

CONTINUING CARE RETIREMENT COMMUNITY DISCLOSURE STATEMENT

Date Prepared: 4/5/2023

Facility Name: Stoneridge Creek Pleasanton CCRC, LLC

Address: 3300 Stoneridge Creek Way | Zip Code: 94588

Phone: 925-201-4000

Provider Name:

Stoneridge Creek Pleasanton CCRC, LLC

Facility Operator: Stoneridge Creek Pleasanton CCRC, LLC

Religious Affiliation: N/A

Year Opened: 2013 # of Acres: 46

Miles to Shopping Center: <2

Miles to Hospital: 2.2

☒ Single Story☒ Multi-Story☐ Other:**Number of Units:**

Residential Living	Number of Units	Health Care	Number of Units
Apartments – Studio:	13	Assisted Living:	
Apartments – 1 Bdrm:	171	Skilled Nursing:	
Apartments – 2 Bdrm:	291	Special Care:	
Cottages/Houses:	90	Description:	

RLU Occupancy (%) at Year End: 99.8%

Type of Ownership: ☐ Not for Profit☒ For Profit**Accredited?** ☐ Yes By:☐ No**Form of Contact:** ☒ Continuing Care☐ Life Care☒ Entrance Fee☐ Fee for Service(Check all that apply) ☐ Assignment of Assets☐ Equity☐ Membership☐ Rental**Refund Provisions:** ☐ Refundable☐ 90%☒ 50%(Check all that apply) ☒ Repayable☒ 75%☒ Other: 25%**Range of Entrance Fees:** \$432,000 - \$3,038,000**Long-Term Care Insurance Required?** ☐ Yes ☒ No**Health Care Benefits Included in Contract:** Assisted Living, Skilled Nursing, Memory Care**Entry Requirements:** Min Age: 60 Prior Profession: N/A Other: N/A**Resident Representative(s) to, and Resident Members on, the Board:**

(briefly describe provider's compliance and residents' roles): A resident representative from the Resident Council (RC) is involved in monthly management (mgmt) meetings to serve as liaison between RC and mgmt and to provide input and suggestions to mgmt and ownership.

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.

Facility Services and Amenities

Common Area Amenities	Available	Fee for Service	Services Available	Included in Fee	For Extra Charge
Beauty/Barber Shop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housekeeping (<u>2</u> Times/	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Billiard Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Month at \$_____each)		
Bowling Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Meals (<u>1</u> /Day)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Card Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Special Diets Available	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chapel	<input type="checkbox"/>	<input type="checkbox"/>			
Coffee Shop	<input type="checkbox"/>	<input type="checkbox"/>	24-Hour Emergency Response	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Craft Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Activities Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exercise Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All Utilities Except Phone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Golf Course Access	<input type="checkbox"/>	<input type="checkbox"/>	Apartment Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Library	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Putting Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Linens Furnished	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shuffleboard	<input type="checkbox"/>	<input type="checkbox"/>	Linens Laundered	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Medication Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swimming Pool –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nursing/Wellness Clinic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Indoor			Personal Home Care	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swimming Pool –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation – Personal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outdoor			Transportation – Prearranged	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tennis Court	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
Workshop	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Other: <u>Bocce Ball</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Provider Name: Stoneridge Creek Pleasanton CCRC, LLC

Affiliated CCRCs	Location (city, state)	Phone (with area code)
N/A		

Multi-Level Retirement Communities	Location (city, state)	Phone (with area code)
N/A		

Free-Standing Skilled Nursing	Location (city, state)	Phone (with area code)
N/A		

Subsidized Senior Housing	Location (city, state)	Phone (with area code)
N/A		

NOTE: Please indicate if the facility is a life care facility.

Provider Name: Stoneridge Creek Pleasanton, CCRC, LLC

Income and Expenses [Year]	2019	2020	2021	2022
Income from Ongoing Operations				
Operating Income (Excluding amortization of entrance fee income)	41,438,483	44,066,621	45,802,848	48,856,973
Less Operating Expenses (Excluding depreciation, amortization, and interest)	27,194,991	29,549,826	30,855,847	34,844,192
Net Income From Operations	14,243,492	14,516,795	14,947,001	14,012,781
Less Interest Expense				
Plus Contributions				
Plus Non-Operating Income (Expenses) (Excluding extraordinary items)	1,024,912	493,453	1,699,403	(864,389)
Net Income (Loss) Before Entrance Fees, Depreciation And Amortization	15,268,404	15,010,248	16,646,404	13,148,392
Net Cash Flow From Entrance Fees (Total Deposits Less Refunds)	17,420,815	15,907,647	30,667,243	24,620,028

Description of Secured Debt *(as of most recent fiscal year end)*

Lender	Outstanding Balance	Interest Rate	Date of Origination	Date of Maturity	Amortization Period
Stoneridge Creek Master TR	418,331,074	0%	11/28/2011	12/31/2061	40 Years

Financial Ratios *(see last page for ratio formulas)*

Financial Ratios [Year]	CCAC Medians 50th Percentile (optional)	2020	2021	2022
Debt to Asset Ratio		0%	0%	0%
Operating Ratio		67.16%	67.37%	71.32%
Debt Service Coverage Ratio		0%	0%	0%
Days Cash On Hand Ratio		132.69	251.59	194.60

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Historical Monthly Service Fees (Average Fee and Change Percentage)

Residence/Service [Year]	2019	%	2020	%	2021	%	2022	%
Studio	3,239	3.8	3,378	4.3	3,509	3.9	3,709	5.7
One Bedroom	3,963	3.8	4,133	4.3	4,295	3.9	4,540	5.7
Cottage/House	6,004	3.8	6,262	4.3	6,506	3.9	6,877	5.7
Assisted Living								
Skilled Living								
Special Care								

Comments from Provider:

Financial Ratio Formulas

Long-Term Debt to Total Assets Ratio

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

Operating Ratio

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

Debt Service Coverage Ratio

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

Days Cash On Hand Ratio

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

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