

**Acacia Creek, A Masonic Senior Living Community at  
Union City**

**Continuing Care Retirement Community Annual Report**

**October 31, 2025**



## ACACIA CREEK

February 25, 2026

Shelly Grace  
DSS 744 P St.  
MS 10-90  
Sacramento, CA 95814

Dear Ms. Grace:

I am the President of Acacia Creek, a Masonic Senior Living Community at Union City, 34400 Mission Boulevard, Union City, California. In connection with the Annual Report of Acacia Creek, a Masonic Senior Living Community at Union City as of and for the year ended October 31, 2025, I hereby certify to the following:

1. The annual reports attached hereto are to the best of my knowledge correct.
2. Each continuing care contract form in use by the Acacia Creek, a Masonic Senior Living Community at Union City for new residents has been approved by the Department of Social Services.
3. The required liquid reserves are being maintained for prepaid continuing care contracts.

This letter is intended to fulfill the requirements of Section 3 of the Annual Report Instructions and is considered an integral part of this filing.

If you have questions regarding this matter, please feel free to contact me at (510) 471-3434.

Sincerely,

Signed by:  
  
008B66C917CB464...

Terry Quigley  
President and Chief Executive Officer  
Acacia Creek, A Masonic Senior Living Community at Union City

# Part I

**FORM 1-1  
RESIDENT POPULATION**

<u>Line</u>	<b>Continuing Care Residents</b>	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	137
[2]	Number at end of fiscal year	168
[3]	Total Lines 1 and 2	305
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x .50
[5]	Mean number of continuing care residents	152.5
<b>All Residents</b>		
[6]	Number at beginning of fiscal year	156
[7]	Number at end of fiscal year	177
[8]	Total Lines 6 and 7	333
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x .50
[10]	Mean number of all residents	166.5
[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).	0.92

**FORM 1-2  
ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses	\$ 16,865,748
	[a] Depreciation	\$ 2,966,858
	[b] Debt Service (Interest Only)	\$ 2,838,914
[2]	Subtotal (add Line 1a and 1b)	\$ 5,805,772
[3]	Subtract Line 2 from Line 1 and enter result.	\$ 11,059,976
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	92%
[5]	Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)	\$ 10,175,178
[6]	<b>Total Amount Due (multiply Line 5 by .001)</b>	<b>\$ 10,175</b>

**PROVIDER:** Acacia Creek a Senior Living community  
**COMMUNITY:** Union City



**Grand Lodge Free & Accepted Masons of California  
and Masonic Homes of California  
April 1, 2025 to April 1, 2026  
Insurance Summary**



<b>Property Policy - AIG Specialty Insurance Co. (Non-Admitted)</b>	
<b>Policy No. 044869155</b>	
<b>Covers Grand Lodge/Masonic Homes/Acacia Creek/Hall Associations</b>	
Policy Limit	\$ 200,000,000
Max Amount payable	120% of Stated Value
<i>Halls only</i>	
Buildings & Personal Property	Incl in Policy Limit
SUBLIMITS* (see policy for full sublimits and terms)	
Electronic Data Processing Equipment	\$ 1,500,000
Expediting Expenses	\$ 1,000,000
Civil Authority	30 Days, subj to \$2.5M and 2 mile maximum
Equipment Breakdown / Boiler & Machinery	Included
Earthquake Sprinkler Leakage	Included
Errors & Omissions	\$ 3,500,000
Accounts Receivable	\$ 1,000,000
Contingent Time Element	\$ 500,000
--No Coverage for Earth Movement/Flood/Named Storm	
Valuable Papers	\$ 1,000,000
<b>Fine Arts:</b> * Endomosiatic Window at Grand Lodge	\$ 4,000,000
Untitled Framed Mosaic Emilie Norman	\$ 190,000
Antique Windows- Acacia Creek & Stained Glass; Windows in Seminoff Chapel	\$ 500,000
Stained Glass Window above the stairway at the entrance of Masonic Homes	\$ 150,000
Angel of Grief at Chapel of Chimes Cemetery	\$ 125,000
<b>Total Fine Arts</b> incl Paraphernalia (\$1m per occur; \$100k Max Any One Item) Policy Limit	\$ 6,000,000
Newly Acquired Real & Personal Prop (90 days)	\$ 3,500,000
--No Coverage for Earth Movement/Flood/Named Storm	
Demolition & Increased Cost of Construction	
Undamaged portion due to building ordinance	\$ 200,000,000
Demolition due to building ordinance	\$ 10,000,000
Increased cost due to building ordinance	\$ 10,000,000
Rental Value	\$ 20,000,000
Time Element Gross Earnings	\$ 100,000,000
Transit	\$ 1,000,000
Sewer Back-up (GL/MH/AC/MCYF)	Combined w/ annual agg. Flood Limit
Sewer Back-up (Halls)	\$ 100,000
Outdoor Property	\$
Grand Lodge Properties	\$ 1,000,000
All other locations	\$ 100,000
Buildings and Additions Under Construction	\$ 1,500,000
Soft Costs limited to \$1,000,000 within sublimit	
Earth Movement and Flood (GL-SF, MH, MHCY&F only)	\$ 20,000,000
Miscellaneous Unnamed Locations	\$ 2,500,000
--No Coverage for Earth Movement/Flood/Named Storm	
<b>Deductibles</b>	
Grand Lodge Properties	\$ 100,000
All other Locations	\$ 25,000
Time Element	24 Hours
Water Damage Halls	\$ 100,000
Earth Movement and Flood	5% min \$100k
Earthquake Sprinkler Leakage	
Grand Lodge Properties	\$ 100,000
Halls	\$ 25,000
Total Insured Values	\$ 1,224,682,024
<b>Premium (includes taxes/fees)</b>	<b>\$ 3,617,001</b>
*Sub-limits are included and not in addition to the policy limit. Note that all limits and sublimits for halls are subject to the values reported, plus the 120% margin clause.	

<b>Property Terrorism – Hiscox</b>	
<b>Lloyd's of London (Non-Admitted) #UTS2551103.25</b>	
<b>Covers Grand Lodge/Masonic Homes/Acacia Creek/Hall Associations</b>	
Policy Limit - Per Occurrence & Aggregate	\$ 125,000,000
Deductible	\$ 25,000
<b>Active Shooter and Malicious Attack</b>	
Policy Limit - Per Occurrence & Aggregate	\$ 1,000,000
Deductible	\$ 25,000
<b>Refer to policy for additional sublimits</b>	
Total Insured Values	\$ 1,217,621,274
<b>Premium (includes taxes and fees)</b>	<b>\$ 53,343</b>

<b>DIC (Earth Movement/Flood) - Acacia Creek Only</b>	
<b>Hiscox/Chausser - Underwriters at Lloyd's (Non-Admitted)</b>	
<b>Policy No. DSP2505586</b>	
Policy Limit	\$ 10,000,000
Building Ordinance Sublimit	\$ 2,000,000
<b>Deductibles</b>	
Earth Movement	5% per unit; min \$100k
Flood	5% per unit; min \$100k
Total Insured Values	\$ 114,538,373
<b>Premium (includes taxes and fees)</b>	<b>\$ 139,056</b>

<b>Excess DIC (Earth Movement/Flood) - Acacia Creek Only</b>	
<b>QBE Specialty Insurance Co. (Non-Admitted)</b>	
<b>Policy No. PE706648</b>	
Policy Limit	\$10,000,000 excess \$10,000,000
Deductible	5% per unit; min \$100k
Total Insured Values	\$ 114,538,373
<b>Premium (includes taxes and fees)</b>	<b>\$ 105,037</b>

<b>Masons of California - Gather Guard</b>	
<b>Atlantic Specialty Insurance Company</b>	
<b>General Liability #OB14</b>	
<b>General Liability</b>	\$ 2,000,000
General Aggregate	\$ 1,000,000
Each Occurrence Limit	\$ 1,000,000
Products/Completed Operations Aggregate	\$ 1,000,000
Personal & Advertising Injury	\$ 1,000,000
Damage to Premises Rented to You	\$ 1,000,000
Medical Expenses	Excluded
Liquor Liability - Each Common Cause	\$ 1,000,000
Liquor Liability - Aggregate Limit	\$ 1,000,000
Premium	Paid by Lessors



**Grand Lodge Free & Accepted Masons of California  
and Masonic Homes of California  
April 1, 2025 to April 1, 2026  
Insurance Summary**



<b><u>Business Automobile - Policy No. 810-4W54021A</u></b>	
<b><u>Travelers Property Casualty Co. of America</u></b>	
<b><u>Covers Grand Lodge/Masonic Homes/Acacia Creek/Hall Associations</u></b>	
<b><u>Halls Covered for Non-Owned/Hired Only</u></b>	
Combined Auto Liability Single Limit	\$ 1,000,000
Auto Medical Payment Each Person	\$ 5,000
Uninsured Motorists	\$ 1,000,000
Physical Damage	Actual Cash Value
Garage keepers Legal at 1111 California Street	\$ 1,000,000
Deductibles – (Comp & Collision)	
Private Passenger & Light Trucks	\$ 1,000/1,000
Van Pool and Buses	\$ 2,500/2,500
Scheduled Buses – see policy	\$3,000/\$3,000 & \$5,000/\$5,000
Comp./Collision for Hired Autos	\$ 1,000
Garage keepers Legal	\$10,000 / \$50,000
Number of Vehicles	24
<b>Premium</b>	<b>\$ 148,669</b>
<b>TRIA Not Applicable</b>	

<b><u>Workers' Compensation</u></b>	
<b><u>Travelers Property Casualty Company of America</u></b>	
<b><u>Policy No. UB-4W549080</u></b>	
<b><u>Covers Grand Lodge</u></b>	
Workers' Compensation	Statutory
Employers Liability	\$ 1,000,000
Deductible	\$ None
Estimated Annual Payroll	\$ 12,478,142
<b>Estimated Annual Premium (incl surcharges)</b>	<b>\$ 50,031</b>
<b>TRIA Included</b>	
<b>Includes Volunteers</b>	
<b>Hall Associations are <u>not</u> covered</b>	

<b><u>General Liability (Grand Lodge &amp; Halls)</u></b>	
<b><u>Travelers Property Casualty Company of America</u></b>	
<b><u>Policy No. P-660-6T158687</u></b>	
<b><u>Covers Grand Lodge &amp; Halls Only</u></b>	
<b>General Liability</b>	
General Aggregate	\$ 2,000,000
Per Location Limit	\$ 2,000,000
Subject to Annual Policy Aggregate	\$ 15,000,000
Products/Completed Operations Aggregate	\$ 2,000,000
Each Occurrence	\$ 1,000,000
Liquor Liability	\$1,000,000 / \$2,000,000
Personal & Advertising Injury	\$ 1,000,000
Damage to Premises Rented to You	\$ 1,000,000
Medical Expenses	\$ 5,000
Abuse or Molestation (Each Offense and Aggregate)	\$ 1,000,000
<b>Employee Benefits (Claims Made)*</b>	
Each Employee	\$ 2,000,000
Annual Aggregate	\$ 2,000,000
Deductible	\$ None
Retroactive Date	07/01/2000
<b>Premium</b>	<b>\$ 338,992</b>
<b>TRIA Included</b>	
<i>*Employee Benefits Liability not applicable to Halls</i>	

<b><u>Workers' Compensation</u></b>	
<b><u>Travelers Property Casualty Company of America</u></b>	
<b><u>Policy No. UB-5W262146</u></b>	
<b><u>Masonic Homes / Acacia Creek</u></b>	
Workers' Compensation	Statutory
Employers Liability	\$ 1,000,000
Deductible (MA/AC only)	\$ 250,000
Estimated Annual Payroll	\$ 35,497,163
<b>Estimated Annual Premium (incl surcharges)</b>	<b>\$ 338,920</b>
<b>TRIA Included</b>	

<b><u>Umbrella Liability</u></b>	
<b><u>Travelers Property Casualty Company of America</u></b>	
<b><u>Policy No. CUP-4W549240</u></b>	
<b><u>Covers: Grand Lodge and Hall Associations for General Liability; Grand Lodge/Masonic Homes/Acacia Creek/Hall Associations for Auto; Grand Lodge/Masonic Homes/Acacia Creek/CA Masons Foundation for Employers Liability</u></b>	
Each Occurrence	\$ 10,000,000
General Aggregate	\$ 10,000,000
Crisis Management Coverage	\$ 50,000
Self-Insured Retentions	\$ None
<b>Underlying Schedule</b>	
General Liability	Included
Automobile Liability	Included
Employers Liability – Grand Lodge	Included
Employers Liability – MH / AC	Included
Employers Liability – CA Masons Foundation	Included
Employee Benefits Liability	Included
Liquor Liability	Included
<b>Premium</b>	<b>\$ 121,951</b>
<b>TRIA Included</b>	

<b><u>Workers' Compensation</u></b>	
<b><u>Travelers Property Casualty Company of America</u></b>	
<b><u>Policy No. UB-4W549006</u></b>	
<b><u>California Masons Foundation</u></b>	
Workers' Compensation	Statutory
Employers Liability	\$ 1,000,000
Deductible	\$ None
Estimated Annual Payroll	\$ 828,377
<b>Estimated Annual Premium (incl surcharges)</b>	<b>\$ 3,417</b>
<b>TRIA Included</b>	



**Grand Lodge Free & Accepted Masons of California  
and Masonic Homes of California  
April 1, 2025 to April 1, 2026  
Insurance Summary**



<b><u>Masonic Homes/Acacia - General Liability &amp; Professional Liability</u></b>		
<b><u>CNA (Non-Admitted)</u></b>		
<b><u>Policy No. PLC7064383954 (Claims Made)</u></b>		
<b><u>Covers Masonic Homes &amp; Acacia Creek Only</u></b>		
Professional Liability Each Claim Limit	\$	1,000,000
Professional Liability Aggregate Limit	\$	3,000,000
General Liability - Each Occurrence Limit	\$	1,000,000
General Liability - Aggregate Limit	\$	3,000,000
Employee Benefits Liability - \$1,000 deductible	\$1,000,000/\$3,000,000	
Fire Damage Limit	\$	100,000
Medical Expense	\$	5,000
Sexual Abuse Coverage		Included
Retention – Acacia Creek	\$	25,000
Retention – Masonic Homes	\$	250,000
Retroactive Date		Various
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>438,557</b>
<b>TRIA Rejected</b>		

<b><u>MCYF - General Liability &amp; Professional Liability</u></b>		
<b><u>Lexington Insurance Co. (Non-Admitted)</u></b>		
<b><u>Policy No. 6796873 (Claims Made)</u></b>		
<b><u>Covers Masonic Center for Youth &amp; Families Only</u></b>		
Professional Liability Per Medical Incident	\$	1,000,000
Professional Liability Annual Aggregate Limit	\$	3,000,000
Sexual Misconduct – Each Perpetrator		\$1,000,000 / \$3,000,000
General Liability - Each Occurrence Limit	\$	1,000,000
General Liability - Aggregate Limit	\$	3,000,000
Products/Completed Ops. Aggregate Limit	\$	1,000,000
Personal/Advertising Limit	\$	1,000,000
Fire Damage Limit	\$	50,000
Deductible		None
Retroactive Date		04/01/2010
Retroactive Date for Sexual Misconduct		04/01/2016
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>26,311</b>
<b>TRIA Rejected</b>		

<b><u>Masonic Homes/Acacia – Excess General Liability &amp; Professional Liability</u></b>		
<b><u>CNA Non-Admitted)</u></b>		
<b><u>Policy No. RDX 7064383968 (Claims Made)</u></b>		
<b><u>Covers Masonic Homes/Acacia Creek Only</u></b>		
Excess PL and GL – Per Claim Limit	\$	2,000,000
Excess PL and GL – Aggregate Limit	\$	2,000,000
Excess of	\$1,000,000	(Primary)
Sexual Abuse Coverage		Included
Retroactive Date		Various
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>156,834</b>
<b>TRIA Rejected</b>		

<b><u>MCYF – Excess General Liability &amp; Professional Liability</u></b>		
<b><u>Lexington Insurance Co. (Non-Admitted)</u></b>		
<b><u>Policy No. 6796874 (Claims Made)</u></b>		
<b><u>Covers Masonic Center for Youth &amp; Families Only</u></b>		
Excess Prof. Liability Each Medical Incident	\$	5,000,000
Excess Professional Liability Aggregate Limit	\$	5,000,000
Sexual Misconduct - Each Perpetrator/Aggregate	\$	5,000,000
Limits are excess the primary \$1m per occurrence / \$3m aggregate		
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>43,336</b>
<b>TRIA Rejected</b>		

<b><u>Masonic Homes/Acacia Creek – Excess General Liability &amp; Professional Liability</u></b>		
<b><u>Great American E&amp;S Insurance Co. (Non-Admitted)</u></b>		
<b><u>Policy No. XS F181374 (Claims Made)</u></b>		
<b><u>Covers Masonic Homes/Acacia Creek Only</u></b>		
Excess PL and GL – Per Claim Limit	\$	2,000,000
Excess PL and GL – Aggregate Limit	\$	2,000,000
Excess of	\$	3,000,000
Sexual Abuse Coverage		Included
Retroactive Date		Various
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>50,086</b>
<b>TRIA Rejected</b>		

<b><u>Masonic Homes - Terrorism Liability</u></b>		
<b><u>Lloyds of London - Liberty Syndicate</u></b>		
<b><u>Policy No. B0621MMASO000225 (Non-Admitted)</u></b>		
<b><u>Covers Masonic Homes Only</u></b>		
Policy Limit - Per Occurrence & Aggregate	\$	10,000,000
Deductible	\$	10,000
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>10,834</b>

