatient .00	(14) Outpatient .40	(15) Inpatient .09	(16) Outpatient .49	(17) Inpatient (sum odd cols.)	(18) Outpatient (sum even cols.)	(19) Total (col. 17 + 18)	Line No.
-	-	-	-	-	-	-	205
-	-	-	-	-	-	-	210
				876,783.73	22,793.93	899,577.66	215
				47,453.23	-	47,453.23	220
				68,944.40	-	68,944.40	222
-	-	-	-	9,799.55	-	9,799.55	225
63,086.95	-	-	-	63,086.95	-	63,086.95	230
63,086.95	-	-	-	1,066,067.86	22,793.93	1,088,861.79	240
2,301,361.22	52,892.29	-	-	8,148,404.39	116,901.20	8,265,305.59	250

Report of Independent Auditors and
Continuing Care Liquid Reserve Schedules with
Supplementary Information

Odd Fellows Home of California

As of and for the Year Ended March 31, 2026

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Report of Independent Auditors

The Board of Directors
Odd Fellows Home of California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Odd Fellows Home of California, which comprise the continuing care liquid reserve schedules, Form 5-1 through 5-5, as of and for the year ended March 31, 2026, and the related notes to reserve reports.

In our opinion, the accompanying financial statements present fairly, in all material respects, the continuing care reserve of Odd Fellows Home of California as of and for the year ended March 31, 2026, in conformity 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 (GAAS). 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 Odd Fellows Home of California, 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.

Responsibilities of Management for the Financial Statements

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

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 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 financial statements.

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 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 Odd Fellows Home of California'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Odd Fellows Home of California's 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.

Basis of Accounting

We draw attention to the basis of accounting used to prepare the financial statements. The financial statements are prepared by Odd Fellows Home of California 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. Our opinion is not modified with respect to this matter.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements, as a whole. The accompanying supplementary schedules of Attachment I to Form 5-5: Schedule of Qualifying Assets – Operating Reserve Schedule, Attachment I to Form 5-1, 5-2, and 5-4: Reconciliation of Interest Expense to Interest Paid, and Attachment II to Form 5-4: Reconciliation of Depreciation for the year ended March 31, 2026, presented as supplementary information, are presented for the purpose of additional analysis and are not a required part of the basic financial statements. 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of 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 supplementary information is fairly stated in all material respects in relation to the financial statements, taken as a whole.

Restriction on Use

Our report is intended solely for the information and use of the members of the Board of Directors and management of Odd Fellows Home of California, and the California Department of Social Services and is not intended to be, and should not be, used by anyone other than these specified parties.

Baker Tilly US, LLP

San Francisco, California
July 27, 2026

Odd Fellows Home of California

Form 5-1

Long-Term Debt Incurred in a Prior Fiscal Year (Including Balloon Debt)

For the Year Ended March 31, 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	8/8/2023	$ 1,935,000	$ 2,977,225	-	$ 4,912,225
2					
3					
		TOTAL	$ 2,977,225	-	$ 4,912,225
					(Transfer this amount to Form 5-3, Line 1)

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

Provider: **Odd Fellows Home of California**

Odd Fellows Home of California
Form 5-2
Long-Term Debt Incurred During Fiscal Year (Including Balloon Debt)
For the Year Ended March 31, 2026

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 next 12 months	(e) Reserve Requirement (see instruction 5) (columns (c) x (d))
1					
2					
3					
4					
5					
6					
7					
8					
			$ -		$ -

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

Note: For column (b), do not include voluntary payments made to paydown principal.

Provider: Odd Fellows Home of California

Odd Fellows Home of California
Form 5-3
Calculation of Long-Term Debt Reserve Amount
For the Year Ended March 31, 2026

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

LINE		TOTAL
1	Total from Form 5-1 bottom of column (e)	$ 4,912,225
2	Total from Form 5-2 bottom of column (e)	-
3	Facility leasehold or rental payment paid by provider during fiscal year (including related payments such as lease insurance)	-
4	TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE	$ 4,912,225

PROVIDER: **Odd Fellows Home of California**

Odd Fellows Home of California
Form 5-4
Calculation of Net Operating Expenses – Saratoga Retirement Community
For the Year Ended March 31, 2026

FORM 5-4
CALCULATION OF NET OPERATING EXPENSES

		Amounts	TOTAL
1	Total operating expenses from financial statements		$ 43,929,227
2	Deductions		
a	Interest paid on long-term debt (see instructions)	-	
b	Credit enhancement premiums paid for long-term debt (see instructions)	-	
c	Depreciation	5,385,192	
d	Amortization	-	
e	Revenues received during the fiscal year for services to persons who did not have continuing care contract	-	
f	Extraordinary expenses approved by the Department	-	
3	Total Deductions		5,385,192
4	Net Operating Expenses		38,544,035
5	Divide Line 4 by 365 and enter the result		105,600
6	Multiply Line 5 by 75 and enter the result		$ 7,920,000
	This is the provider's operating expense reserve amount for this community		

PROVIDER: Odd Fellows Home of California
COMMUNITY: Saratoga Retirement Community

Odd Fellows Home of California
Form 5-4
Calculation of Net Operating Expenses – Meadows of Napa Valley
For the Year Ended March 31, 2026

FORM 5-4
CALCULATION OF NET OPERATING EXPENSES

			Amounts	TOTAL
1		Total operating expenses from financial statements		$ 38,267,552
2		Deductions		
	a	Interest paid on long-term debt (see instructions)	-	
	b	Credit enhancement premiums paid for long-term debt (see instructions)	-	
	c	Depreciation	8,265,293	
	d	Amortization	-	
	e	Revenues received during the fiscal year for services to persons who did not have continuing care contract	-	
	f	Extraordinary expenses approved by the Department	-	
3		Total Deductions		8,265,293
4		Net Operating Expenses		30,002,259
5		Divide Line 4 by 365 and enter the result		82,198
6		Multiply Line 5 by 75 and enter the result		$ 6,164,850
		This is the provider's operating expense reserve amount for this community		

PROVIDER: **Odd Fellows Home of California**
COMMUNITY: **Meadows of Napa Valley**

Odd Fellows Home of California
Form 5-5
Annual Reserve Certification

FORM 5-5
ANNUAL RESERVE CERTIFICATION

Provider Name:	Odd Fellows Home of California
Fiscal Year Ended:	March 31, 2026

We have reviewed our debt service reserve and operating expense reserve requirements as of and for the period ended March 31, 2026, and are in compliance with those requirements.

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

		Amount
[1]	Debt Service Reserve Amount	$ 4,912,225
[2]	Operating Expense Reserve Amount	14,084,850
[3]	**Total Liquid Reserve Amount:**	$ 18,997,075

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

	Qualifying Asset Description Description		**Amount (market value at end of quarter)** Debt Service Reserve		Operating Reserve
[4]	Cash and Cash Equivalents		$ -		$ 17,727,978
[5]	Investment Securities		$ -		$ 24,354,803
[6]	Equity Securities		$ -		$ 26,403,234
[7]	Unused/Available Lines of Credit		$ -		$ -
[8]	Unused/Available Letters of Credit		$ -		$ -
[9]	Debt Service Reserve		$ 1,482,065		$ -
[10]	Other: bond trust accounts		$ 3,948,498		$ -
	(describe qualify asset)				
	Total Amount of Qualifying Assets Listed for Reserve Obligation:	[11]	$ 5,430,563	[12]	$ 68,486,015
	Reserve Obligation Amount:	[13]	$ 4,912,225	[14]	$ 14,084,850
	Surplus/(Deficiency):	[15]	$ 518,338	[16]	$ 54,401,165

Signature: I. Delgado
(Authorized Representative)

Ignacio Delgado
(Title) Board Chair

Note 1 – Basis of Accounting

The accompanying reserve reports have been prepared in accordance with the provisions of Health and Safety Code Section 1792 administered by the State of California Department of Social Services and are not intended to be a complete presentation of Odd Fellows Home of California's assets, liabilities, revenues, and expenses.