<b><u>Masonic Homes/Acacia Creek – Excess General Liability &amp; Professional Liability</u></b>		
<b><u>Great American Risk Solutions Surplus Lines (Non-Admitted)</u></b>		
<b><u>Policy No. XS F181376 (Claims Made)</u></b>		
<b><u>Covers Masonic Homes/Acacia Creek Only</u></b>		
Excess PL and GL – Per Claim Limit	\$	5,000,000
Excess PL and GL – Aggregate Limit	\$	5,000,000
Excess of	\$	5,000,000
Retroactive Date		Various
<b>Premium (includes taxes/fees)</b>	<b>\$</b>	<b>75,127</b>
<b>TRIA Rejected</b>		

<b><u>Employed Lawyers Professional Liability</u></b>		
<b><u>Federal Insurance (Chubb)</u></b>		
<b><u>Policy No. 8247-1101 (Claims Made)</u></b>		
<b><u>Covers Grand Lodge</u></b>		
Maximum Aggregate Limit	\$	1,000,000
Retentions		
Individual Indemnified	\$	5,000
Non-Indemnified	\$	None
Pending and Prior Date		03/03/2016
<b>Premium</b>	<b>\$</b>	<b>3,052</b>



**Grand Lodge Free & Accepted Masons of California  
and Masonic Homes of California  
April 1, 2025 to April 1, 2026  
Insurance Summary**



<b><u>Fiduciary Liability</u></b>		
<b><u>Great American Insurance Company</u></b>		
<b><u>Policy No. FDP6660691 (Claims Made)</u></b>		
<b><u>Covers Grand Lodge, Masonic Homes, and Acacia Creek</u></b>		
Limit of Liability	\$	5,000,000
Pending and Prior Date		01/01/1987
Retention - Insured Persons for Non - Indemnifiable Loss	\$	None
Retention - Company, Plan, or Insured Persons for Indemnifiable Loss	\$	None
<b>Premium</b>	<b>\$</b>	<b>9,200</b>
<b><i>TRIA Included</i></b>		

<b><u>Directors &amp; Officers Liability / Employment Practices Liability / Crime</u></b>			
<b><u>(Hall Association)</u></b>			
<b><u>Federal Insurance Company (Chubb)</u></b>			
<b><u>Policy No. 8208-1493 (Claims Made)</u></b>			
<b><u>Covers Hall Associations Only</u></b>			
<b>Directors &amp; Officers - claims made</b>			
Maximum Aggregate	\$	2,000,000	
Retention	\$	75,000	
Pending and Prior Date			08/01/2005
<b>Employers Practices Liability - claims made</b>			
Limit of Liability / Aggregate	\$	2,000,000	
Retention	\$	100,000	
Retention Los Angeles, Orange, and Ventura Counties	\$	150,000	
Pending and Prior Date			08/01/2005
<b>Crime:</b>			
Premises Coverage	\$	1,000,000	
Transit Coverage	\$	1,000,000	
Computer Fraud/Funds Transfer Fraud	\$	1,000,000	
Money Orders/Counterfeit Paper Currency	\$	1,000,000	
Retention	\$	100,000	
<b>Premium</b>	<b>\$</b>	<b>104,498</b>	
<b><i>TRIA Included</i></b>			

<b><u>Directors &amp; Officers Liability / Employment Practices Liability / Crime</u></b>			
<b><u>(Grand Lodge)</u></b>			
<b><u>Federal Insurance Company (Chubb)</u></b>			
<b><u>Policy No. 8208-1512 (Claims Made)</u></b>			
<b><u>Covers Grand Lodge, Masonic Homes, Acacia Creek, California</u></b>			
<b><u>Masonic Memorial Temple, California Masonic Foundation, Nob Hill</u></b>			
<b><u>Masonic Center, and All Constituent Lodges</u></b>			
<b>Directors &amp; Officers - claims made</b>			
Combined Maximum Aggregate D&O/EPLI	\$	3,000,000	
D&O Limit of Liability / Agg. Incl Defense Costs	\$	3,000,000	
Retention (Grand Lodge)	\$	250,000	
Retention (Individual Lodges)	\$	50,000	
Pending/Prior Date			07/01/1997
<b>Employment Practices Liability - claims made</b>			
Limit of Liability / Aggregate	\$	3,000,000	
Retention (Grand Lodge)	\$	250,000	
Retention (Individual Lodges)	\$	50,000	
Retention Los Angeles, Orange, and Ventura Counties	\$	250,000	
Pending/Prior Date			07/01/1997
<b>Crime</b>			
Forgery Coverage	\$	2,000,000	
Premises Coverage	\$	2,000,000	
Transit Coverage	\$	2,000,000	
Computer Fraud/Funds Transfer Fraud	\$	2,000,000	
Money Orders/Counterfeit Paper Currency	\$	2,000,000	
Social Engineering	\$	250,000	
Retention	\$	100,000	
<b>Premium</b>	<b>\$</b>	<b>237,973</b>	
<b><i>TRIA Included</i></b>			

<b><u>Cyber Liability</u></b>			
<b><u>Chubb</u></b>			
<b><u>Policy No. D01658396</u></b>			
<b><u>Covers Grand Lodge, Masonic Homes, and Acacia Creek</u></b>			
Total Aggregate Limit of Liability	\$	5,000,000	
<b>Third Party Coverage:</b>			
Cyber, Privacy and Network Security Liability	\$	5,000,000	
Payment Card Loss	\$	5,000,000	
Regulatory Proceedings	\$	5,000,000	
Electronic, Social & Printed Media Liability	\$	5,000,000	
<b>First Party Coverage:</b>			
Cyber Incident Response Team	\$	5,000,000	
Non-Panel Response Provider	\$	5,000,000	
Business Interruption Loss & Extra Expenses	\$	5,000,000	
Contingent BI and EE	\$	5,000,000	
Digital Data Recovery	\$	5,000,000	
Network Extortion	\$	5,000,000	
Ransomware Encounter	\$	5,000,000	
Computer Hardware Replacement/Bricking	\$	5,000,000	
Reputational Loss	\$	2,500,000	
Crypto jacking	\$	5,000,000	
Retention	\$	25,000	
Waiting Period BI & CBI			12 Hours
Waiting Period Reputational Loss			12 Hours
Waiting Period Cryptojacking			12 Hours
<b>Premium</b>	<b>\$</b>	<b>51,263</b>	
<b><i>TRIA Included</i></b>			
<b><i>Coverage is <u>not</u> provided for Lodges and Halls</i></b>			

<b><u>Directors &amp; Officers Side A Coverage</u></b>			
<b><u>Federal Insurance Company (Chubb)</u></b>			
<b><u>Policy No. G71852246001 (Claims Made)</u></b>			
Excess Primary D&O Policy; Attachment Point	\$	3,000,000	
First Limit of Liability	\$	1,000,000	
CODA Access Fund	\$	25,000	
Public Relations Fund	\$	25,000	
Enforcement Fund	\$	25,000	
Deductible		None	
Prior and Pending Date			4/1/2025
<b>Premium</b>	<b>\$</b>	<b>8,036</b>	



**Grand Lodge Free & Accepted Masons of California  
and Masonic Homes of California  
April 1, 2025 to April 1, 2026  
Insurance Summary**



**Business Travel Accident  
Federal Insurance Company (Chubb)  
Policy No. 9912-41-22  
10/01/2024 to 04/01/2026**

**Insured Persons**

- 1 All Active U.S. officers of the Policyholder
- 2 All Active U.S. employee of Policyholder other than Class 1
- 3 All Active expatriates of the Policyholder who are not in Class 1 or 2
- 4 The spouse or domestic partner of a Class 1 or 2 Insured Person
- 5 The Dependent Child(ren) of a Class 1 or 2 Insured Person
- 6 All invited guests\* who are not in any other class of the Policyholder while traveling to Mexico for the Grand Master trip

**Hazards**

- 1 24 Hour Business Travel
- 2 24 Hour Business Travel
- 3 24 Hour Business and Pleasure
- 4 Business Travel Family
- 5 Business Travel Family
- 6 Covered Activities

**Benefits**

**A) Principal Sum:**

- 1 One (1) times Salary subject to a Maximum Principal Sum of \$250,000
- 2 One (1) times Salary subject to a Maximum Principal Sum of \$250,000
- 3 One (1) times Salary subject to a Maximum Principal Sum of \$250,000
- 4 \$50,000
- 5 \$25,000
- 6 \$50,000

<b>Age on Date of Accident</b>	<b>Amount of Principal Sum after reduction:</b>
70-74	65% of the Principal Sum shown above
75-79	45% of the Principal Sum shown above
80-84	30% of the Principal Sum shown above
85 and over	15% of the Principal Sum shown above

**B) Accidental Death and Dismemberment**

Loss of Life	100%
Loss of Speech and Loss of Hearing	100%
Loss of Speech and one of Loss of Hand, Loss of Foot or Loss of Sight of One Eye	100%
Loss of Hearing and one of Loss of Hand, Loss of Foot or Loss of Sight of One Eye	100%
Loss of Hands (Both), Loss of Feet (Both), Loss of Sight or a combination of any two of Loss of Hand, Loss of Foot or Loss of Sight of One Eye	100%
Quadriplegia	100%
Paraplegia	75%
Hemiplegia	50%
Loss of Hand, Loss of Foot or Loss of Sight of One Eye (Any one of each)	50%
Loss of Speech or Loss of Hearing	50%
Uniplegia	25%
Loss of Thumb and Index Finger of the same hand	25%

**C) Additional Benefits:**

<b>Baggage Delay – All Class(es)</b>			
Daily Benefit Amount	\$	100	
Maximum Number of Days		5	
Maximum Benefit Amount	\$	1,000	
<b>Checked Delay – All Class(es)</b>			
Maximum Benefit Amount	\$	1,000	
Jewelry and Watches	\$	250	
Cameras, Video Recorders and other Electronic Equipment	\$	250	
<b>Carjacking - All Class(es)</b>			
Benefit Amount		10% of the Principal Sum up to a maximum of \$25,000	

Benefit Amount		1% per month of the Principal Sum
Maximum Benefit Amount		100% of the Principal Sum
<b>Home Alteration or Vehicle Modification - All Class(es)</b>		
Benefit Amount for Home Alteration		10% of the Principal Sum
Benefit Amount for Vehicle Modification		10% of the Principal Sum
Maximum Benefit Amount		20% of the Principal Sum to a maximum of \$50,000
<b>Medical Evacuation and Repatriation - All Class(es)</b>		
Maximum Benefit Amount		Unlimited
<b>Benefit Amount</b>		
(Hospital Admission Guaranty)	\$	10,000
(Medical Expenses)	\$	250,000
<b>Family Travel Expense</b>		
(Maximum Per Day)	\$	100
(Maximum Number of Days)		5
<b>Natural Disaster Evacuation Expense - All Class(es)</b>		
Benefit Amount	\$	100,000
<b>Political Evacuation Expense - All Class(es)</b>		
Benefit Amount (Evacuation Expenses)	\$	100,000
<b>Psychological Therapy - All Class(es)</b>		
Benefit Amount		5% of the Principal Sum up to a maximum of \$25,000
<b>Rehabilitation Expense - All Class(es)</b>		
Benefit Amount		5% of the Principal Sum up to a maximum of \$25,000
<b>Seat Belt and Occupant Protection Device All Class(es)</b>		
Benefit Amount for Seat Belt		10% of the Principal Sum
Alternate Benefit Amount	\$	2,000
Benefit Amount for Occupant Protection Device		10% of the Principal Sum
Maximum Benefit Amount for Seat Belt and Occupant Protection Device		20% of the Principal Sum to a maximum of \$50,000
<b>Aggregate Limit of Insurance per Accident</b>	\$	2,500,000
<b>Premium</b>	\$	<b>16,009</b>

<b><u>Pollution Liability</u></b>		
<b><u>Allied World</u></b>		
<b><u>Policy No. 0314-6240</u></b>		
<b><u>Covers Grand Lodge, Masonic Homes, and Acacia Creek</u></b>		
Policy Aggregate Limit	\$	1,000,000
New Conditions Coverage	\$	1,000,000
Blanket Non-Owned Site Coverage	\$	1,000,000
Blanket Transportation Coverage	\$	1,000,000
Business Interruption Coverage	\$	1,000,000
Retroactive Date		06/01/2025
Deductible	\$	25,000
Business Interruption Deductible		120 Hours
<b>Premium</b>	\$	<b>21,155</b>



**Grand Lodge Free & Accepted Masons of California  
and Masonic Homes of California  
April 1, 2025 to April 1, 2026  
Insurance Summary**



<b>Special Risk</b>		
<b>Federal Insurance Company (Chubb)</b>		
<b>Policy No. 8264-5063</b>		
<b>10/01/2024 to 04/01/2026</b>		
Special Coverage	\$	1,000,000
Custody Coverage	\$	1,000,000
Expense Coverage	\$	1,000,000
Recall Expenses	\$	250,000
Rest and Rehabilitation Expenses	\$	50,000
Accidental Loss Coverage		
Loss of Life Benefits Amount	\$	250,000
Event Benefit Amount	\$	1,000,000
Mutilation (Percentage of Loss of Life Benefit Amount)		25%
Accidental Loss other than Mutilation of Loss of Life (Percentage of Loss of Life Benefit Amount)		50%
Legal Liability Costs Coverage	\$	1,000,000
Deductible		None
<b>Premium</b>	<b>\$</b>	<b>5,336</b>

<b>Professional Liability – Tax Preparer</b>		
<b>Chubb</b>		
<b>Policy No. D02918377</b>		
<b>Covers Grand Lodge, Masonic Homes, and Acacia Creek</b>		
Policy Aggregate Limit	\$	1,000,000
Each Claim	\$	1,000,000
Retroactive Date		04/01/2025
Pending and Prior Proceedings Date		04/01/2025
Retention	\$	5,000
<b>Premium</b>	<b>\$</b>	<b>1,169</b>

<b>Foreign Package</b>		
<b>ACE American Insurance Company (Chubb)</b>		
<b>Policy No. PHFD95066082 001</b>		
<b>10/01/2024 to 04/01/2026</b>		
<b>Commercial General Liability</b>		
Coverage A - Bodily Injury/Property Damage Coverage		
Each Occurrence	\$	1,000,000
General Aggregate	\$	2,000,000
Premises Damage Limit	\$	1,000,000
Coverage B - Personal and Advertising Injury Liability		
Limit (Any One Person or Organization)	\$	1,000,000
Coverage C - Medical Payments Coverage		
Medical Expense Limit	\$	25,000
Employee Benefits Liability (Claims Made Coverage)		
Each Claim	\$	1,000,000
Annual Aggregate	\$	1,000,000
Deductible per Claim	\$	1,000
<b>Contingent Auto Liability</b>		
Combined Single Limit BI/PD Any One Accident (Covering Owned and Hired & Non-Owned Autos)	\$	1,000,000
Hired Auto Physical Damage		
Any One Accident	\$	50,000
Any One Policy Period	\$	50,000
Medical Payments		
Each Accident	\$	50,000

<b>Employers Responsibility Coverages &amp; Executive Assistance Services</b>		
Voluntary Compensation Benefits		
North Americans		State of Hire
Third Country Nationals Local Nationals		Not Covered
North Americans		Not Covered
Executive Assistance® Services (Including Repatriation)		
Policy Limit for Medical Assistance Services	\$	1,000,000
Contingent Employers Liability Coverage		
Bodily Injury by Accident - Each Accident	\$	1,000,000
Bodily Injury by Disease (incl. Endemic disease) - Each Employee	\$	1,000,000
Bodily Injury by Disease (incl. Endemic disease) - Policy Limit	\$	1,000,000
<b>Property</b>		
Limit of Liability - Per Occurrence	\$	50,000
Total Insured Values (All Locations)	\$	50,000
Sub-limits of Liability		
Accounts Receivable Per Occurrence	\$	25,000
Coinsurance Deficiency and Currency	\$	50,000
Devaluation Per Occurrence		
Consequential Reduction in Value Per Occurrence	\$	25,000
Course of Construction ("COC") Per Occurrence	\$	25,000
Debris Removal Per Occurrence		The lesser of \$25,000, or 25% of the adjusted PROPERTY DAMAGE and TIME ELEMENT combined loss
Decontamination Costs Per Occurrence	\$	5,000
Deferred Payments Per Occurrence	\$	25,000
Demolition and Increased Cost of Construction Per Occurrence	\$	25,000
Errors and Omissions Per Occurrence	\$	25,000
Expediting Costs Per Occurrence	\$	25,000
Fine Arts Per Occurrence	\$	10,000
Fungus, Wet Rot, Dry Rot, and Moss Term Aggregate	\$	10,000
Installation at Any Job Site Per Occurrence	\$	25,000
Inventory or Appraisals Per Occurrence	\$	25,000
Land and Water Contaminant or Pollutant Cleanup, Removal and Disposal Term Aggregate	\$	25,000
Landscaping Improvements Per Occurrence	\$	10,000
Legal Liability Per Occurrence	\$	5,000
Money and Securities Per Occurrence	\$	5,000
Neighbor's Recourse and Tenant's Liability Per Occurrence	\$	50,000
Newly Acquired Property Term Aggregate, subject to Time Limit shown in TIME LIMITS	\$	50,000
Off Premises Storage For Property Under Course of Construction Per Occurrence	\$	10,000
Outdoor Property Per Occurrence	\$	10,000
Professional Fees Per Occurrence	\$	5,000
Protection and Preservation of Property Per Occurrence	\$	25,000
Service Interruption Property Damage Per Occurrence	\$	25,000
Tax Liability Per Occurrence	\$	50,000
Temporary Removal of Property Per Occurrence	\$	10,000
Valuable Papers and Records Per Occurrence	\$	25,000
Deductible – Per Occurrence	\$	1,000
<b>Premium</b>	<b>\$</b>	<b>3,747</b>

## **Part II**

**Masonic Homes of California and Subsidiary**

Consolidated Financial Statements  
and Supplementary Information

October 31, 2025  
(With Comparative Totals for 2024)



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## INDEPENDENT AUDITOR'S REPORT

To the Audit Committee  
Masonic Homes of California and Subsidiary

### **Opinion**

We have audited the accompanying consolidated financial statements of Masonic Homes of California and Subsidiary (the "Organization"), which comprise the consolidated statement of financial position as of October 31, 2025, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Masonic Homes of California and Subsidiary as of October 31, 2025, and the changes in their net assets and their cash flows for the year 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. 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 Masonic Homes 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 these consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated 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 consolidated 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 Masonic Homes 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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Masonic Homes 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 consolidated financial statements as a whole. The information on pages 43 - 50 is presented for purposes of additional analysis and is not a required part of the consolidated 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 consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

The accompanying supplemental schedule of supporting services expenses is presented for the purposes of additional analysis and is not a required part of the basic consolidated financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the consolidated financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Report on Summarized Comparative Information**

We have previously audited Masonic Homes of California's 2024 consolidated financial statements, and we expressed an unmodified audit opinion on those audited consolidated financial statements in our report dated February 25, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended October 31, 2024, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

A handwritten signature in black ink that reads "Armanino LLP". The signature is written in a cursive, flowing style.