Supplementary Information

Odd Fellows Home of California
Attachment I to Form 5-5
Schedule of Qualifying Assets – Operating Reserve Schedule
March 31, 2026

Operating Reserve Supporting Schedule

	Cash and Cash Equivalents (operating)	$ 11,327,963	[4]
	Cash and Cash Equivalents	6,400,015	[4]
	Fixed Income	19,886,933	[5]
	Equities	26,403,234	[6]
	Mutual Funds	2,884,941	[5]
	Hedge Funds	1,582,929	[5]
	Total	$ 68,486,015	
Per Financial Statements:			
	Cash and Cash Equivalents	$ 11,327,963	
	Investments	57,158,052	
	Total Cash and Investments	$ 68,486,015	
	Current Portion of Assets Restricted Under Bond Indenture Agreement	$ 3,895,686	
	Assets Restricted Under Bond Indenture Agreement, Net of Current Portion	1,534,877	
	Total Restricted Bond Funds	$ 5,430,563	
Form 5-5:			
sum of [4]	Cash and Cash Equivalents	$ 17,727,978	
sum of [5]	Investment Securities	24,354,803	
sum of [6]	Equity Securities	26,403,234	
[12]		$ 68,486,015	
	Debt Service Reserve	$ 1,482,065	
	Other	3,948,498	
[11]		$ 5,430,563	

Odd Fellows Home of California
Attachment I to Form 5-1, 5-2, and 5-4
Reconciliation of Interest Expense to Interest Paid
March 31, 2026

Interest

Total interest paid per audited financials	$ 2,977,225
Less: 3/31/2025 accrued interest	(1,512,800)
Add: 3/31/2026 accrued interest	1,464,425
Interest expense	2,928,850
Add: bond fees	22,262
Add: bond amortization, net	(50,659)
Total interest expense per audited financials	$ 2,900,453

Odd Fellows Home of California
Attachment II to Form 5-4
Reconciliation of Depreciation
For the Year Ended March 31, 2026

Depreciation

Meadows of Napa Valley depreciation	$ 8,265,293
Saratoga Retirement Community depreciation	5,385,192
Total depreciation per audited financials	$ 13,650,485

Odd Fellows Home of California
Attachment to Annual Continuing Care Liquid Reserve Schedule
For the fiscal year ended March 31, 2026

Per Capita Cost of Operations

	Saratoga	**Napa**
Operating Expenses (Form 5-4 line # 1)	43,929,227	38,267,552
Mean # of CCRC Residents (Form 1-1 line 10)	362	372
Per Capita Cost of Operations	121,351	102,870

CONTINUING CARE RETIREMENT COMMUNITY
DISCLOSURE STATEMENT
GENERAL INFORMATION

Date Prepared: 05/14/26

FACILITY NAME: Saratoga Retirement Community
ADDRESS: 14500 Fruitvale Ave., Saratoga, CA ZIP CODE: 95070 PHONE: (408) 741-7100
PROVIDER NAME: Odd Fellows Home of California (OFHC) FACILITY OPERATOR: PRS Management, Inc
RELATED FACILITIES: The Meadows of Napa Valley RELIGIOUS AFFILIATION:
YEAR OPENED: 2004 NO. OF ACRES: 37 ☐ SINGLE STORY ☐ MULTI-STORY ☑ OTHER: both MILES TO SHOPPING CTR: 2 MILES TO HOSPITAL: 4

NUMBER OF UNITS:

RESIDENTIAL LIVING		HEALTH CARE	
APARTMENTS -STUDIO	0	ASSISTED LIVING	85
APARTMENTS -1 BDRM	24	SKILLED NURSING	94
APARTMENTS - 2 BDRM	80	SPECIAL CARE	15
COTTAGES/HOUSES	37	DESCRIBE SPECIAL CARE:	Memory/cognitive loss
% OCCUPANCY AT YEAR END	96.50%		

TYPE OF OWNERSHIP: ☑ NOT FOR PROFIT ☐ FOR PROFIT ACCREDITED: ☐ Y ☑ N BY:

FORM OF CONTRACT: ☑ 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% over 3 years 80% repayable

RANGE OF ENTRANCE FEES: $ 443,600 TO $2,184,100 LONG -TERM CARE INSURANCE REQUIRED? ☐ Y ☑ N

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: Free SNF stays for temporary needs

ENTRY REQUIREMENTS: MIN. AGE: 60 PRIOR PROFESSION: OTHER:

RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBER(S) ON, THE BOARD:
(briefly describe provider's compliance and residents' roles) Saratoga Retirement Community's resident representative attends bimonthly OFHC Board Meetings and participates as a nonvoting representative of the Resident Association to the Board of Directors. There is also a resident of the community that is a full voting member of the Odd Fellows Home of California board.

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 Computer Lab	☑	☐
On-site Physical Therapist	☑	☑

SERVICES AVAILABLE

	INCLUDED IN FEE	FOR EXTRA CHARGE
HOUSEKEEPING (2 TIMES/MONTH)	☑	
MEALS (1 /DAY)	☑	
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 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: Odd Fellows Home of California

CCRCs	LOCATION (City, State)	PHONE (with area code)
Saratoga Retirement Community	Saratoga, CA	(408) 741- 7100 or (800) 996-3467
The Meadows of Napa Valley	Napa, CA	(707) 257-7885

MULTI-LEVEL RETIREMENT COMMUNITIES

FREE-STANDING SKILLED NURSING

SUBSIDIZED SENIOR HOUSING

***PLEASE INDICATE IF THE FACILITY IS LIFE CARE.**

ODD FELLOWS HOME OF CALIFORNIA
FINANCIAL DISCLOSURE STATEMENT

PROVIDER NAME: ODD FELLOWS HOME OF CALIFORNIA

	2023	2024	2025	2026
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	56,288,895	66,759,014	75,248,376	78,422,156
LESS OPERATING EXPENSES (excluding depreciation, amortization, & interest)	62,135,414	67,017,209	66,286,382	69,286,410
NET INCOME FROM OPERATIONS	(5,846,519)	(258,195)	8,961,994	9,135,746
LESS INTEREST EXPENSE	3,399,979	3,062,607	3,025,600	2,928,850
PLUS CONTRIBUTIONS	12,344,517	2,422,111	2,140,079	2,334,096
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)	-	-	-	-
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	3,098,019	(898,691)	8,076,473	8,540,992
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	10,137,939	9,319,419	10,913,647	12,282,253

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

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
Insured Senior Living Revenue Bonds, 2023 Series A	63,915,000	4% - 5%	8/8/2023	4/1/2053	29 YR 8 MO

FINANCIAL RATIOS (see next page for ratio formulas)

	2024	2025	2026
DEBT TO ASSET RATIO	0.27	0.25	0.23
OPERATING RATIO	1.05	0.92	0.92
DEBT SERVICE COVERAGE RATIO	2.49	4.61	5.33
DAYS CASH-ON-HAND RATIO	285	340	346

HISTORICAL MONTHLY SERVICE FEES (Average Fee and Change Percentage)