San Francisco, California

February 24, 2026

Masonic Homes of California and Subsidiary  
Consolidated Statement of Financial Position  
October 31, 2025  
(With Comparative Totals for 2024)  
(In thousands)

	2025	2024
ASSETS		
Current assets		
Cash and cash equivalents	\$ 29,003	\$ 26,783
Funds held for residents, current portion	358	773
Investments	423,059	396,474
Receivables, net	6,898	4,504
Prepaid expenses and other assets	1,790	1,824
Related party receivable, current portion	308	101
Assets held for sale	1,755	884
Total current assets	463,171	431,343
Noncurrent assets		
Investments, net of current portion	576,288	531,158
Related party receivable, net of current portion	65	113
Property and equipment, net	250,901	260,163
Assets held in trusts	6,960	12,213
Funds held for residents, net	321	855
Other assets	505	565
Total noncurrent assets	835,040	805,067
Total assets	\$ 1,298,211	\$ 1,236,410
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accrued liabilities	\$ 2,515	\$ 2,062
Accrued payroll and benefits	2,996	3,118
Long term debt, current portion	45,855	6,377
Liability for funds held for residents, current portion	346	773
Due to related parties	128	159
Total current liabilities	51,840	12,489
Long-term liabilities		
Liability to beneficiaries of split-interest agreements	1,146	1,880
Long term debt, net	64,680	110,520
Liability for funds held for residents, net	321	855
Refundable advance fees	51,822	45,144
Deferred revenue	23,998	20,286
Total long-term liabilities	141,967	178,685
Total liabilities	193,807	191,174
Net assets		
Without donor restrictions	918,659	863,485
With donor restrictions	185,745	181,751
Total net assets	1,104,404	1,045,236
Total liabilities and net assets	\$ 1,298,211	\$ 1,236,410

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

Masonic Homes of California and Subsidiary  
Consolidated Statement of Activities  
For the Year Ended October 31, 2025  
(With Comparative Totals for 2024)  
(In thousands)

	Without Donor Restrictions	With Donor Restrictions	2025 Total	2024 Total
Revenues, gains (losses), and other support				
Contributions	\$ 52	\$ 1,247	\$ 1,299	\$ 572
Bequests and memorials	2,618	729	3,347	4,129
Amortization of deferred revenue from assigned assets	2,581	-	2,581	2,245
Amount received from pensions assigned by resident	6,595	-	6,595	6,287
Fee-for-service revenue	12,874	-	12,874	10,666
Health service revenue	17,682	-	17,682	10,509
Other income	2,728	-	2,728	3,122
Investment income	5,154	218	5,372	7,208
Net realized gains on investments	25,665	153	25,818	76,620
Net unrealized gains on investments	82,453	1,379	83,832	81,938
Change in value of split-interest agreements	-	1,428	1,428	1,494
Net assets released from restriction	<u>1,160</u>	<u>(1,160)</u>	<u>-</u>	<u>-</u>
Total revenues, gains (losses), and other support	<u>159,562</u>	<u>3,994</u>	<u>163,556</u>	<u>204,790</u>
Functional expenses				
Program services				
Acacia Creek Operation	14,629	-	14,629	14,078
Masonic Homes Operation	70,506	-	70,506	68,701
Masonic Outreach Services	5,170	-	5,170	4,981
Masonic Center for Youth and Families	3,333	-	3,333	4,476
Scholarship and Community Sponsorship	47	-	47	383
Total program services	<u>93,685</u>	<u>-</u>	<u>93,685</u>	<u>92,619</u>
Support services				
Marketing	774	-	774	750
Management and general	8,707	-	8,707	8,610
Fundraising	1,222	-	1,222	1,089
Total support services	<u>10,703</u>	<u>-</u>	<u>10,703</u>	<u>10,449</u>
Total functional expenses	<u>104,388</u>	<u>-</u>	<u>104,388</u>	<u>103,068</u>
Change in net assets	55,174	3,994	59,168	101,722
Net assets, beginning of year	<u>863,485</u>	<u>181,751</u>	<u>1,045,236</u>	<u>943,514</u>
Net assets, end of year	<u>\$ 918,659</u>	<u>\$ 185,745</u>	<u>\$ 1,104,404</u>	<u>\$ 1,045,236</u>

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

Masonic Homes of California and Subsidiary  
Consolidated Statement of Functional Expenses  
For the Year Ended October 31, 2025  
(With Comparative Totals for 2024)  
(In thousands)

	Program Services					Support Services				2025 Total	2024 Total	
	Acacia Creek Operation	Masonic Homes Operation	Masonic Outreach Services	Masonic Center for Youth and Families	Scholarship and Community Sponsorship	Total Program Services	Marketing	Management and General	Fundraising			Total Support Services
Salaries and wages	\$ 3,366	\$ 24,830	\$ 1,974	\$ 2,373	\$ -	\$ 32,543	\$ 221	\$ 5,237	\$ 653	\$ 6,111	\$ 38,654	\$ 31,367
Employee benefits	832	5,463	336	328	-	6,959	34	873	92	999	7,958	6,834
Payroll taxes	242	1,824	142	175	-	2,383	17	370	44	431	2,814	2,191
Pension plan contributions	209	1,582	124	125	-	2,040	11	364	55	430	2,470	1,920
Audit and tax fees	40	127	-	-	-	167	-	-	-	-	167	148
Legal fees	4	179	-	-	-	183	-	-	-	-	183	1,758
Other professional fees	42	419	39	19	-	519	151	770	111	1,032	1,551	739
Operating supplies and services	612	1,705	131	102	-	2,550	96	-	-	96	2,646	2,477
Information technology	7	66	-	11	-	84	-	373	-	373	457	93
Dues, licenses, and permit	37	357	-	7	-	401	-	1	-	1	402	374
Insurance	661	2,169	-	71	-	2,901	-	-	-	-	2,901	2,762
Property taxes	123	374	-	-	-	497	-	-	-	-	497	475
Utilities, maintenance, and facility expenses	1,169	3,625	5	26	-	4,825	-	113	-	113	4,938	7,177
Travel	27	112	148	22	-	309	-	87	44	131	440	344
Resident care and services	1,269	15,215	12	20	-	16,516	17	-	-	17	16,533	14,613
Nonresident assistance	-	-	2,259	-	-	2,259	-	-	-	-	2,259	2,598
Depreciation and amortization	2,967	10,586	-	45	-	13,598	-	64	-	64	13,662	12,925
Promotion and advertising	-	-	-	-	-	-	225	171	-	396	396	111
Scholarship and community sponsorship	-	-	-	-	47	47	-	-	-	-	47	85
Interest expense	2,995	976	-	-	-	3,971	-	-	-	-	3,971	4,079
Office expenses	-	-	-	-	-	-	-	267	124	391	391	-
Miscellaneous expenses	27	897	-	9	-	933	2	17	99	118	1,051	299
Shared service allocation	-	-	-	-	-	-	-	-	-	-	-	9,699
	<u>\$ 14,629</u>	<u>\$ 70,506</u>	<u>\$ 5,170</u>	<u>\$ 3,333</u>	<u>\$ 47</u>	<u>\$ 93,685</u>	<u>\$ 774</u>	<u>\$ 8,707</u>	<u>\$ 1,222</u>	<u>\$ 10,703</u>	<u>\$ 104,388</u>	<u>\$ 103,068</u>

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

Masonic Homes of California and Subsidiary  
Consolidated Statement of Cash Flows  
For the Year Ended October 31, 2025  
(With Comparative Totals for 2024)  
(In thousands)

	2025	2024
Cash flows from operating activities		
Contributions and bequests received	\$ 4,470	\$ 4,602
Net proceeds from assigned assets	2,978	1,147
Amounts received from assigned assets	6,595	6,287
Net proceeds/ (settlements) from sale of resident assets	(1,298)	1,109
Investment income received	5,372	7,208
Fee-for-service revenue	12,874	10,666
Health service revenue	13,728	10,652
Other income	3,493	990
Net proceeds from split-interest agreements	5,945	64
Cash paid for expenses	<u>(90,737)</u>	<u>(92,566)</u>
Net cash used in operating activities	<u>(36,580)</u>	<u>(49,841)</u>
Cash flows from investing activities		
Net proceeds from sales of investments	135,446	121,014
Purchase of investments	(97,513)	(66,408)
Purchase of property and equipment	<u>(4,300)</u>	<u>(6,705)</u>
Net cash provided by investing activities	<u>33,633</u>	<u>47,901</u>
Cash flows from financing activities		
Cash received from residents subject to refund	17,722	6,246
Deposits refunded to residents	(6,767)	(4,537)
Contributions restricted for long term investments	175	98
Funds held for residents	(534)	327
Payments for other financing activities	-	(4)
Proceeds from the issuance of long-term debt	-	586
Payments on long-term debt	<u>(6,378)</u>	<u>(6,109)</u>
Net cash provided by (used in) financing activities	<u>4,218</u>	<u>(3,393)</u>
Net increase (decrease) in cash and cash equivalents	1,271	(5,333)
Cash and cash equivalents, beginning of year	<u>28,411</u>	<u>33,744</u>
Cash and cash equivalents, end of year	<u>\$ 29,682</u>	<u>\$ 28,411</u>

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

Masonic Homes of California and Subsidiary  
Consolidated Statement of Cash Flows  
For the Year Ended October 31, 2025  
(With Comparative Totals for 2024)  
(In thousands)

	2025	2024
Cash flows from operating activities		
Change in net assets	\$ 59,168	\$ 101,722
Adjustments to reconcile change in net assets to net cash used in operating activities		
Depreciation and amortization	13,662	12,925
Amortization of deferred revenue	(2,581)	(2,245)
Amortization due to death and withdrawal	(961)	(969)
Realized and unrealized (gain) loss on investments	(109,649)	(158,558)
Contributions restricted for long term investments	(175)	(98)
Changes in operating assets and liabilities		
Receivables, net	(2,394)	(1,162)
Prepaid expenses and other assets	74	26
Related entities receivable and payable	(253)	76
Assets held for sale	(871)	1,494
Assets held in trust	5,253	(1,521)
Funds held for residents	(427)	(386)
Accounts payable and accrued liabilities	332	(2,383)
Liability to beneficiaries of split interest agreements	(735)	91
Deferred revenue from assigned assets, net	2,977	1,147
Net cash used in operating activities	\$ (36,580)	\$ (49,841)

Supplemental disclosure of cash flow information

Cash paid during the year for interest	\$ 3,971	\$ 4,066
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The accompanying notes are an integral part of these consolidated financial statements.

Masonic Homes of California and Subsidiary  
Notes to Consolidated Financial Statements  
October 31, 2025  
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1. NATURE OF OPERATIONS

Masonic Homes of California (Masonic Homes), a California not-for-profit corporation, operates a senior living community for adults in Union City and Covina, California. Masonic Homes is supported by The Grand Lodge of Free and Accepted Masons of the State of California (the Grand Lodge) and members of the Masonic Fraternity in California.

Masonic Homes is the sole member of Acacia Creek, A Masonic Senior Living Community at Union City (Acacia Creek – UC). Masonic Homes and Acacia Creek – UC, serve the housing needs of the elderly with independent, assisted living, memory care, and skilled nursing levels of care.

Masonic Homes is subject to statutory reserve requirements. As of October 31, 2025, Masonic Homes' reserves, as calculated in accordance with Continuing Care Contract Statutes of the California Health and Safety Code, were in excess of such requirements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Principles of consolidation

The consolidated financial statements include the accounts of Masonic Homes and Acacia Creek – UC (collectively, the Organization). All significant inter-company accounts and transactions have been eliminated.

Comparative information

The consolidated financial statements include certain prior year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Organization's consolidated financial statements as of and for the year ended October 31, 2024, from which the summarized information was derived.

Net asset classifications

The accompanying consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America. Net assets, revenues, expenses, gains, and losses are classified based on the existence or absence of donor- imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Net asset classifications (continued)

- *Net assets without donor restrictions* - without donor restriction net assets represent resources that are not subject to donor-imposed restrictions and are available to support Masonic Homes' activities. The board of trustees has designated certain net assets without donor restrictions such as operating reserves, capital reserves, uninsured risk reserves, strategic initiative reserves, advance car reserves, and endowment funds.
- *Net assets with donor restrictions* - with donor restriction net assets represent contributions to be held in perpetuity as directed by the donor and contributions that are limited as to use in accordance with donor-imposed stipulations. These stipulations may expire with time or may be satisfied by the actions of the Organization according to the intention of the donor. Upon satisfaction of such stipulations, the associated net assets are released and reported as without donor restriction. If a restriction is fulfilled in the same fiscal year in which the contribution was received, the contribution is reported as with donor restriction support and net assets are released from restrictions in that period. Net assets with donor restrictions are expected to be released based on the spending guidelines and on an as-needed bases.

Use of estimates

The preparation of the consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. Estimates included in these consolidated financial statements relate to fair market value of investments, liability to beneficiaries of split-interest agreements in various charitable remainder trusts, fair market value of real and personal property assigned by residents at the date they are assigned, the useful lives of property and equipment, and allocations of functional expenses. These estimates and assumptions affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fair value of financial instruments

The carrying amounts reported in the accompanying consolidated statements of financial position for cash and cash equivalents, accounts receivable, accounts payable, accrued liabilities, and related entities receivables and payables approximate fair value due to their short-term nature. Discussion on the fair value of financial instruments is included in Note 5.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fair valuation process

The Organization determines fair value measurement policies and procedures for assets and liabilities under the supervision of the Investment Committee. These policies and procedures are reassessed annually to determine if the current valuation techniques are still appropriate. A variety of qualitative factors are used to subjectively determine the most appropriate valuation methodologies. Methodologies are consistent with the market, income, and cost approaches. Unobservable inputs used in fair value measurements are evaluated and adjusted on an annual basis, or as necessary based on current market conditions and other third-party information. In determining the reasonableness of the methodology, Masonic Homes evaluates a variety of factors that include a review of existing agreements, economic conditions, industry, and market developments. Certain unobservable inputs are assessed through review of contract terms while others are substantiated utilizing available market data, including, but not limited to, market comparable, qualified opinions, and discount rates and mortality tables for split-interest agreements.

Cash, cash equivalents, and restricted cash

Cash and cash equivalents consist of highly liquid investments with original maturities of three months or less at the time of purchase, with the exception of cash and cash equivalents held in the endowment fund as investments, the use of which is restricted.

Funds held for residents and prospective residents include residents' accounts at Union City, Covina, and Acacia Creek – UC, which comprise of (a) deposits made by residents for a unit in Acacia Creek – UC, (b) unexpended portions of monthly allowances made to residents, or (c) other income earned by residents. A corresponding liability related to deposits, and the unexpended portion of monthly allowances is included reported as liability for funds held for residents (Note 3).

Cash and cash equivalents consisted of the following as of October 31:

	2025	2024
Operating cash	\$ 4,022	\$ 3,996
Money market	24,981	22,787
Funds held for residents	679	1,628
	\$ 29,682	\$ 28,411

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Receivables, net

The Organization receives payment for health services from residents, insurance companies, Medicare, Medi-Cal, HMOs, and other third-party payors. As a result, the Organization is exposed to certain credit risks. The Organization manages its risk by regularly reviewing its accounts receivable and, on a periodic basis, evaluates its accounts receivable and establishes an allowance for credit losses, based on a history of past write-offs and collections, current conditions and future expectations. Past-due status is based upon the date of services provided. Uncollectible receivables are charged off when deemed uncollectible. Recoveries from previously charged-off accounts are recorded when received.

Prepaid expenses

Prepaid expenses consist primarily of insurance premium prepayments.

Related-party receivable

As a part of the California Masonic Foundation fundraising campaign, the Organization has a grant receivable for the amounts designated by the grantors for the benefit of the Organization. The total receivable balance from the California Masonic Foundation was \$121 and \$214 as of October 31, 2025 and 2024, respectively.

Assets held for sale

Assets held for sale consist primarily of tangible property received from residents, including residential real estate that is held for sale. Assets are recorded at 80% to 90% of estimated fair market value on the date of assignment with the intention of liquidating within 180 days.