	2023	%	2024	%	2025	%	2026	%
STUDIO								
ONE BEDROOM	$ 5,138.00	5.0%	$ 5,544.00	7.9%	$ 6,028.00	8.7%	$ 6,360.00	5.5%
TWO BEDROOM	$ 7,847.00	5.0%	$ 8,466.00	7.9%	$ 9,207.00	8.8%	$ 9,713.00	5.5%
COTTAGE/HOUSE	$ 9,120.00	5.0%	$ 9,840.00	7.9%	$ 10,700.00	8.7%	$ 11,289.00	5.5%
ASSISTED LIVING	$ 8,080.00	5.0%	$ 8,718.00	7.9%	$ 9,480.00	8.7%	$ 10,002.00	5.5%
SKILLED NURSING	$ 15,482.00	5.4%	$ 16,851.00	8.8%	$ 18,098.00	7.4%	$ 19,097.00	5.5%
SPECIAL CARE	$ 10,372.00	5.0%	$ 11,191.00	7.9%	$ 11,918.00	6.5%	$ 12,574.00	5.5%

COMMENTS FROM PROVIDER:

PROVIDER NAME: Odd Fellows Home of California

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

Long-Term Debt, less Current Portion
÷
Total Assets

OPERATING RATIO

Total Operating Expenses
--Depreciation Expense
--Amortization Expense
÷
Total Operating Revenues
--Amortization of Deferred Revenue

DEBT SERVICE COVERAGE RATIO

Total Excess of Revenues over Expenses
+Interest, Depreciation,
and Amortization Expenses
--Amortization of Deferred Revenue
+ Net Proceeds from Entrance Fees
÷
Annual Debt Service

DAYS CASH ON HAND RATIO

Unrestricted Current Cash
And Investments
+ Unrestricted Non-Current Cash
And Investments
÷
(Operating Expenses - Depreciation
-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.

FORM 7-1
REPORT ON CCRC MONTHLY SERVICE FEES

		INDEPENDENT LIVING	ASSISTED LIVING	SKILLED NURSING
[1]	Monthly Service Fees at beginning of reporting period:	$5,164 - $12,592	$6,711 - $13,266	$14,691 - $24,668
[2]	Indicate percentage of increase in fees imposed during reporting period:	5.50%	5.50%	5.50%

[ ] Check here if monthly service fees at this community were not increased during the reporting period.

[3] Indicate the date the fee increase was implemented: April 1, 2025

[4] Check each of the appropriate boxes:

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

[X] All affected residents were given written notice of this fee increase at least 30 days prior to its implementation. **Date of Notice:** IL 12/26/2024 HC/AL 12/27/24 **Method of Notice:** Email/Resident Intranet/Hard Copy

[X] 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:** 1/23/2025 & 2/13/2025

[X] 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.

[X] The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. **Date of Notice:** 12/26/2024 & 12/27/24

[X] 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:** 12/26/2024 & 12/27/24
Location of Posting: Resident intranet/Bulletin Boards

[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 instructions.

PROVIDER NAME: The Odd Fellows Home of California
COMMUNITY NAME: Saratoga Retirement Community

Provider Name: Odd Fellows Home of California

FORM 7-1 MONTHLY CARE FEE INCREASE (MCFI)
2026

dollar amounts in thousands

Line	Fiscal Years	2024	2025	2026
1	F/Y 2024 Operating Expenses	(41,988)		
2	F/Y 2025 Operating Expenses (Adjustment if any, explained below)		(41,273)	
3	Projected F/Y 2026 Results of operations (adjustments explained below)			(43,229)
4	F/Y 2026 Anticipated MCF Revenue based on current and projected occupancy and other without a MCFI			46,660
5	Projected F/Y 2026 (Net) operating results without a MCFI (Line 3 plus Line 4)			3,431
6	Projected F/Y 2026 Anticipated revenue based on current and projected occupancy and other with MCFI 5.5%			48,372
7	Grand Total - Projected F/Y 2026 Net Operating Activity after 5.5% MCFI (Line 3 plus Line 6)			5,143

Monthly Care Fee Increase: 5.50%

Adjustments Explained:

The purpose of The Saratoga Retirement Community's annual budgeting and rate setting process is to establish a financial plan that is sufficient to meet the needs of its residents, attracting and retaining qualified staff, and to support the mission of the organization.