Investments

Investments in common stocks and equity securities are stated at estimated fair market values based on quoted market prices. Investments received through gifts are recorded at estimated fair market values at the dates of donation. The fair value of alternative investments is recorded at the investment manager's Net Asset Value (NAV), as the managers have the greatest insight into the investments of their funds and the related industry, and have the appropriate expertise to determine the NAV. The Organization assesses the NAV and takes into consideration events such as suspended redemptions, restructuring, secondary sales, and investor defaults to determine if an adjustment is necessary. Additionally, asset holdings are reviewed within the investment manager's audited consolidated financial statements as well as interim consolidated financial statements and fund manager communications, for the purposes of assessing valuation. Unrealized gains or losses that result from market fluctuations are recorded in the period in which such fluctuations occur. Realized gains or losses resulting from sales or maturities of securities are calculated on a cost basis.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property and equipment

Property and equipment are carried at cost. Purchases of property and equipment amounting to \$1 and above are capitalized and depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	5 - 50 years
Equipment	3 - 35 years
Furniture and fixtures	5 - 20 years
Leasehold Improvement	3 - 4 years

The Organization evaluates prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. Measurement of the amount of impairment may be based on market values of similar assets or estimates of future discounted cash flows resulting from use and ultimate disposition of the assets. No asset impairment was recognized during the years ended October 31, 2025 and 2024.

Assets held in trusts

Assets held in trusts represent the assets used to satisfy the liability to beneficiaries of split-interest agreements. When a donor establishes a split-interest agreement where Masonic Homes is the trustee, the lump sum received by the donor is invested separately (Note 7).

Professional liability insurance

Masonic Homes and Acacia – UC insure for professional liability claims under a claims made and reported policy form. The primary and excess policies cover occurrences that happen during the policy term up to \$10,000 for each occurrence and \$12,000 aggregate, with retentions of \$250 for Masonic Homes and \$25 for Acacia Creek - UC. Management's intention is to continue insuring for professional liability exposures at all times. Management is not aware of any pending claims that exceed the coverage limitations provided by the policy. Management's estimate of the Organization's liability for expected losses is based on historical claims experience. At this time, there are no accruals for liability included in accounts payable and accrued liabilities, nor are any insurance receivables recorded in the consolidated financial statements of the Organization.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Workers' compensation insurance

The Organization insures for workers' compensation claims under an "occurrence policy" in compliance with the Workers' Compensation Law of the State of California. The policy covers all occurrences that happen during the policy term up to \$1,000, subject to a \$250 deductible per occurrence. Under California Law workers' compensation coverage must be carried by all employers; therefore, if this policy was not renewed, replacement coverage would need to be secured. There are no accruals for unreported claims included in accounts payable and accrued liabilities in the consolidated financial statements of the Organization. Under the program, the Organization pays its claims and costs falling under the \$250 deductible as incurred, and no accruals have been made nor reserves established in the consolidated financial statements of the Organization for any open claims that have not reached the \$250 deductible threshold. The Organization pays for claims and increases in reserves held by the insurance company on a quarterly basis, regardless of the policy year the claim was filed. Management is of the opinion that the impact, if any, of open claims is immaterial and would not have an adverse impact on the Organization's financial position.

Liability to beneficiaries of split-interest agreements

*Deferred revenue from pooled income fund* – Deferred revenue from pooled income fund represents the discount for future investment earnings on Masonic Homes' remainder interest in the Masonic Homes Pooled Income Fund (the Pooled Income Fund) (Note 7). Masonic Homes has determined the amount deferred using the tax deduction methodology from Internal Revenue Service (IRS) Publication 1457 tables, and a discount rate of 3.68% and 3.44% as of October 31, 2025 and 2024, respectively. Deferred revenue from the Pooled Income Fund included in liability to beneficiaries of split-interest agreements in the consolidated statements of financial position was \$128 and \$124 as of October 31, 2025 and 2024, respectively.

*Liability to beneficiaries of charitable remainder trusts* – Liability to beneficiaries of charitable remainder trusts represents the income beneficiaries' interest in various charitable remainder trusts of which Masonic Homes is the trustee (Note 6). The liability is calculated as the present value of the estimated future cash flows to be distributed to the income beneficiaries over their expected lives. Masonic Homes has, determined the amount of the liability using the tax deduction methodology from IRS Publication 1457, Table S, or IRS Publication 1458, Table D, as applicable, and using a discount rate range from 0.4% to 6.0% as of October 31, 2025 and 2024, respectively. Liabilities to beneficiaries of charitable remainder trusts included in liabilities to beneficiaries in the consolidated statements of financial position were \$345 and \$392 as of October 31, 2025 and 2024, respectively.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Liability to beneficiaries of split-interest agreements (continued)

*Other liabilities to beneficiaries of split-interest arrangements* – Other liabilities to beneficiaries of split-interest agreements include charitable remainder trusts and other gift annuities for which the Organization is obligated. These arrangements included in liabilities to beneficiaries in the consolidated statements of financial position were \$673 and \$1,364 as of October 31, 2025 and 2024.

Obligation to provide future services to current residents

The Organization is required to accrue a liability in the consolidated financial statements to cover future services to current residents if deferred residency fees and future anticipated income are not sufficient to cover these costs. Management has determined that no such accrual is required in the accompanying consolidated financial statements.

Revenue recognition

*Masonic Homes*

*Residency fees*– The Organization has elected the practical expedient allowed under Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 606-10-32-18 and does not adjust the promised amount of consideration from residents and third party payors for the effects of a significant financing component due to the Organization's expectation that the period between the time the service is provided to a resident and the time that the resident or a third party payor pays for that service will be one year or less. However, the Organization does, in certain instances, enter into payment agreements with residents that allow payments in excess of one year. For those cases, the financing component is not deemed to be significant to the contract.

Certain adult residents who enter Masonic Homes are required by a life-care agreement to assign 75% of their assets and future income to Masonic Homes in exchange for continuing care for the remainder of their lives. In the event that such a continuing care contract is canceled by the resident through withdrawal within the first 90 days of residency, the resident is entitled to a pro-rata refund of all his or her assigned assets. As of October 31, 2025 and 2024, deferred revenues from assigned assets subject to refund, were \$246 and \$79, respectively. The life-care agreement creates a performance obligation to be satisfied over the remaining life of the resident at Masonic Homes.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

Masonic Homes recognizes the revenue associated with the resident assigned asset using a straight-line method over the actuarially determined estimated life of each resident. Resident life expectancies are reevaluated regularly and any changes in the revenue as a result of that reevaluation will be recognized in the period noted. As of October 31, 2025 and 2024, Masonic Homes had \$16,166 and \$15,894 respectively, in deferred revenue from resident assigned assets to be recognized as the performance obligations are satisfied. See Note 8 for changes in the unearned residency fee revenue for the years ended October 31, 2025 and 2024. Any unamortized balance upon death of the individual resident or last survivor is recognized as income.

*Health service revenue– Masonic Homes* – Health service revenues are recognized in the month in which services are provided and collectability is reasonably assured. Health service revenue on the consolidated statements of activities and changes in net assets for assisted living and memory care was \$17,682 and \$10,509, for the years ended October 31, 2025 and 2024, respectively and is presented net of third-party rate adjustments. Other revenue is recognized as the related services are provided and includes guest services income, catering income, and other miscellaneous income.

Revenue for health services performance obligations satisfied over time is recognized by actual charges incurred. Masonic Homes believes this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the input needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to residents in the skilled nursing facility (SNF). Masonic Homes measures the performance obligation from admission into the SNF to the point when it is no longer required to provide health care services to the residents, which is typically at the time of discharge.

The SNF recognizes patient service revenue associated with services provided to patients who have third-party payer coverage on the basis of contractual rates for the services rendered. The SNF has agreements with third-party payers that provide for payments to the hospital facility at amounts different from its established rates. These payment arrangements include:

- Medicare: Inpatient nonacute care services for Medicare program beneficiaries are paid at prospectively determined rates. These rates vary according to patient classification systems that are based on clinical/rehab, diagnostic, and other factors. The SNF is reimbursed for certain services at tentative rates with final settlement determined after submission of annual cost reports by the SNF and audits thereof by the Medicare administrative contractor.
- Medi-Cal: Beginning July 1, 2013, inpatient non acute care services rendered to Medi-Cal program beneficiaries are reimbursed under a diagnostic related group (DRG) methodology. Under this methodology, similar to Medicare, services were paid at prospectively determined facility rates less resident share of costs.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

- Secondary insurance: The SNF has also entered into payment agreements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The basis for payment to the SNF under these agreements includes prospectively determined rates per discharge, discounts from established charges, and prospectively determined daily rates.

Masonic Homes provides health care services primarily to residents of its communities. Laws and regulations governing Medicare and Medi-Cal programs are complex and subject to interpretation. Masonic Homes believes that it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegations of potential wrongdoing. While no such regulatory investigations have been made, compliance with such laws and regulations can be subject to future government review and interpretation as well as significant regulatory action, including fines, penalties, and exclusion from the Medicare and Medi-Cal programs.

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, correspondence from the payor, and Masonic Homes' historic settlement activity, 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 (that is, new information becomes available), 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 2025 or 2024.

Generally, patients who are covered by third-party payors are responsible for related deductibles and coinsurance, which vary in amount. Masonic Homes estimates the transaction price for patients with deductibles and coinsurance based on historical experience and current market conditions. The initial estimate of the transaction price is determined by reducing the standard charge by any contractual adjustments determined on a resident-by-resident basis. Subsequent changes to the estimate of the transaction price are generally recorded as adjustments to health service 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 October 31, 2025 and 2024, was not significant.

*Fee-for-service revenue – Masonic Homes* – Financially qualified adult residents may enter Masonic Homes by paying a monthly fee; such amounts vary with an option to pay an entrance fee. In the event of withdrawal, a portion of the residents entrance fees may be returned to them ratably over the first 36 or 60 months.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition (continued)

*Assigned retirement benefits* – Resident retirement benefits that are assigned to Masonic Homes are recognized when earned. These amounts are generally received in the form of annuity payments.

*Acacia Creek – UC*

*Entrance fees – Acacia Creek – UC* – The adult residents who enter and sign a Residence and Care Agreement are allowed a 90-day trial period during which the resident may leave the community at their discretion and receive, upon written notice, a refund of all fees less a reasonable processing fee and fees for the value of services rendered during occupancy. The majority of the adult resident entrance fees are refundable in whole or in part, ranging from 50% to 100% upon the resident's death or termination of the agreement. Acacia Creek – UC is required to refund the entrance fees when the unit is re-sold. As of October 31, 2025 and 2024, entrance fees subject to refund were \$51,822 and \$45,144, respectively. The nonrefundable portion is amortized over the life of the resident and is included in deferred revenue.

*Fee-for-service revenue – Acacia Creek – UC* – Acacia Creek – UC offers a variety of living accommodations, fine amenities, a comprehensive wellness program, and several types of support and health care. Residents pay 1) a monthly fee, which varies according to the size and type of apartment selected and by the level of care needed, and 2) fees for optional services, if applicable.

The following table provides information about the Organization's receivables and deferred revenues pursuant to FASB ASC 606-10-50-11, as of October 31:

	2025	2024
Receivables, net	\$ 6,898	\$ 4,504
Deferred revenue from assigned assets	\$ 23,998	\$ 20,286

Contributions

The Organization records contributions and unconditional promises to give in the period they are received in accordance with ASC 958-606, *Revenue Recognition*. All contributions are available for unrestricted use unless specifically restricted by the donor. Conditional promises to give are recognized when the conditions on which they depend are substantially met. Unconditional promises to give due in the next year are recorded at their net realizable value. Unconditional promises to give due in subsequent years are reported at the present value of their net realizable value, using risk-free interest rates applicable to the years in which the promises are to be received.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

In-kind contributions

Contributions of donated assets and services are recorded at fair value at the date they are received. Contributions of donated services that create or enhance nonfinancial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at fair value on the date received. For the years ended October 31, 2025 and 2024, there was no in-kind contributions received by the Organization.

Recognition of donor-restricted contributions

Donor-restricted support is reported as an increase in net assets with donor restrictions, depending on the nature of the restriction. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions.

Functional expenses

The costs of supporting the Organization's various programs and activities have been summarized on a functional basis in the consolidated statement of activities. The consolidated statement of functional expenses present the natural classification detail of expenses by function. Expenses, such as depreciation, supplies, personnel, occupancy costs, and other shared costs are allocated among program services and supporting services classifications on the basis of time records and on estimates made by the Organization's management.

Concentration of credit risk

Financial instruments potentially subjecting the Organization to concentrations of credit risk consist primarily of bank demand deposits in excess of Federal Deposit Insurance Corporation insurance thresholds, cash held in money market accounts in excess of the amounts insured by the U.S. Treasury insurance for money market funds, and various debt and equity investments in excess of Securities Investor Protection Corporation insurance. Demand deposits are placed with a local financial institution, and management has not experienced any loss related to these demand deposits in the past. Investment securities are exposed to various risks, such as interest rate, market, and credit risk. It is at least reasonably possible, given the level of risk associated with investment securities, that changes in the near term could materially affect the amount reported in the consolidated financial statements. The risk associated with the investments is mitigated through diversification.

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2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Tax-exempt status

Masonic Homes and Acacia Creek – UC are not-for-profit corporations as described in Section 501(c)(3) of the Internal Revenue Code and Section 23701d of California Revenue and Taxation Code and have been granted tax-exempt status by the IRS and the California Franchise Tax Board. Accordingly, no provision for income taxes is included in the consolidated financial statements.

Reclassifications

Certain reclassifications have been made to the consolidated financial statements for the year ended October 31, 2024 for comparative purposes to conform with the presentation in the current year financial statements.

3. FUNDS HELD FOR RESIDENTS AND PROSPECTIVE RESIDENTS

Funds held for residents consisted of the following as of October 31:

	2025	2024
Acacia Creek - UC	\$ 321	\$ 855
Masonic Homes Union City	312	17
Masonic Homes Covina	34	756
	\$ 667	\$ 1,628

4. INVESTMENTS

Investments are presented at fair value and consist of corporate stocks, fixed income securities, and institutional mutual funds that invest primarily in diversified portfolios of fixed income securities, corporate stocks, and real estate.

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4. INVESTMENTS (continued)

Investments consisted of the following as of October 31:

	2025	2024
Corporate stocks	\$ 174,444	\$ 161,990
Equity mutual funds	364,551	318,402
Alternative investments	105,799	96,466
Fixed income mutual funds	171,786	186,069
Private markets	139,832	123,381
Treasury notes	42,935	41,324
	\$ 999,347	\$ 927,632

Corporate stocks – These are U.S. equity, non-U.S. equity, global equity, and emerging market equity stocks. The fund seeks stocks with fundamentals of strong earnings, a relative low cost structure, and growth potential. A sell decision focuses on the changes or a decline in the three factors.

Equity mutual funds – These funds are comprised of both U.S. and Global Mutual Funds. The Organization's investment policy states the Organization believes the capital markets are "mean-reverting" by nature. Therefore, it adheres to long-term asset allocation strategies and periodic, regular rebalancing. The Organization believes market timing is ineffective as a long-term investment strategy and will remain fully invested in all long-term mandates.

Alternative investments – These funds are comprised of Credit Long/Short, Real Estate, hedge funds, and Opportunistic Futures. The Organization's investment policy states that the Organization believes the capital markets are "mean-reverting" by nature. Therefore, it adheres to long-term asset allocation strategies and periodic, regular rebalancing. The Organization believes market timing is ineffective as a long-term investment strategy and will remain fully invested in all long-term mandates.

Fixed income mutual funds – These funds seek long-term real returns. The funds are invested in actively managed mutual funds, including developed and emerging bonds and stocks, real estate, commodities, and absolute-return oriented strategies.

Private markets – The investments represent a diversified range of strategies focused on numerous geographies and sectors.

Treasury notes – Consists of investments in marketable U.S. government debt securities with a fixed interest rate and a maturity between two and ten years.

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4. INVESTMENTS (continued)

Alternative investments are less liquid than the Organization's other investments. The following table summarizes these investments by investment strategy type at October 31:

	2025	2024
Real estate investment trust	\$ 8,686	\$ 8,851
Global Macro	29,603	26,312
Opportunistic	2,342	2,181
EM Macro	25,076	21,454
Structured Credit	23,727	22,000
Special Opportunities	16,365	15,668
	\$ 105,799	\$ 96,466

5. FAIR VALUE

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. ASC 820 also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable 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 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 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 consolidated financial statements, as well as the general classification of such instruments pursuant to the valuation hierarchy:

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5. FAIR VALUE (continued)

*Corporate stocks/mutual funds/assets held in trusts* – 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. If quoted market prices are not available, then fair values are estimated by using pricing models, quoted prices of securities with identical characteristics or discounted cash flows. In certain cases where Level 1 or Level 2 inputs are not available, securities are classified within Level 3 of the hierarchy and include certain real estate investments, and other less liquid securities using investment appropriate models like the income approach for real estate investments. For those assets held in trusts classified as Level 3, the fair value is based on the fair value of underlying investments and the Organization's percentage of interest in the trusts.

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5. FAIR VALUE (continued)

The following tables present the fair value measurements of assets recognized in the accompanying consolidated statements of financial position measured at fair value on a recurring basis and the level within the ASC 820 fair value hierarchy in which the fair value measurements fall at October 31, 2025:

	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<b>Investments</b>				
Corporate stocks				
Domestic stocks	\$ 124,572	\$ 124,572	\$ -	\$ -
Equity mutual funds				
Domestic equity	20,578	20,578	-	-
Foreign equity	64,980	64,980	-	-
Fixed income mutual funds	13,762	13,762	-	-
Treasury notes	<u>42,935</u>	<u>42,935</u>	-	-
	266,827	266,827	-	-
<b>Assets held in trust</b>				
Corporate stocks				
Domestic stocks	429	-	-	429
Equity mutual funds				
Domestic stocks	3,032	1,070	-	1,962
Foreign stocks	1,215	638	-	577
Alternative investments	54	-	-	54
Fixed income mutual funds	2,059	918	-	1,141
Money market accounts	<u>171</u>	<u>84</u>	-	<u>87</u>
	<u>\$ 273,787</u>	<u>\$ 269,537</u>	<u>\$ -</u>	<u>\$ 4,250</u>

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5. FAIR VALUE (continued)

The following tables present the fair value measurements of assets recognized in the accompanying consolidated statements of financial position measured at fair value on a recurring basis and the level within the ASC 820 fair value hierarchy in which the fair value measurements fall at October 31, 2024:

	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<b>Investments</b>				
Corporate stocks				
Domestic stocks	\$ 121,018	\$ 121,018	\$ -	\$ -
Equity mutual funds				
Domestic equity	17,922	17,922	-	-
Foreign equity	73,685	73,685	-	-
Fixed income mutual funds	11,730	11,730	-	-
Treasury notes	<u>41,324</u>	<u>41,324</u>	-	-
	265,679	265,679	-	-
<b>Assets held in trust</b>				
Corporate stocks				
Domestic stocks	376	-	-	376
Equity mutual funds				
Domestic stocks	4,697	2,562	-	2,135
Foreign stocks	1,529	1,414	-	115
Alternative investments	68	-	-	68
Fixed income mutual funds	5,142	4,118	-	1,024
Money market accounts'	<u>401</u>	<u>323</u>	-	<u>78</u>
	<u>\$ 277,892</u>	<u>\$ 274,096</u>	<u>\$ -</u>	<u>\$ 3,796</u>

The following table presents assets recognized in the accompanying consolidated statements of financial position measured at NAV at October 31:

	<u>2025</u>	<u>2024</u>
<b>Investments measured at NAV</b>		
Corporate stocks		
Foreign stocks	<u>\$ 49,872</u>	<u>\$ 40,972</u>
Equity mutual funds		
Domestic equity	95,973	44,948
Foreign equity	183,020	181,847
Alternative investments	105,799	96,466
Fixed income mutual funds	158,024	174,339
Private markets	<u>139,832</u>	<u>123,381</u>
	<u>682,648</u>	<u>620,981</u>
	<u>\$ 732,520</u>	<u>\$ 661,953</u>

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5. FAIR VALUE (continued)

The following table reconciles the beginning and ending balances of recurring fair value measurements recognized in the accompanying consolidated financial statements using significant unobservable (Level 3) inputs:

Balance at October 31, 2023	\$ 3,207
Total realized and unrealized gain and loss included in changes in net assets with donor restrictions	589
Balance at October 31, 2024	3,796
Total realized and unrealized gain and loss included in changes in net assets with donor restrictions	454
Balance at October 31, 2025	\$ 4,250

The following table provides the fair value and redemption terms and restrictions for investments measured at NAV as of October 31:

Fund Type	Fair Value at October 31, 2025	Fair Value at October 31, 2024	Unfunded Commitments at October 31, 2025	Unfunded Commitments at October 31, 2024	Redemption Frequency (if Currently Eligible)	Redemption Notice Period	Redemption Restrictions
Corporate stocks							
Foreign stocks	\$ 49,872	\$ 40,972	\$ -	\$ -	Monthly	30 days	None
Domestic equity	95,975	44,948	-	-	Daily	1 - 5 days	None
Foreign equity	183,020	181,847	-	-	Daily, Monthly	0 days	None or minimum of \$250
Global Macro	29,601	26,312	-	-	Quarterly	Quarterly	45 days, lock up 1st year
PIMCO Bravo II	2,342	2,181	-	-	n/a	n/a	n/a
Broad Reach	25,076	21,454	-	-	Quarterly	90 days	90 days
400 Capital	23,727	22,000	-	-	Quarterly	60 days	60 days
Real Estate (UBS TPF)	8,686	8,851	-	-	Quarterly	60 days	60 days
HG Vora	16,365	15,668	-	-	Monthly	30 days	30 days
Fixed income mutual funds	158,024	174,339	-	-	Daily	0-3 days	None
Private markets	139,832	123,381	60,984	62,738	n/a	n/a	n/a
	\$ 732,520	\$ 661,953	\$ 60,984	\$ 62,738			

Foreign stocks – These are funds invested primarily in common stocks of international issuers. This includes both large and small-cap issuers as well as opportunistic exposure to issuers in the emerging markets.

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5. FAIR VALUE (continued)

Domestic equity – These common trust funds are invested and reinvested primarily in a portfolio of equity securities with the objective of approximating as closely as practicable the capitalization weighted total rate of return of the entire United States market for publicly traded equity securities. The criterion for selection of investments is the Dow Jones U.S. Total Stock Market Index.

Foreign equity – This category represents investments in global equity fund. The objectives are to invest primarily in long-only portfolio of global equities and to invest only in ‘exceptional’ companies that have that rare ability to grow the real value of their profits and cash flows over long periods of time. The investments are spread across global markets.

*Alternative investments*

- *Global Macro* - The Fund's objective is capital appreciation. Its principal activity is trading in the international currency, financial, commodities, and securities markets. The fund has a broad mandate to trade in all exchange and over-the-counter markets, and to trade in derivative products and other instruments.
- *Credit Long/Short* - The investment objective of the Fund, the Intermediate fund, and the Master fund is to achieve long-term capital appreciation, on a favorable risk-adjusted basis, by applying a flexible and opportunistic approach to investing which involves evaluating the current attractiveness of various asset classes, including bank loans, bonds, equities, speculative investments, and cash equivalents, and investing its assets accordingly.
- *Opportunistic* - An opportunistic residential and commercial credit strategy seeking to capitalize on the continued de-leveraging and re-regulation of the financial system, with particular focus on bank disposition of assets for noneconomic reasons. The Fund seeks to earn long-term returns by acquiring discounted loans or structured credit tied to residential or commercial real estate markets in the U.S. or Europe, managing assets through restructuring, high-quality specialty servicing, and exerting operational control to extract additional value, purchasing assets with exposure to a potential U.S. housing recovery, and targeting uncrowded areas of global credit markets that fall in between public securities and private real estate markets.
- *EM Macro* - The Fund will generally focus on seeking an enhanced risk adjusted return through capital appreciation within a macro investment framework, investing primarily in global macro- opportunities with a focus on emerging markets securities and related derivatives, across the complete universe of FX, rates, credit, and equity as well as commodities. The Fund expects to utilize discretionary macro processes, systematic macro processes and special situation macro processes and aims to deliver returns that are agnostic to the business cycle of emerging markets.

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5. FAIR VALUE (continued)

- *Structured Credit* - The Fund seeks to achieve high absolute returns with low volatility and low correlation to traditional fixed income and equity markets by investing in credit investments across credit sectors and throughout an issuer's capital structure with a primary focus on structured credit, which includes secured and structured commercial, consumer and corporate assets. The Fund may also pursue direct lending opportunities, including joint ventures with third parties and debt and/or equity investments in newly formed lending companies. Further, the Fund may use a variety of instruments to manage credit spread duration, interest rate duration and market volatility.
- *Real Estate* - This is an investment in an actively managed core portfolio of equity real estate that seeks to provide attractive returns while limiting downside risk and has both relative and real return objectives. Its relative performance objective is to outperform the NFI-ODCE index over any given three-to-five-year period. The fund's real return performance objective is to achieve at least a 5% real rate of return (i.e., inflation-adjusted return), before advisory fees, over any given three-to-five-year period.
- *Special Opportunities* - This is an investment in a multi-strategy event driven hedge fund. The Fund invests opportunistically throughout capital structures and targets catalysts in a variety of event equity and event credit strategies. The Fund will invest across a number of sectors but has historically held a bias and preference towards companies in the gaming, lodging, leisure and real estate sectors. Underlying strategies include distressed debt, relative value, event driven equity, value equity and leveraged loans. Investments are predominantly made with small and mid-cap US based companies, and historically the Fund's exposure has been 85-90% US-based. Structured credit, municipal debt, and sovereign debt are generally avoided.

Fixed income mutual funds – These are commingled funds with an investment strategy that invests across the fixed income spectrum, including TIPS, treasuries, investment grade and high yield credit, and asset backed securities. These funds are valued monthly.

Private markets – In 2018-2025 commitments of \$320 million, to private markets (private equity/debt and private real estate/real assets), were approved by the Investment Committee. The Organization allocated portion of these investments at October 31, 2025 and 2024, were \$213 million and \$188 million, respectively. Unfunded commitments allocated to the Organization at October 31, 2025 and 2024, were \$64 million and \$63 million, respectively. The investments can only be redeemed upon liquidation of the underlying assets of the funds. These Funds are illiquid; however, a secondary market exists.

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6. PROPERTY AND EQUIPMENT

Property and equipment consisted of the following as of October 31:

	2025	2024
Land and improvements	\$ 46,476	\$ 46,455
Buildings and improvements	387,490	382,581
Furniture and equipment	37,610	36,526
Construction in progress	3,660	5,374
Leasehold improvements	245	245
	475,481	471,181
Less: accumulated depreciation	(224,580)	(211,018)
	\$ 250,901	\$ 260,163

Depreciation and amortization expense for the years ended October 31, 2025 and 2024, totaled \$13,662 and \$12,925, respectively.

7. ASSETS HELD IN TRUSTS

Assets held in trusts consisted of the following as of October 31:

	2025	2024
Contributions receivable from split-interest agreements	\$ 333	\$ 310
Assets of pooled income fund	385	408
Assets of split-interest agreements	1,743	7,325
Assets of charitable gift annuities	584	685
Beneficial interest in perpetual trusts	3,915	3,485
	\$ 6,960	\$ 12,213

Contributions receivable from split-interest agreements – Contributions receivable from split-interest agreements represent the estimated net present value of Masonic Homes' interest in various irrevocable trusts held by third parties. The net present value of these receivables was determined using the tax deduction methodology from the IRS.

Assets of pooled income fund – Assets of the Pooled Income Fund represent the fair value of assets held in the Pooled Income Fund, which was organized in 1974 as a charitable trust to which donors contribute irrevocable remainder interests in investments while retaining an income interest for life for one or more beneficiaries. All dividend and interest income of the Pooled Income Fund is distributed quarterly to the beneficiaries, based on their proportionate share of the Pooled Income Fund. Upon the death of each donor's last income beneficiary, the remainder interest becomes available for Masonic Homes' use.

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7. ASSETS HELD IN TRUSTS (continued)

Contributions are measured at the fair value of the assets received and discounted for the estimated life expectancy of the donor, which is obtained from life expectancy tables published by the IRS. The amount discounted is reported as discount for future interest and recognized using the straight-line method over the donor's remaining life expectancy. The interest rate used in calculating the discount approximates the average return provided by the fund in the years prior to the applicable contribution. As of October 31, 2025 and 2024, the rate was estimated to be 3.68% and 3.44%, respectively.

Assets of charitable remainder trusts – Assets of charitable remainder trusts consist of cash and other assets received under various irrevocable charitable trusts of which Masonic Homes is the trustee. The assets received under these agreements are recorded at estimated fair market value when received. Masonic Homes utilizes an outside fund consultant to value these assets annually.

Assets of charitable gift annuities – Assets of charitable gift annuities consist of cash and other assets received under irrevocable annuity contracts. These contracts guarantee a specified amount for the life of the donor, or beneficiaries designated by the donor. The assets received are not commingled with the general assets of Masonic Homes. A reserve account has been established and invested in accordance with California statutes. The discount rates used range from 0.4% to 6%. Upon the death of the donor, the remaining funds revert to Masonic Homes to be used in accordance with its charitable purpose. The change in present value of the gift annuities for the years ended October 31, 2025 and 2024, was \$107, and \$127, respectively.

Beneficial interests in perpetual trusts – Beneficial interests in perpetual trusts represent the net present value of Masonic Homes' irrevocable interest in the income generated from various perpetual trusts held by third-party trustees. The assets of the trusts have been donor restricted for investment in perpetuity.

8. DEFERRED REVENUE

Changes in deferred revenue are as follows for the years ended October 31:

	2025	2024
Balance, beginning of period	\$ 20,286	\$ 21,525
Received from new residents	2,978	1,147
Amortizable portion of entrance fee	4,276	828
Amortized due to deaths and withdrawals	(961)	(969)
Amortized based on actuarial calculation	(2,581)	(2,245)
	\$ 23,998	\$ 20,286

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9. REFUNDABLE ADVANCE FEES

Changes in refundable advance fees are as follows for the years ended October 31:

	2025	2024
Balance, beginning of period	\$ 45,144	\$ 44,263
Received from new residents	17,722	6,246
Deposits refunded to residents	(6,767)	(4,537)
Amortizable portion of entrance fee	(4,277)	(828)
	\$ 51,822	\$ 45,144

10. NET ASSETS WITHOUT DONOR RESTRICTIONS

Net assets without donor restrictions consisted of the following:

	2025	2024
Undesignated	\$ 546,745	\$ 533,055
Board-designated reserve funds		
Operating reserve fund	1,867	2,158
Capital reserve fund	6,751	6,842
Uninsured risk fund	15,231	13,348
	23,849	22,348
Board-designated endowment funds	348,065	308,082
	\$ 918,659	\$ 863,485

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11. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions consisted of the following as of October 31, 2025:

	Purpose Restricted	Endowment	Total
Available for use in awarding scholarships or other programs related to children	\$ 9,935	\$ 1,595	\$ 11,530
Available for use in the activities of the homes in Union City and Covina upon lapse of time restrictions	11,960	159,691	171,651
Available for use in providing critical relief to Masons and their families	<u>2,564</u>	<u>-</u>	<u>2,564</u>
	<u>\$ 24,459</u>	<u>\$ 161,286</u>	<u>\$ 185,745</u>

Net assets with donor restrictions consisted of the following as of October 31, 2024:

	Purpose Restricted	Endowment	Total
Available for use in awarding scholarships or other programs related to children	\$ 8,516	\$ 1,595	\$ 10,111
Available for use in the activities of the homes in Union City and Covina upon lapse of time restrictions	10,532	159,516	170,048
Available for use in providing critical relief to Masons and their families	<u>1,592</u>	<u>-</u>	<u>1,592</u>
	<u>\$ 20,640</u>	<u>\$ 161,111</u>	<u>\$ 181,751</u>

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11. NET ASSETS WITH DONOR RESTRICTIONS (continued)

Net assets were released from donor restrictions as shown in the following table for the years ended October 31, 2025 and 2024. Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors.

	2025	2024
Covina SNF and Pavillion Capital projects	\$ -	\$ 2,567
Activities of the home for adults in Union City, California	480	923
Activities for the home for adults/ children in Covina, California	324	69
Masonic Outreach Services	-	1,557
Providing critical relief to Masons and their families	310	298
Awarding scholarships and other community sponsorship	46	84
	\$ 1,160	\$ 5,498

12. RETIREMENT PLANS

The California Masonic Retirement Plan II (Retirement Plan), a defined contribution plan sponsored by the Grand Lodge, was effective on April 1, 2007. Masonic Homes, Acacia Creek – UC, the Grand Lodge, and the Temple participate in the Retirement Plan that covers all employees who meet certain age and service requirements. The Retirement Plan provides for both an employer contribution and an employer match of employee contributions. The total employer contributions and matches made by the Masonic Homes and Acacia Creek – UC to the Plan were \$2,470 and \$1,920 for the years ended October 31, 2025 and 2024, respectively

13. RELATED-PARTY TRANSACTIONS

The Grand Lodge provides general and administrative support to Masonic Homes and Acacia Creek – UC, for which the Grand Lodge is reimbursed without mark-up through an allocation of certain expenses. The allocations to the Masonic Homes and Acacia Creek – UC were \$9,928 and \$9,698 for the years ended October 31, 2025 and 2024, respectively.

14. CONTINGENCIES AND COMMITMENTS

The Organization can potentially be a party to various claims and legal actions in the normal course of business. As of February 24, 2026, the date the consolidated financial statements were available to be issued, based upon current facts and circumstances, management has not identified any probable or reasonably estimable losses that would require accrual in the consolidated financial statements.

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14. CONTINGENCIES AND COMMITMENTS (continued)

The health care industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditations, and government health care program participation requirements, reimbursement for patient services, and Medicare and Medicaid fraud and abuse. The industry continues to be impacted by government activity with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care providers. Violations of these laws and regulations could result in expulsion from government health care programs, together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed. Management believes that the Organization is in compliance with fraud and abuse regulations, statutes, as well as other applicable government laws and regulations. While no regulatory investigations have been made, compliance with such laws and regulations can be subject to future government review and interpretation, as well as regulatory actions known or unasserted at this time.