Monthly service fees were increased in 2025 by 5.50% for Independent Living, Assisted Living, Memory Care and Skilled Nursing. The rate increase was derived from a process that considers the increased cost of providing services and reasonable operating margins necessary to ensure the continuation of the organizational mission. Anticipated cost increases included higher labor costs and normal inflationary cost increases related to purchases of supplies and services.

Total revenues are budgeted to increase by 9.7% or $4.3M in fiscal year ended 3/31/26 to $48.4M. Change in revenues is a result of changes in projected census, non-service fee revenue, and monthly service fee rate increases. Independent Living revenues are projected to increase $1,062K from prior budget due to improved census numbers, Assisted Living revenues are projected to increase $794K, Memory Care revenues are projected to decrease ($307K) due to decrease in census from prior year budget, and Skilled Nursing revenues are projected to increase $987K.

Expenses are expected to increase by 5.3% or $2.2M in fiscal year ending 3/30/26 to $43.2M driven primarily from inflation.

The positive result of operations is the result of the community reinvesting in the physical plant, thereby ensuring quality facilities for existing residents and continued marketability for prospective residents. Excluding non-cash items such as depreciation, operations produces a positive cash flow of $5.6M an increase from the prior budget of $3.9M.

The projected positive cash flow from operations allows the community to reinvest in the physical plant, thereby maintaining the quality of the facility for current residents and ensuring the continued marketability of the community to prospective residents and service debt costs. Additionally, positive net operating income ensures that the community will be able to fund unexpected costs or capital needs, and continue its mission to enhance quality of life, preserve dignity, meet health, social and emotional needs of our residents consistent with the basic principles of Odd Fellowship.

CONTINUING CARE RETIREMENT COMMUNITY
DISCLOSURE STATEMENT
GENERAL INFORMATION

Date Prepared: 05/14/26

FACILITY NAME: The Meadows of Napa Valley
ADDRESS: 1800 Atrium Parkway, Napa, CA ZIP CODE: 94559 PHONE: (707) 257-7885
PROVIDER NAME: Odd Fellows Home of California (OFHC) FACILITY OPERATOR: PRS Management, Inc
RELATED FACILITIES: Sararoga Retirement Community RELIGIOUS AFFILIATION:
YEAR OPENED: 1992 NO. OF ACRES: 20 ☐ SINGLE STORY ☐ MULTI-STORY ☑ OTHER: both MILES TO SHOPPING CTR: 1 MILES TO HOSPITAL: 6

NUMBER OF UNITS:

RESIDENTIAL LIVING		**HEALTH CARE**	
APARTMENTS -STUDIO	10	ASSISTED LIVING	41
APARTMENTS -1 BDRM	79	SKILLED NURSING	60
APARTMENTS - 2 BDRM	138	SPECIAL CARE	20
COTTAGES/HOUSES	0	DESCRIBE SPECIAL CARE:	Memory/cognitive loss
RLU OCCUPANCY (%) AT YEAR END	90.30%		

TYPE OF OWNERSHIP: ☑ NOT FOR PROFIT ☐ FOR PROFIT ACCREDITED: ☐ Y ☐ N BY:

FORM OF CONTRACT: ☑ 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% over 3 yrs

RANGE OF ENTRANCE FEES: $ 116,600 - $1,773,600 LONG -TERM CARE INSURANCE REQUIRED? ☐ Y ☑ N

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: Free SNF stays for temporary needs

ENTRY REQUIREMENTS: MIN. AGE: 60 PRIOR PROFESSION: OTHER:

RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBER(S) ON, THE BOARD:
(briefly describe provider's compliance and residents' roles) The Meadows of Napa Valley's resident representative attends bimonthly OFHC Board Meetings and participates as a nonvoting representative of the Resident Association to the Board of Directors. There is also a resident of the community that is a full voting member of the Odd Fellows Home of California board.