15. LONG-TERM DEBT

Long-term debt consisted of the following:

	2025	2024
California Statewide Communities Development Authority Revenue Refunding Bonds, Series 2023 A, annual fixed interest rate of 3.80%, annual payments beginning November 1, 2023, continuing to July 1, 2038	\$ 65,596	\$ 69,516
Bank of America term loan, annual fixed interest rate of 2.2%, monthly payments beginning September 15, 2021, amortized over 20 years with a balloon payment due on August 14, 2026	41,496	43,657
Bank of America, N.A., annual fixed interest rate of 4.68% in 2023, annual payments beginning November 1, 2023, continuing to May 1, 2028	3,193	3,384
PG&E Non-interest bearing loan - net of unamortized discount, monthly payments beginning July 31, 2024, continuing to September 30, 2029	453	557
	110,738	117,114
Less: current portion	(45,855)	(6,377)
Less: unamortized debt issuance costs	(203)	(217)
	\$ 64,680	\$ 110,520

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15. LONG-TERM DEBT (continued)

On May 1, 2023, Acacia Creek issued \$76,962 Revenue Refunding Bonds, Series 2023A. The bonds were privately placed with Bank of America, N.A. The Masonic Homes is the guarantor of all obligations of Acacia Creek under the agreement. The proceeds of the bonds were used to retire the Acacia Creek Variable Rate Revenue Bonds, Series 2013A issued on October 29, 2013. Masonic Homes guarantees the performance of Acacia Creek's repayment obligations. The bonds carry a fixed interest rate of 3.8%.

On May 1, 2023, Acacia Creek entered into a 5-year Taxable Fixed Rate Loan through Bank of America, N.A. in the amount of \$3,746. The maturity date of the loan is May 1, 2028. The loan is secured/guaranteed by the Masonic Homes. The proceeds of the loan were used to retire the Taxable Variable Rate loan issued on October 29, 2013. Under the terms of the loan, the loan is secured by the Masonic Homes.

Term loan – On August 16, 2021, Masonic Homes entered into an unsecured term loan with Bank of America, N.A. in the amount of \$50,193. The loan is amortized over 20 years at a rate of 2.2% with a monthly payment of \$259 and a balloon payment due on August 14, 2026. The proceeds of the loan were used to pay off the outstanding principal amount of the August 2016 taxable term loan in lieu of the balloon payment.

The loans contain various covenants with which Masonic Homes and Acacia Creek were in compliance with.

Non-interest-bearing loan – On May 16, 2024, Masonic Homes entered into a financing agreement with Pacific Gas and Electric (PGE) in the amount of \$666 to support the procurement and installation of energy-efficient LED lighting systems as part of the organization's sustainability initiatives, promoting energy efficiency and reducing energy consumption. The loan is a non-interest bearing, with an equal monthly payment of \$11 over 63 months beginning on July 31, 2024.

The loan has been recorded at its present value at initial recognition. A discount rate of 4.68% has been applied to reflect the fair value of the loan.

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15. LONG-TERM DEBT (continued)

The future maturities of long-term debt are as follows:

<u>Year ending October 31,</u>		
2026	\$	45,855
2027		4,493
2028		4,648
2029		4,811
2030		4,864
Thereafter		<u>46,067</u>
	<u>\$</u>	<u>110,738</u>

Interest paid for the years ended October 31, 2025 and 2024, on long-term debt was \$3,971 and \$4,066, respectively.

16. UNIFORM PRUDENT MANAGEMENT OF INSTITUTIONAL FUNDS ACT (UPMIFA) DISCLOSURES

Board interpretation of law

Interpretation of Relevant Law UPMIFA enacted by California, FMV preservation – The board of trustees of the Masonic Homes has interpreted the California Prudent Management of Institutional Funds Act (CPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor- restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Masonic Homes classifies as endowment net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not required to be held in perpetuity is classified as net assets without donor restrictions or restricted until those amounts are appropriated for expenditure by the Masonic Homes in a manner consistent with the standard of prudence prescribed by CPMIFA. In accordance with CPMIFA, the Masonic Homes considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the Masonic Homes and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments

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16. UNIFORM PRUDENT MANAGEMENT OF INSTITUTIONAL FUNDS ACT (UPMIFA)  
DISCLOSURES (continued)

- Other resources of the Masonic Homes
- The investment policies of the Masonic Homes

Spending policy, investing policy, and strategy

Return objectives and risk parameters – Masonic Homes has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Masonic Homes must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the board of trustees, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of various market benchmarks appropriate to the investment classes utilized while assuming a moderate level of investment risk. The Masonic Homes expects its endowment funds, over time, to provide an average rate of return of approximately 6.5% to 7.0% over the long term. Actual returns in any given year may vary from this amount.

Strategies employed for achieving objectives – To satisfy its long-term rate-of-return objectives, Masonic Homes relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Masonic Homes targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

Spending policy and how the investment objectives relate to spending policy – For 2025 and 2024, Masonic Homes has a policy of appropriating for distribution 4.50% to 5.00% of its endowment fund's average fair value over the prior twenty quarters through the calendar year-end proceeding the fiscal year in which the distribution is planned. In establishing this policy, the Masonic Homes considered the long-term expected return on its endowment. Accordingly, over the long term, the Masonic Homes expects the current spending policy to allow its endowment to grow at an average of 2.00% annually. This is consistent with the Masonic Homes' objective to maintain the purchasing power of the endowment assets held in perpetuity or for a specified term, as well as to provide additional real growth through new gifts and investment return.

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16. UNIFORM PRUDENT MANAGEMENT OF INSTITUTIONAL FUNDS ACT (UPMIFA)  
DISCLOSURES (continued)

Endowments by net asset class, in total and by fund

Endowment funds consisted of the following at October 31, 2025:

	<u>Without Donor Restrictions</u>	<u>Purpose Restricted</u>	<u>Endowment</u>
Donor-restricted endowment funds	\$ -	\$ 24,459	\$ 161,286
Board-designated endowment funds	<u>348,065</u>	<u>-</u>	<u>-</u>
	<u>\$ 348,065</u>	<u>\$ 24,459</u>	<u>\$ 161,286</u>

Endowment funds consisted of the following at October 31, 2024:

	<u>Without Donor Restrictions</u>	<u>Purpose Restricted</u>	<u>Endowment</u>
Donor-restricted endowment funds	\$ -	\$ 20,640	\$ 161,111
Board-designated endowment funds	<u>308,082</u>	<u>-</u>	<u>-</u>
	<u>\$ 308,082</u>	<u>\$ 20,640</u>	<u>\$ 161,111</u>

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16. UNIFORM PRUDENT MANAGEMENT OF INSTITUTIONAL FUNDS ACT (UPMIFA)  
DISCLOSURES (continued)

Reconciliation of endowments by net asset class

Activity in the endowment funds consisted of the following for the year ended October 31, 2025:

	<u>Without Donor Restrictions</u>	<u>Purpose Restricted</u>	<u>Endowment</u>	<u>Total</u>
Endowment net assets at October 31, 2024	\$ 308,082	\$ 20,640	\$ 161,111	\$ 489,833
Investment return				
Realized gains (losses)	11,774	153	-	11,927
Investment income	6,535	218	-	6,753
Unrealized gains (losses)	<u>45,543</u>	<u>2,807</u>	<u>-</u>	<u>48,350</u>
	<u>63,852</u>	<u>3,178</u>	<u>-</u>	<u>67,030</u>
Contributions	-	1,801	175	1,976
Release from restrictions	-	(1,160)	-	(1,160)
Release/ transfers to general fund and/or operation	(19,888)	-	-	(19,888)
Expenses	<u>(3,981)</u>	<u>-</u>	<u>-</u>	<u>(3,981)</u>
Endowment net assets at October 31, 2025	<u>\$ 348,065</u>	<u>\$ 24,459</u>	<u>\$ 161,286</u>	<u>\$ 533,810</u>

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(With Comparative Totals for 2024)  
(In thousands)

16. UNIFORM PRUDENT MANAGEMENT OF INSTITUTIONAL FUNDS ACT (UPMIFA)  
DISCLOSURES (continued)

Activity in the endowment funds consisted of the following for the year ended October 31, 2024:

	<u>Without Donor Restrictions</u>	<u>Purpose Restricted</u>	<u>Endowment</u>	<u>Total</u>
Endowment net assets at October 31, 2023	\$ 247,037	\$ 19,162	\$ 161,013	\$ 427,212
Investment return				
Realized gains (losses)	33,257	846	-	34,103
Investment income	5,757	220	-	5,977
Unrealized gains	44,039	3,151	-	47,190
	<u>83,053</u>	<u>4,217</u>	<u>-</u>	<u>87,270</u>
Contributions	-	2,759	98	2,857
Release from restrictions	-	(5,498)	-	(5,498)
Release/ transfer to general fund and/or operation	(19,359)	-	-	(19,359)
Expenses	<u>(2,649)</u>	<u>-</u>	<u>-</u>	<u>(2,649)</u>
Endowment net assets at October 31, 2024	<u>\$ 308,082</u>	<u>\$ 20,640</u>	<u>\$ 161,111</u>	<u>\$ 489,833</u>

Nature and types of restrictions

Endowment – Masonic Homes' endowment consists of approximately 16 individual funds established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the board of trustees to function as endowments. As required by generally accepted accounting principles, net assets associated with endowment funds, including funds designated by the board of trustees to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

Aggregate amount of deficiencies for donor-restricted endowments

Funds with deficiencies – From time to time, the fair value of assets associated with individual donor- restricted endowment funds may fall below the level that the donor requires the Masonic Homes to retain as a fund of perpetual duration. In accordance with generally accepted accounting principles, there was no deficiency of this nature that was reported in net assets without donor restrictions as of October 31, 2025 and 2024, respectively.

Masonic Homes of California and Subsidiary  
Notes to Consolidated Financial Statements  
October 31, 2025  
(With Comparative Totals for 2024)  
(In thousands)

17. LIQUIDITY AND AVAILABILITY

The following table reflects the Organization’s financial assets as of October 31, available for general expenditure within one year:

	2025	2024
Cash and cash equivalents	\$ 29,003	\$ 26,783
Investments	423,059	396,474
Accounts receivable	6,898	4,504
Related party receivables	308	101
Assets held for sale	1,755	884
	\$ 461,023	\$ 428,746

Financial assets are considered unavailable when illiquid or not convertible to cash within one year. The Organization has adequate unrestricted liquid assets to ensure it can meet its current and future obligations. The Organization will be making expenditures on several major long-term capital projects in the next year. These future expenditures are not included in current assets as the amounts are interminable and are included in investments as of October 31, 2025 and 2024.

18. SUBSEQUENT EVENTS

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

The Organization has evaluated subsequent events through February 24, 2026, which is the date the consolidated financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

Masonic Homes of California and Subsidiary  
Consolidating Statements of Financial Position  
October 31, 2025  
(In thousands)

ASSETS

	Acacia Creek - Union City	Masonic Homes of California	Eliminating Entries	2025 Total	2024 Total
Current assets					
Cash and cash equivalents	\$ 866	\$ 28,137	\$ -	\$ 29,003	\$ 26,783
Funds held for residents, current portion	-	358	-	358	773
Investments	21,543	401,516	-	423,059	707,785
Receivables, net	17	6,881	-	6,898	4,504
Notes receivable - related party	-	10,000	(10,000)	-	-
Prepaid expenses and other assets	478	1,312	-	1,790	1,824
Related party receivable, current portion	-	3,991	(3,683)	308	101
Assets held for sale	-	1,755	-	1,755	884
Total current assets	<u>22,904</u>	<u>453,950</u>	<u>(13,683)</u>	<u>463,171</u>	<u>742,654</u>
Noncurrent assets					
Investments, net of current portion	3,478	572,810	-	576,288	219,847
Related party receivable, net of current portion	-	65	-	65	113
Property and equipment, net	57,726	193,175	-	250,901	260,163
Assets held in trusts	-	6,960	-	6,960	12,213
Funds held for residents, net	321	-	-	321	855
Other assets	-	13,539	(13,034)	505	565
Total noncurrent assets	<u>61,525</u>	<u>786,549</u>	<u>(13,034)</u>	<u>835,040</u>	<u>493,756</u>
Total assets	<u>\$ 84,429</u>	<u>\$ 1,240,499</u>	<u>\$ (26,717)</u>	<u>\$ 1,298,211</u>	<u>\$ 1,236,410</u>

Masonic Homes of California and Subsidiary  
Consolidating Statements of Financial Position  
October 31, 2025  
(In thousands)

LIABILITIES AND NET ASSETS

	<u>Acacia Creek - Union City</u>	<u>Masonic Homes of California</u>	<u>Eliminating Entries</u>	<u>2025 Total</u>	<u>2024 Total</u>
Current liabilities					
Accounts payable and accrued liabilities	\$ 413	\$ 2,102	\$ -	\$ 2,515	\$ 2,062
Accrued payroll and benefits	293	2,703	-	2,996	3,118
Long term debt, current portion	4,251	41,604	-	45,855	6,377
Liability for funds held for residents, current portion	-	346	-	346	773
Intercompany debt	10,000	-	(10,000)	-	-
Due to related parties	<u>3,688</u>	<u>123</u>	<u>(3,683)</u>	<u>128</u>	<u>159</u>
Total current liabilities	<u>18,645</u>	<u>46,878</u>	<u>(13,683)</u>	<u>51,840</u>	<u>12,489</u>
Long-term liabilities					
Liability to beneficiaries of split-interest agreements	-	1,146	-	1,146	1,880
Long term debt, net	64,335	345	-	64,680	110,520
Funds held for residents, net	321	-	-	321	855
Refundable advance fees	64,856	-	(13,034)	51,822	45,144
Deferred revenue	<u>7,832</u>	<u>16,166</u>	<u>-</u>	<u>23,998</u>	<u>20,286</u>
Total long-term liabilities	<u>137,344</u>	<u>17,657</u>	<u>(13,034)</u>	<u>141,967</u>	<u>178,685</u>
Total current liabilities	<u>155,989</u>	<u>64,535</u>	<u>(26,717)</u>	<u>193,807</u>	<u>191,174</u>
Net assets					
Without donor restrictions	(71,560)	990,219	-	918,659	863,485
With donor restrictions	<u>-</u>	<u>185,745</u>	<u>-</u>	<u>185,745</u>	<u>181,751</u>
Total net assets	<u>(71,560)</u>	<u>1,175,964</u>	<u>-</u>	<u>1,104,404</u>	<u>1,045,236</u>
Total liabilities and net assets	<u>\$ 84,429</u>	<u>\$ 1,240,499</u>	<u>\$ (26,717)</u>	<u>\$ 1,298,211</u>	<u>\$ 1,236,410</u>

Masonic Homes of California and Subsidiary  
Consolidating Statements of Activities  
For The Year Ended October 31, 2025  
(In thousands)

	Acacia Creek - Union City	Masonic Homes of California	Eliminating Entries	2025 Total	2024 Total
Revenues, gains (losses), and other support					
Contributions	\$ 3	\$ 1,296	\$ -	\$ 1,299	\$ 572
Bequests and memorials	-	3,347	-	3,347	4,129
Amortization of deferred revenue from assigned assets	640	1,941	-	2,581	2,245
Amount received from pensions assigned by resident	-	6,595	-	6,595	6,287
Fee-for-service revenue	8,573	4,301	-	12,874	10,666
Health service revenue	-	17,847	(165)	17,682	10,509
Other income	544	2,184	-	2,728	3,122
Investment income	120	5,252	-	5,372	7,208
Net realized gains on investments	245	25,573	-	25,818	76,620
Net unrealized gains on investments	2,244	81,588	-	83,832	81,938
Change in value of split-interest agreements	-	1,428	-	1,428	1,494
Total revenues, gains (losses), and other support	<u>12,369</u>	<u>151,352</u>	<u>(165)</u>	<u>163,556</u>	<u>204,790</u>
Functional expenses					
Program services					
Operation of Acacia Creek and Masonic Homes	14,629	70,506	-	85,135	82,779
Masonic Outreach Services	-	4,860	-	4,860	4,981
Masonic Center for Youth and Families	-	3,333	-	3,333	4,476
Scholarship and Community Sponsorship	-	357	-	357	383
	<u>14,629</u>	<u>79,056</u>	<u>-</u>	<u>93,685</u>	<u>92,619</u>
Supporting services					
Marketing	939	-	(165)	774	750
Management and general	1,298	7,409	-	8,707	8,610
Fundraising	-	1,222	-	1,222	1,089
	<u>2,237</u>	<u>8,631</u>	<u>(165)</u>	<u>10,703</u>	<u>10,449</u>
Total functional expenses	<u>16,866</u>	<u>87,687</u>	<u>165</u>	<u>104,388</u>	<u>103,068</u>
Excess (deficit) of revenues over expenses before other changes in net assets					
	(4,497)	63,665	-	59,168	101,722
Equity transfer from Masonic Homes	4,113	(4,113)	-	-	-
Change in net assets	(384)	59,552	-	59,168	101,722
Net assets, beginning of year	<u>(71,176)</u>	<u>1,116,412</u>	<u>-</u>	<u>1,045,236</u>	<u>943,514</u>
Net assets, end of year	<u>\$ (71,560)</u>	<u>\$ 1,175,964</u>	<u>\$ -</u>	<u>\$ 1,104,404</u>	<u>\$ 1,045,236</u>

Masonic Homes of California and Subsidiary  
Consolidating Statements of Cash Flow  
October 31, 2025  
(In thousands)

	Acacia Creek - Union City	Masonic Homes of California	Eliminating Entries	2025 Total	2024 Total
Cash flows from operating activities					
Contributions and bequests received	\$ 3	\$ 4,467	\$ -	\$ 4,470	\$ 4,602
Net proceeds from assigned assets	-	2,978	-	2,978	1,147
Amounts received from assigned assets	-	6,595	-	6,595	6,287
Net proceeds/ settlements from sale of resident assets	-	(1,298)	-	(1,298)	1,109
Investment income received	120	5,252	-	5,372	7,208
Fee-for-service revenue	8,573	4,301	-	12,874	10,666
Health service revenue	-	13,728	-	13,728	10,652
Other income	375	3,118	-	3,493	990
Net proceeds from split-interest agreements	-	5,945	-	5,945	64
Cash paid for expenses	<u>(13,846)</u>	<u>(76,891)</u>	<u>-</u>	<u>(90,737)</u>	<u>(92,566)</u>
Net cash used in operating activities	<u>(4,775)</u>	<u>(31,805)</u>	<u>-</u>	<u>(36,580)</u>	<u>(49,841)</u>
Cash flows from investing activities					
Net proceeds from sale of investments	7,980	127,466	-	135,446	121,014
Purchase of investments	(13,076)	(84,437)	-	(97,513)	(66,408)
Purchase of property and equipment	<u>(806)</u>	<u>(3,494)</u>	<u>-</u>	<u>(4,300)</u>	<u>(6,705)</u>
Net cash provided by investing activities	<u>(5,902)</u>	<u>39,535</u>	<u>-</u>	<u>33,633</u>	<u>47,901</u>
Cash flows from financing activities					
Cash received from residents subject to refund	17,722	-	-	17,722	6,246
Deposits refunded to residents	(6,767)	-	-	(6,767)	(4,537)
Contributions restricted for long term investments	-	175	-	175	98
Funds held for residents	(534)	-	-	(534)	327
Payments for other financing activities	-	-	-	-	(4)
Equity transfer from Masonic Homes (to) Acacia Creek	4,113	(4,113)	-	-	-
Proceeds from the issuance of long-term debt	-	-	-	-	586
Payments on long-term debt	<u>(4,113)</u>	<u>(2,265)</u>	<u>-</u>	<u>(6,378)</u>	<u>(6,109)</u>
Net cash provided by financing activities	<u>10,421</u>	<u>(6,203)</u>	<u>-</u>	<u>4,218</u>	<u>(3,393)</u>
Net increase (decrease) in cash and cash equivalents	(256)	1,527	-	1,271	(5,333)
Cash and cash equivalents, beginning of year	<u>1,443</u>	<u>26,968</u>	<u>-</u>	<u>28,411</u>	<u>33,744</u>
Cash and cash equivalents, end of year	<u>\$ 1,187</u>	<u>\$ 28,495</u>	<u>\$ -</u>	<u>\$ 29,682</u>	<u>\$ 28,411</u>

Masonic Homes of California and Subsidiary  
Consolidating Statements of Cash Flow  
October 31, 2025  
(In thousands)

	Acacia Creek - Union City	Masonic Homes of California	Eliminating Entries	2025 Total	2024 Total
Cash flows from operating activities					
Changes in net assets	\$ (384)	\$ 59,552	\$ -	\$ 59,168	\$ 101,722
Adjustments to reconcile changes in net assets to net cash used in operating activities					
Depreciation and amortization	3,031	10,631	-	13,662	12,925
Amortization of deferred revenue	(640)	(1,941)	-	(2,581)	(2,245)
Amortization due to death and withdrawal	(197)	(764)	-	(961)	(969)
Equity transfer (from) Masonic Homes to Acacia Creek	(4,113)	4,113	-	-	-
Realized and unrealized (gain) loss on investments	(2,489)	(107,160)	-	(109,649)	(158,558)
Contributions restricted for long-term investments	-	(175)	-	(175)	(98)
Receivables, net	28	(2,422)	-	(2,394)	(1,162)
Prepaid expenses and other assets	(4)	78	-	74	26
Related entities receivable and payable	(1)	(252)	-	(253)	76
Assets held for sale	-	(871)	-	(871)	1,494
Assets held in trust	-	5,253	-	5,253	(1,521)
Funds held for residents	-	(427)	-	(427)	(386)
Accounts payable and accrued liabilities	(6)	338	-	332	(2,383)
Liability to beneficiaries of split interest agreements	-	(735)	-	(735)	91
Deferred revenue from assigned assets, net	-	2,977	-	2,977	1,147
Net cash used in operating activities	<u>\$ (4,775)</u>	<u>\$ (31,805)</u>	<u>\$ -</u>	<u>\$ (36,580)</u>	<u>\$ (49,841)</u>

Supplemental disclosure of cash flow information

Cash paid during the year for interest	\$ 2,995	\$ 976	\$ -	\$ 3,971	\$ 4,066
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**STATEMENT OF PATIENT CENSUS  
PATIENT DAYS BY PAYER**

Organization Name

MASONIC HOMES OF CALIFORNIA

Report Period End

10/31/2025

Line No.	PATIENT (Census) DAYS	(1) Medicare Fee for Service	(2) Medicare Managed Care	(3) Medi-Cal Fee for Service	(4) Medi-Cal Managed Care	(5) Commercial Coverage Fee for Service	(6) Commercial Coverage Managed Care	(7) Self -Pay	(8) Other Payers	(9) Total (Cols. 1 - 8)
	<b>Routine Services:</b>	0								
5	Skilled Nursing Care	5,318	1,557	6,614	13,678		243	4,290	1,791	33,491
10	Intermediate Care									
15	Mentally Disordered Care									
20	Developmentally Disabled Care									
25	Sub-Acute Care									
30	Sub-Acute Care - Pediatric									
35	Transitional Inpatient Care									
40	Hospice Inpatient Care									
45	Other Routine Services									
70	Subtotal (Lines 5 through 45)	5,318	1,557	6,614	13,678	0	243	4,290	1,791	33,491

**STATEMENT OF PATIENT REVENUE  
(PATIENT REVENUE BY PAYER AND REVENUE CENTER)**

Organization Name MASONIC HOMES OF CALIFORNIA

Report Period End October 31, 2025

Line No.	GROSS REVENUE	Account Number	Medicare				Medi-Cal				Commercial Coverage				Line No.
			Fee for Service		Managed Care		Fee for Service		Managed Care		Fee for Service		Managed Care		
			(1) Inpatient	(2) Outpatient	(3) Inpatient	(4) Outpatient	(5) Inpatient	(6) Outpatient	(7) Inpatient	(8) Outpatient	(9) Inpatient	(10) Outpatient	(11) Inpatient	(12) Outpatient	
			.04	.44	.14	.54	.05	.45	.15	.55	.01	.41	.10	.50	
5	Routine Services: Skilled Nursing Care	3100	5,749,385		828,959		2,649,655		5,804,111		0		95,435		5
10	Intermediate Care	3200													10
15	Mentally Disordered Care	3300													15
20	Developmentally Disabled Care	3400													20
25	Sub-Acute Care	3500													25
30	Sub-Acute Care - Pediatric	3520													30
35	Transitional Inpatient Care	3560													35
40	Hospice Inpatient Care	3600													40
45	Other Routine Services	3900													45
70	Subtotal (Lines 5 through 45)		5,749,385	0	828,959	0	2,649,655	0	5,804,111	0	0	0	95,435	0	70
	Ancillary Services:														
105	Patient Supplies	4100	3,591												105
110	Specialized Support Surfaces	4150													110
115	Physical Therapy	4200	426,218	442,218	80,284	146,506							19,769		115
120	Respiratory Therapy	4220													120
125	Occupational Therapy	4250	427,899	220,409	121,616	69,317							17,751		125
130	Speech Pathology	4280	77,882	47,323	22,189	21,034							6,015		130
135	Pharmacy	4300	426,003		93,487								11,368		135
140	Laboratory	4400	72,675		17,581								5,281		140
145	Home Health Services	4800													145
155	Other Ancillary Services	4900	19,701		4,294										155
170	Subtotal (Lines 105 through 155)		1,453,969	709,951	339,450	236,857	0	0	0	0	0	0	60,184	0	170
175	<b>Total Gross Revenue (Line 70 + 170)</b>		7,203,354	709,951	1,168,409	236,857	2,649,655	0	5,804,111	0	0	0	155,619	0	175

Line No.	DEDUCTIONS FROM REVENUE	Account Number	Medicare				Medi-Cal				Commercial Coverage				Line No.
			Fee for Service		Managed Care		Fee for Service		Managed Care		Fee for Service		Managed Care		
			(1) Inpatient	(2) Outpatient	(3) Inpatient	(4) Outpatient	(5) Inpatient	(6) Outpatient	(7) Inpatient	(8) Outpatient	(9) Inpatient	(10) Outpatient	(11) Inpatient	(12) Outpatient	
			.04	.44	.14	.54	.05	.45	.15	.55	.01	.41	.10	.50	
205	Charity Adjustments	5100													205
210	Administrative Adjustments	5200													210
215	Contractual Adjustments - Medicare	5310	1,411,046	132,807	174,753	42,494									215
220	Contractual Adjustments - Medi-Cal	5320					308,425	0	562,742						220
222	Contractual Adjustments - Commercial Coverage	5330											60,372		222
225	Contractual Adjustments - Other	5340	6,443	0	206,639								0		225
230	Other Deductions from Revenue	5400													230
240	<b>Total Deductions from Revenue</b>		1,417,489	132,807	381,392	42,494	308,425	0	562,742	0	0	0	60,372	0	240
250	<b>Net Patient Revenue (line 175 - 240)</b>		5,785,865	577,144	787,016	194,363	2,341,230	0	5,241,368	0	0	0	95,247	0	250

**STATEMENT OF PATIENT REVENUE  
(PATIENT REVENUE BY PAYER AND REVENUE CENTER)**

Organization Name \_\_\_\_\_

Report Period End October 31, 2025

Line No.	GROSS REVENUE	Account Number	Self-Pay		Other Payers		Total Gross Revenue			Line No.
			(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)	
	<b>Routine Services:</b>									
5	Skilled Nursing Care	3100	2,233,384		769,244		18,130,172	0	18,130,172	5
10	Intermediate Care	3200					0	0	0	10
15	Mentally Disordered Care	3300					0	0	0	15
20	Developmentally Disabled Care	3400					0	0	0	20
25	Sub-Acute Care	3500					0	0	0	25
30	Sub-Acute Care - Pediatric	3520					0	0	0	30
35	Transitional Inpatient Care	3560					0	0	0	35
40	Hospice Inpatient Care	3600					0	0	0	40
45	Other Routine Services	3900					0	0	0	45
70	Subtotal (Lines 5 through 45)		2,233,384		769,244		18,130,172	0	18,130,172	70
	<b>Ancillary Services:</b>									
105	Patient Supplies	4100					3,591	0	3,591	105
110	Specialized Support Surfaces	4150					0	0	0	110
115	Physical Therapy	4200					526,271	588,725	1,114,995	115
120	Respiratory Therapy	4220					0	0	0	120
125	Occupational Therapy	4250					567,266	289,726	856,992	125
130	Speech Pathology	4280					106,087	68,358	174,444	130
135	Pharmacy	4300	46,879				577,736	0	577,736	135
140	Laboratory	4400					95,537	0	95,537	140
145	Home Health Services	4800					0	0	0	145
155	Other Ancillary Services	4900			1,991		25,986	0	25,986	155
170	Subtotal (Lines 105 through 155)		46,879		1,991		1,902,473	946,808	2,849,281	170
175	<b>Total Gross Revenue (Line 70 + 170)</b>		2,280,263		771,235		20,032,645	946,808	20,979,453	175

Line No.	DEDUCTIONS FROM REVENUE	Account Number	Self-Pay		Other Payers		Total Deductions from Revenue			Line No.
			(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)	
205	Charity Adjustments	5100					0	0	0	205
210	Administrative Adjustments	5200					0	0	0	210
215	Contractual Adjustments - Medicare	5310					1,585,799	175,302	1,761,100	215
220	Contractual Adjustments - Medi-Cal	5320					871,167	0	871,167	220
222	Contractual Adjustments - Commercial Coverage	5330					60,372	0	60,372	222
225	Contractual Adjustments - Other	5340	207,476				420,558	0	420,558	225
230	Other Deductions from Revenue	5400					0	0	0	230
240	<b>Total Deductions from Revenue</b>		207,476		0		2,937,896	175,302	3,113,197	240
250	<b>Net Patient Revenue (line 175 - 240)</b>		2,072,788		771,235		17,094,749	771,507	17,866,256	250

Masonic Homes of California and Subsidiary  
Supplemental Schedule of Supporting Services Expenses (Unaudited)  
October 31, 2025  
(In thousands)

	2025	2024
Masonic Homes general and administrative expenses		
General and administrative - shared service allocation	\$ 7,409	\$ 7,356
Fundraising and development - shared service allocation	1,222	1,089
	8,631	8,445
Acacia Creek general and administrative shared service allocation	1,298	1,254
Total allocation of general and administrative support to Masonic Homes and Acacia Creek	9,929	9,699
Acacia Creek marketing expenses, net of elimination	774	750
	\$ 10,703	\$ 10,449

## **Part III**

**Acacia Creek, A Masonic Senior Living  
Community at Union City**

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

October 31, 2025



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees  
Acacia Creek, A Masonic Senior Living Community at Union City

### **Opinion**

We have audited the accompanying financial statements of Acacia Creek, A Masonic Senior Living Community at Union City, which comprise the continuing care liquid reserve schedules, Form 5-1 through Form 5-5 as of and for the year ended October 31, 2025, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the continuing care reserves of Acacia Creek, A Masonic Senior Living Community at Union City as of and for the year ended October 31, 2025, in accordance with the liquid reserve requirements of California Health and Safety Code Section 1792.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Acacia Creek, A Masonic Senior Living Community at Union City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Basis of Accounting**

We draw attention to the basis of accounting used to prepare the financial statements. The financial statements are prepared by Acacia Creek, A Masonic Senior Living Community at Union City 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.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Acacia Creek, A Masonic Senior Living Community at Union City'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 Acacia Creek, A Masonic Senior Living Community at Union City'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 information on pages 11 - 13 is presented for purposes of additional analysis and is 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

**Restriction on Use**

This report is intended solely for the information and use of the board of directors and management of Acacia Creek, a Masonic Senior Living Community at Union City and the Department of Social Services, and is not intended to be and should not be used by anyone other than these specified parties.

*Armanino LLP*

San Francisco, California

February 24, 2026

Acacia Creek, A Masonic Senior Living Community at Union City  
 Form 5-1 - Long-Term Debt Incurred in Prior Fiscal Year  
 For the Year Ended October 31, 2025

**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	10/29/13	\$ 4,112,712	\$ 2,838,914		\$ 6,951,626
2	08/01/23	\$ -			\$ -
3					
4					
5					
6					
7					
8					
<b>TOTAL:</b>			\$2,838,914	\$0	\$6,951,626

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

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

**PROVIDER:** Acacia Creek a Senior Living community

Acacia Creek, A Masonic Senior Living Community at Union City  
 Form 5-2 - Long-Term Debt Incurred During Fiscal Year  
 For the Year Ended October 31, 2025

<b>FORM 5-2 LONG-TERM DEBT INCURRED DURING FISCAL YEAR (Including Balloon Debt)</b>					
Long-Term Debt Obligation	(a) Date Incurred	(b) Total Interest Paid During Fiscal Year	(c) Amount of Most Recent Payment on the Debt	(d) Number of Payments over next 12 months	(e) Reserve Requirement (see instruction 5) (columns (c) x (d))
1		-	-		-
2					
3					
4					
5					
6					
7					
8					
<b>TOTAL:</b>		<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>

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

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

**\*\*On May 1, 2023, Acacia Creek issued \$76,962,410 Revenue Refunding Bonds, Series 2023A. The bonds were privately placed with Bank of America, N.A. The Masonic Homes is the guarantor of all obligations of Acacia Creek under the agreement. The proceeds of the bonds were used to retire the Acacia Creek Variable Rate Revenue Bonds, Series 2013A ("Series 2013A") issued on October 29, 2013. Additionally, Acacia Creek also entered into a 5-year Taxable Fixed Rate Loan through Bank of America, N.A. in the amount of \$3,746,000. The proceeds of the loan were used to retire the Taxable Variable Rate loan issued on October 29,**

**PROVIDER:** Acacia Creek a Senior Living community

Acacia Creek, A Masonic Senior Living Community at Union City  
 Form 5-3 - Calculation of Long-Term Debt Reserve Amount  
 For the Year Ended October 31, 2025

<b>FORM 5-3</b>		
<b>CALCULATION OF LONG-TERM DEBT RESERVE AMOUNT</b>		
<b>Line</b>		<b>TOTAL</b>
1	Total from Form 5-1 bottom of Column (e)	\$ 6,951,626
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	<b>TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:</b>	<b>\$ 6,951,626</b>
<b>PROVIDER:</b> <u>Acacia Creek a Senior Living community</u>		

Acacia Creek, A Masonic Senior Living Community at Union City  
 Form 5-4 - Calculation of Net Operating Expenses  
 For the Year Ended October 31, 2025

<b>FORM 5-4</b>			
<b>CALCULATION OF NET OPERATING EXPENSES</b>			
<b>Line</b>		<b>Amounts</b>	<b>TOTAL</b>
1	Total operating expenses from financial statements		\$ 16,865,748
2	Deductions:		
	a. Interest paid on long-term debt (see instructions)	\$ 2,838,914	
	b. Credit enhancement premiums paid for long-term debt (see instructions)	\$ -	
	c. Depreciation	\$ 2,966,858	
	d. Amortization	\$ -	
	e. Revenues received during the fiscal year for services to persons who did not have a continuing care contract	\$ 953,757	
	f. Extraordinary expenses approved by the Department	\$ -	
3	Total Deductions		\$ 6,759,529
4	Net Operating Expenses		\$ 10,106,219
5	Divide Line 4 by 365 and enter the result.		\$ 27,688
6	<b>Multiply Line 5 by 75 and enter the result.</b> This is the provider's operating expense reserve amount.		\$ 2,076,620
<b>PROVIDER:</b>	<u>Acacia Creek a Senior Living community</u>		
<b>COMMUNITY:</b>	<u>Union City</u>		

Acacia Creek, A Masonic Senior Living Community at Union City  
 Form 5-5 - Annual Reserve Certification  
 For the Year Ended October 31, 2025

**FORM 5-5  
 ANNUAL RESERVE CERTIFICATION**

Provider Name: Acacia Creek a Senior Living community  
 Fiscal Year Ended: 10/31/2025

We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the period ended 10/31/2025 and are in compliance with those requirements.