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 Computer Lab	☑	☐
On-site Physical Therapist	☑	☑

SERVICES AVAILABLE

	INCLUDED IN FEE	FOR EXTRA CHARGE
HOUSEKEEPING TIMES/MONTH	bi-weekly	
NUMBER OF MEALS/DAY	(depends on level	of care)
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 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: Odd Fellows Home of California

CCRCs	LOCATION (City, State)	PHONE (with area code)
Saratoga Retirement Community	Saratoga, CA	(408) 741- 7100 or (800) 996-3467
The Meadows of Napa Valley	Napa, CA	(707) 257-7885

MULTI-LEVEL RETIREMENT COMMUNITIES

FREE-STANDING SKILLED NURSING

SUBSIDIZED SENIOR HOUSING

***PLEASE INDICATE IF THE FACILITY IS LIFE CARE.**

ODD FELLOWS HOME OF CALIFORNIA
FINANCIAL DISCLOSURE STATEMENT

PROVIDER NAME: ODD FELLOWS HOME OF CALIFORNIA

	2023	2024	2025	2026
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	56,288,895	66,759,014	75,248,376	78,422,156
LESS OPERATING EXPENSES (excluding depreciation, amortization, & interest)	62,135,414	67,017,209	66,286,382	69,286,410
NET INCOME FROM OPERATIONS	(5,846,519)	(258,195)	8,961,994	9,135,746
LESS INTEREST EXPENSE	3,399,979	3,062,607	3,025,600	2,928,850
PLUS CONTRIBUTIONS	12,344,517	2,422,111	2,140,079	2,334,096
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)	-	-	-	-
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	3,098,019	(898,691)	8,076,473	8,540,992
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	10,137,939	9,319,419	10,913,647	12,282,253

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

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
Insured Senior Living Revenue Bonds, 2023 Series A	63,915,000	4% - 5%	8/8/2023	4/1/2053	29 YR 8 MO

FINANCIAL RATIOS (see next page for ratio formulas)

	2024	2025	2026
DEBT TO ASSET RATIO	0.27	0.25	0.23
OPERATING RATIO	1.05	0.92	0.92
DEBT SERVICE COVERAGE RATIO	2.49	4.61	5.33
DAYS CASH-ON-HAND RATIO	285	340	346

HISTORICAL MONTHLY SERVICE FEES (Average Fee and Change Percentage)

	2023	%	2024	%	2025	%	2026	%
STUDIO	$ 3,649.00	5.0%	$ 3,577.00	-2.0%	$ 3,767.00	5.3%	$ 3,718.00	-1.3%
ONE BEDROOM	$ 3,933.00	4.3%	$ 4,091.00	4.0%	$ 4,320.00	5.6%	$ 4,266.00	-1.3%
TWO BEDROOM	$ 5,877.00	5.4%	$ 6,085.00	3.5%	$ 6,246.00	2.6%	$ 5,947.00	-4.8%
COTTAGE/HOUSE								
ASSISTED LIVING	$ 7,707.00	6.0%	$ 8,316.00	7.9%	$ 8,806.00	5.9%	$ 9,290.00	5.5%
SKILLED NURSING	$ 14,752.00	11.1%	$ 16,060.00	8.9%	$ 17,170.00	6.9%	$ 18,114.00	5.5%
SPECIAL CARE	$ 8,536.00	6.0%	$ 9,295.00	8.9%	$ 9,936.00	6.9%	$ 10,483.00	5.5%

COMMENTS FROM PROVIDER:

Removed/combined rooms in the IL in 2024, which affects the average monthly fee. Actual increase to residents was 7.9%
In 2026, many of the publc rates were eliminated reducing the average rate for IL. The actual increase was 5.5%.

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, that organization also publishes annual median figures for certain continuing care retirement communities.