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

	<u>Amount</u>
[1] Debt Service Reserve Amount	\$ 6,951,626
[2] Operating Expense Reserve Amount	\$ 2,076,620
[3] <b>Total Liquid Reserve Amount:</b>	<b>\$ 9,028,246</b>

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

<u>Qualifying Asset Description</u>	<u>Amount (market value at end of quarter)</u>	
	<u>Debt Service Reserve</u>	<u>Operating Reserve</u>
[4] Cash and Cash Equivalents	\$	865,933
[5] Investment Securities	\$ 6,951,626	\$ 18,069,217
[6] Equity Securities	\$ -	\$ -
[7] Unused/Available Lines of Credit	\$ -	\$ -
[8] Unused/Available Letters of Credit	\$ -	\$ -
[9] Debt Service Reserve	\$ -	(not applicable)
[10] Other:  _____	_____	_____
(describe qualifying asset)		
<b>Listed for Reserve Obligation:</b> [11]	\$ 6,951,626 [12]	\$ 18,935,150
<b>Reserve Obligation Amount:</b> [13]	\$ 6,951,626 [14]	\$ 2,076,620
<b>Surplus/(Deficiency):</b> [15]	\$ - [16]	\$ 16,858,530

**There are no other designated Reserve Funds for Acacia Creek.**



Signature: \_\_\_\_\_  
 Carol Hunter  
 (Authorized Representative)  
 Chief Financial Officer  
 (Title)

Date: February 24, 2026

Acacia Creek, A Masonic Senior Living Community at Union City  
Notes to Reserve Reports  
October 31, 2025

1. BASIS OF ACCOUNTING

The accompanying continuing care liquid 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 Acacia Creek, a Masonic Senior Living Community at Union City's assets, liabilities, revenues, and expenses.

SUPPLEMENTARY INFORMATION

Acacia Creek, A Masonic Senior Living Community at Union City  
Form 5-1, 5-2, 5-4, and 5-5 Reconciliations  
For the Year Ended October 31, 2025

Form 5-4 reconciliation

**Non CCRC revenue**

Fee for service (non CCRC revenue)	\$ 953,757
Monthly fees (CCRC revenue)	7,619,052
Fee for service per audited financials	<u>\$ 8,572,809</u>

Form 5-5 reconciliation

**Investment Securities - Form 5-5 line 5**

Investment securities for debt service reserve	\$ 18,069,217
Investment securities for operating reserve	6,951,626
Investment securities per audited financial statements	<u>\$ 25,020,843</u>

Form 5-1 / 5-2 reconciliation

**Interest paid**

Interest paid on long term debt - Form 5-2	\$ 2,838,914
Interest paid on Entrance Fee Refund	156,151
Interest paid per audited financial statements - Statements of Cash Flows	<u>\$ 2,995,065</u>

Acacia Creek, A Masonic Senior Living Community at Union City  
Form 5-4 - Reconciliation of Schedule of Expenses  
For the Year Ended October 31, 2025

**Acacia Creek, A Masonic Retirement Living Community In Union City  
Supplemental Schedule, Reconciliation Schedule of Expenses**

**Form 5-4 to Statement of Changes in Financial Position**

**EXPENSES:**

Depreciation (Form 5-4 line 2-c)	\$ 2,966,858
Salaries and wages	3,366,328
Interest paid	2,995,065
Resident care and services	1,269,379
Utilities, maintenance and facility expenses	1,168,611
Employee benefits	832,142
Operating supplies and services	611,743
Insurance	660,815
Payroll taxes	242,479
Pension plan contributions	208,822
Property Taxes	122,693
Other professional fees	41,969
Dues, licenses and permit	37,232
Audit and tax fees	39,887
Miscellaneous expenses	27,461
Travel	27,497
Information technology	6,528
Legal fees	3,856
Non Resident Assistance	-
Promotion and advertising	-
	-
<b>Total Program Expenses</b>	<b>14,629,365</b>
<b>Marketing Expenses</b>	<b>939,222</b>
<b>Shared Services</b>	<b>1,297,161</b>
	<b>1,297,161</b>
<b>Grand Total (Form 5-4 line 1)</b>	<b>\$ 16,865,748</b>
	<b>\$ 16,865,748</b>
<b>Total Expenses from Statement of Activities and Changes in Net Assets</b>	<b>\$ 16,865,748</b>
	<b>\$ 16,865,748</b>

Acacia Creek, A Masonic Senior Living Community at Union City  
 Form 5-5 - Reconciliation and Additional Disclosures  
 For the Year Ended October 31, 2025

<b>Acacia Creek a Senior Living community</b>	
<b>Additional Disclosures - H &amp; SC sections 1790(a)(2) and (3) - Reserves</b>	
Investment securities for debt service reserve	\$ 6,951,626
Investment securities for operating reserve	18,069,217
Investment securities	<u>\$ 25,020,843</u>
<b>The following identified reserves at BNY Mellon</b>	
<b>General Fund</b>	<b>\$ 25,020,843</b>
AC census as of 10.31.21	177
AC net operating expenses	\$ 10,106,219
Per capita costs of operation for AC	\$ 57,097

## **Part IV**

**Continuing Care Retirement Community  
Disclosure Statement**

Date Prepared: 02/20/2026

FACILITY NAME: Acacia Creek a Masonic Senior Living Community  
 ADDRESS: Building A 34400 Mission Blvd., Union City ZIP CODE: 94587 PHONE: (510) 441-3700  
 PROVIDER NAME: Acacia Creek a Masonic Senior Living FACILITY OPERATOR: \_\_\_\_\_  
 RELATED FACILITIES: \_\_\_\_\_ RELIGIOUS AFFILIATION: \_\_\_\_\_  
 YEAR OPENED: 2010 # OF ACRES: \_\_\_\_\_  SINGLE  MULTI-  
 STORY \_\_\_\_\_  OTHER: \_\_\_\_\_ MILES TO SHOPPING CTR: \_\_\_\_\_  
 MILES TO HOSPITAL: \_\_\_\_\_

**NUMBER OF UNITS:**

<b>RESIDENTIAL LIVING</b>	<b>HEALTH CARE</b>
APARTMENTS — STUDIO: _____	ASSISTED LIVING: _____
APARTMENTS — 1 BDRM: <u>60</u>	SKILLED NURSING: _____
APARTMENTS — 2 BDRM: <u>86</u>	SPECIAL CARE: _____
COTTAGES/HOUSES: <u>4</u>	DESCRIPTION: > _____
RLU OCCUPANCY (%) AT YEAR END: <u>86.36%</u>	

**TYPE OF OWNERSHIP:**  NOT-FOR-PROFIT  FOR-PROFIT ACCREDITED?:  YES  NO BY: \_\_\_\_\_

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

**REFUND PROVISIONS:** *(Check all that apply)*  Refundable  Repayable  90%  75%  50%  OTHER: 80% and 0%

**RANGE OF ENTRANCE FEES:** \$ 560,000 - \$ 1,096,167 **LONG-TERM CARE INSURANCE REQUIRED?**  YES  NO,

**HEALTH CARE BENEFITS INCLUDED IN CONTRACT:** 10% SNF, Memory Care and Assisted Living + 10 SNF Free days or 30 days maximum after Medicare stay

**ENTRY REQUIREMENTS:** MIN. AGE: 60 PRIOR PROFESSION: \_\_\_\_\_ OTHER: \_\_\_\_\_

**RESIDENT REPRESENTATIVE(S) TO, AND RESIDENT MEMBER(S) ON, THE BOARD:** See attached  
*(briefly describe provider's compliance and residents' roles) >*

\*\*\*\*\*

<b>FACILITY SERVICES AND AMENITIES</b>					
<b>COMMON AREA AMENITIES</b>	<b>AVAILABLE</b>	<b>FEE FOR SERVICE</b>	<b>SERVICES AVAILABLE</b>	<b>INCLUDED IN FEE</b>	<b>FOR EXTRA CHARGE</b>
BEAUTY/BARBER SHOP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HOUSEKEEPING ( <u>4</u> TIMES/MONTH)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BILLIARD ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MEALS ( <u>1 or 3</u> /DAY)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BOWLING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	SPECIAL DIETS AVAILABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CARD ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
CHAPEL	<input type="checkbox"/>	<input type="checkbox"/>	24-HOUR EMERGENCY RESPONSE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COFFEE SHOP	<input type="checkbox"/>	<input type="checkbox"/>	ACTIVITIES PROGRAM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CRAFT ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL UTILITIES EXCEPT PHONE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXERCISE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	APARTMENT MAINTENANCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GOLF COURSE ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	CABLE TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LIBRARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS FURNISHED	<input type="checkbox"/>	<input type="checkbox"/>
PUTTING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	LINENS LAUNDERED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SHUFFLEBOARD	<input type="checkbox"/>	<input type="checkbox"/>	MEDICATION MANAGEMENT	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SPA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NURSING/WELLNESS CLINIC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-INDOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PERSONAL HOME CARE	<input type="checkbox"/>	<input type="checkbox"/>
SWIMMING POOL-OUTDOOR	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PERSONAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TENNIS COURT	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PREARRANGED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WORKSHOP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>
OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>			

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

**PROVIDER NAME:** Acacia Creek a Masonic Senior Living Community

**OTHER CCRCs**

**LOCATION (City, State)**

**PHONE (with area code)**

Acacia Creek a Masonic Senior Living Community

Union City, CA

510-441-3700

**MULTI-LEVEL RETIREMENT COMMUNITIES**

**LOCATION (City, State)**

**PHONE (with area code)**

**FREE-STANDING SKILLED NURSING**

**LOCATION (City, State)**

**PHONE (with area code)**

**SUBSIDIZED SENIOR HOUSING**

**LOCATION (City, State)**

**PHONE (with area code)**

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

PROVIDER NAME: Acacia Creek a Masonic Senior Living Community

	2022	2023	2024	2025
<b>INCOME FROM ONGOING OPERATIONS</b>				
<b>OPERATING INCOME</b> (Excluding amortization of entrance fee income)	\$7,624,881	\$7,165,913	\$7,947,802	\$9,116,804
<b>LESS OPERATING EXPENSES</b> (Excluding depreciation, amortization, and interest)	\$9,021,607	\$9,488,368	\$10,433,935	\$11,059,976
<b>NET INCOME FROM OPERATIONS</b>	\$(1,396,723)	\$(2,322,455)	\$(2,486,133)	\$(1,943,172)
<b>LESS INTEREST EXPENSE</b>	\$1,163,117	\$3,216,518	\$3,001,622	\$2,838,914
<b>PLUS CONTRIBUTIONS</b>	\$0	\$0	\$0	\$ 2,832
<b>PLUS NON-OPERATING INCOME (EXPENSES)</b> (excluding extraordinary items)	\$(625,925)	\$498,050	\$3,680,794	\$2,608,318
<b>NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION</b>	\$(3,185,765)	\$(5,040,923)	\$(1,806,961)	\$(2,170,936)
<b>NET CASH FLOW FROM ENTRANCE FEES</b> (Total Deposits Less Refunds)	\$2,372,378	\$11,941,149	\$2,258,064	\$10,954,868

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

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
ABAG-BAPCC	\$65,594,611	3.80%	05/01/2023	07/01/2038	15 years
Bank of America N.A.	\$3,193,887	4.68%	05/01/2013	11/01/2038	15 years

\*\*\*\*\*  
**FINANCIAL RATIOS** (see next page for ratio formulas)

	2022 CCAC Medians 50 <sup>th</sup> Percentile (optional)	2023	2024	2025
<b>DEBT TO ASSET RATIO</b>	1.00	0.89	0.87	0.76
<b>OPERATING RATIO</b>	1.18	1.32	1.31	1.21
<b>DEBT SERVICE COVERAGE RATIO</b>	N/A	N/A	N/A	N/A
<b>DAYS CASH ON HAND RATIO</b>	471	727	631	740

\*\*\*\*\*  
**HISTORICAL MONTHLY SERVICE FEES** (Average Fee and Change Percentage)

	2022	%	2023	%	2024	%	2025	%
STUDIO								
ONE BEDROOM	\$3,635	3.5%	\$3,854	6%	\$4,085	6%	\$4,330	6%
TWO BEDROOM	\$4,456	3.5%	\$4,723	6%	\$5,007	6%	\$5,307	6%
COTTAGE/HOUSE	\$5,159	3.5%	\$5,468	6%	\$5,796	6%	\$6,144	6%
ASSISTED LIVING								
SKILLED NURSING								
SPECIAL CARE								

\*\*\*\*\*  
**COMMENTS FROM PROVIDER:** >

>

> \_\_\_\_\_  
\_\_\_\_\_  
**PROVIDER NAME:** Acacia Creek a Masonic Senior Living Community

**FINANCIAL RATIO FORMULAS**

**LONG-TERM DEBT TO TOTAL ASSETS RATIO**

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

**OPERATING RATIO**

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

**DEBT SERVICE COVERAGE RATIO**

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

**DAYS CASH ON HAND RATIO**

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

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

**FORM 7-1**  
**REPORT ON CCRC MONTHLY CARE FEES**

- |  | <b>RESIDENTIAL<br/>LIVING</b> | <b>ASSISTED<br/>LIVING</b> | <b>SKILLED<br/>NURSING</b> |
|--|-------------------------------|----------------------------|----------------------------|
| [1] Monthly Care Fees at beginning of reporting period:<br>(indicate range, if applicable)   |                               |                            |                            |
| [2] Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)   |                               |                            |                            |
| <input type="checkbox"/> Check here if monthly care fees at this community were <u>not</u> increased during the reporting period. (If you checked this box, please skip down to the bottom of this form and specify the names of the provider and community.)  |                               |                            |                            |
| [3] Indicate the date the fee increase was implemented: _____<br>(If more than one (1) increase was implemented, indicate the dates for each increase.)  |                               |                            |                            |
| [4] Check each of the appropriate boxes:   |                               |                            |                            |
| <input type="checkbox"/> Each fee increase is based on the provider's projected costs, prior year per capita costs, and economic indicators.   |                               |                            |                            |
| <input type="checkbox"/> All affected residents were given written notice of this fee increase at least 30 days prior to its implementation. <b>Date of Notice:</b> _____ <b>Method of Notice:</b> _____   |                               |                            |                            |
| <input type="checkbox"/> 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. <b>Date of Meeting:</b> _____   |                               |                            |                            |
| <input type="checkbox"/> 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.   |                               |                            |                            |
| <input type="checkbox"/> The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases. <b>Date of Notice:</b> _____  |                               |                            |                            |
| <input type="checkbox"/> 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. <b>Date of Posting:</b> _____ <b>Location of Posting:</b> _____   |                               |                            |                            |
| [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 Health and Safety Code. See <b><u>PART 7 REPORT ON CCRC MONTHLY CARE FEE</u></b> in the <b>Annual Report Instruction</b> booklet for further instructions. |                               |                            |                            |

**PROVIDER:** \_\_\_\_\_  
**COMMUNITY:** \_\_\_\_\_

**Acacia Creek, A Masonic Senior Living Community at Union City**  
**Form 7-1**  
**6% Monthly Care Fee Price Increase 2025**

**Overview:**

On May 1, 2025, Acacia Creek implemented a 6% price increase in our monthly care fees to help offset the rising cost of services provided to our residents. The most significant factors that contributed to this increase are described below.

**Labor Expenses-**

Salaries/Wages and Contract Labor are budgeted to increase by 3.5% to support retention and the increasing minimum wage in Alameda County.

Medical Insurance premiums show a weighted average increase of 8% from our insurance broker, and workers' compensation premiums are anticipated to increase by 5%

**Non-labor Expenses:**

Non-labor expenses are budgeted to increase by 3% to 6% to account for general inflation. The overall market conditions determine the increases needed in the budget for non-labor costs.

**Summary:**

Acacia Creek shows a budgeted net operating cash deficit of \$3,553,921, mainly due to the financing cost for its \$64 million debt. This bottom-line result included a 6% price increase in our monthly care fees. The budgeted net operating cash deficit, excluding interest, is \$713,946.

**ACACIA CREEK, A MASONIC SENIOR LIVING COMMUNITY AT UNION CITY**  
**FORM 7-1 ATTACHMENT**  
**MONTHLY CARE FEE INCREASE (MCFI)**  
**ANNUAL REPORTING FISCAL YEAR 2025**

In Thousands				
Line	Fiscal Years	2023	2024	2025
1)	FY 2023 Total Operating Expenses Excluding Depreciation and interest	(9,488)		
2)	FY 2024 Total Operating Expenses Excluding Depreciation and interest		(10,434)	
3)	<b>Projected F/Y 2025 Results of Operations without MCF</b>			(12,085)
4)	F/Y 2024 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other without a MCFI (Monthly Care Fee Increase)			8,049
5)	Projected F/Y 2024 (Net) Operating Results without a MCFI (Line 3 plus Line 4)			(4,036)
6)	Projected F/Y 2024 Anticipated MCF Revenue Based on Current and Projected Occupancy and Other with MCFI 6%			8,532
7)	Grand Total - Projected FY 2024 Net Operating Activity After 6% MCFI (Line 3 plus Line 6)			(3,553)