FORM 7-1
REPORT ON CCRC MONTHLY SERVICE FEES

		INDEPENDENT LIVING	ASSISTED LIVING	SKILLED NURSING
[1]	Monthly Service Fees at beginning of reporting period:	$2,317 - $9,275	$7,067 - $11,722	$12,866 - $22,660
[2]	Indicate percentage of increase in fees imposed during reporting period:	5.50%	5.50%	5.50%

[ ] Check here if monthly service fees at this community were not increased during the reporting period.

[3] Indicate the date the fee increase was implemented: April 1, 2025

[4] Check each of the appropriate boxes:

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

[X] All affected residents were given written notice of this fee increase at least 30 days prior to its implementation. **Date of Notice:** 12/30/2024 **Method of Notice:** Letters to Residents

[X] 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:** 1/24/2025

[X] 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.

[X] The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. **Date of Notice:** 1/10/2025

[X] 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:** 1/10/2025
Location of Posting: Resident Intranet (MyMNV) and hard copies in the office

[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 instructions.

PROVIDER NAME: The Odd Fellows Home of California
COMMUNITY NAME: The Meadows of Napa Valley

Provider Name: Odd Fellows Home of California

FORM 7-1 MONTHLY CARE FEE INCREASE (MCFI)
2026

dollar amounts in thousands

Line	Fiscal Years	2024	2025	2026
1	F/Y 2024 Operating Expenses	(37,943)		
2	F/Y 2025 Operating Expenses (Adjustment if any, explained below)		(37,098)	
3	Projected F/Y 2026 Results of operations (adjustments explained below)			(37,791)
4	F/Y 2026 Anticipated MCF Revenue based on current and projected occupancy and other without a MCFI			33,472
5	Projected F/Y 2026 (Net) operating results without a MCFI (Line 3 plus Line 4)			(4,319)
6	Projected F/Y 2026 Anticipated revenue based on current and projected occupancy and other with MCFI 5.5%			34,657
7	Grand Total - Projected F/Y 2026 Net Operating Activity after 5.5% MCFI (Line 3 plus Line 6)			(3,134)

Monthly Care Fee Increase: 5.50%

Adjustments Explained:

The purpose of The Meadows of Napa Valley's annual budgeting and rate setting process is to establish a financial plan that is sufficient to meet the needs of its residents, attracting and retaining qualified staff, and to support the mission of the organization.

Monthly service fees were increased in 2025 by 5.5% for Independent Living, Assisted Living, Memory Care and Skilled Nursing. The rate increase was derived from a process that considers the increased cost of providing services and reasonable operating margins necessary to ensure the continuation of the organizational mission. Anticipated cost increases included higher labor costs and normal inflationary cost increases related to purchases of supplies and services.

Total revenues are budgeted to increase by 10.1% or $3.2M in fiscal year ended 3/31/26 to $34.7M. Change in revenues is a result of changes in projected census, non-service fee revenue, and monthly service fee rate increases. Most of the revenue change is coming from Independent Living and Skilled Nursing revenues as they are projected to increase by $608K and $654k from prior budget due to improved occupancy and the fee increase. Assisted Living revenues are projected to increase by $489k with improved occupancy. Memory Care revenue is projected to remain relatively flat with minimal change in occupancy.

Expenses are expected to increase by 5.8% or $2.1M in fiscal year ending 3/31/26 to $37.8M driven primarily from inflation.

The positive result of operations is the result of the community reinvesting in the physical plant, thereby ensuring quality facilities for existing residents and continued marketability for prospective residents. Excluding non-cash items such as depreciation then operations produces a positive cash flow of $1.52M a slight increase from the prior budget of $1.47M.

The projected positive cash flow from operations allows the community to reinvest in the physical plant, thereby maintaining the quality of the facility for current residents and ensuring the continued marketability of the community to prospective residents and service debt costs. Additionally, positive net operating income ensures that the community will be able to fund unexpected costs or capital needs, and continue its mission to enhance quality of life, preserve dignity, meet health, social and emotianal needs of our residents consistent with the basic principles of Odd Fellowship.