



Cal-Mortgage Loan Insurance Program Monthly Activity Report Ending December 31, 2025

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**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Monthly Activity Report Summary
as of December 31, 2025**

| Activity | Total Number of Loans | Amount |
|---|-----------------------------|------------------------|
| Insured Loans | 56 | \$1,336,107,300 |
| Pending Applications: | | |
| Letters of Commitment Issued | 1 | \$57,000,000 |
| Revenues Received for the Month of December: | | |
| Application Fees (@\$500 each) | 0 | \$0 |
| Certification & Inspection Fees | 0 | \$0 |
| Premiums | 0 | \$0 |
| Total Revenue | 0 | \$0 |
| HFCLIF* cash balance as of December 31, 2025 | | \$135,023,094 |
| Total Debt Service Reserves of all Loans | 56 | \$64,389,644 |

*Health Facility Construction Loan Insurance Fund. Health and Safety Code Section 129200

The information contained herein is generally descriptive of the activity of the California Health Facility Construction Loan Insurance Program. Information that describes the financial soundness of the Program is contained in the Program's biennial Actuarial Study.

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Application Fee, Certification & Inspection Fee, and Premium Report
(Operating expenses and claims paid are not included)
as of December 31, 2025

| Loan# | Borrower | Refund | Application Fees | Certification/ Inspection Fees | Premium | Subtotals |
|----------------|-----------------|---------------|-------------------------|---|----------------|------------------|
| Totals: | | | | | | |

No fees to report in December 2025.

**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Reconciliation Report for Change in Insured Loans
as of December 31, 2025**

| Loan# | Borrower | Decrease | Increase | Balance |
|--|---|-----------------|-----------------|------------------------|
| Insured Loan Risk as of December 1, 2025 | | | | \$1,340,894,374 |
| Line of credit decreased | | | | |
| 0911 | Los Angeles Jewish Home for the Aging | \$410,260 | | (\$410,260) |
| Principal payment | | | | |
| 1089 | Aldersly, Inc. | \$3,520,000 | | |
| 1068 | Inland Christian Home, Inc. | \$405,000 | | |
| 1040 | St. John's Well Child and Family Center | \$180,000 | | |
| 1084 | St. Rose Hospital | \$271,814 | | (\$4,376,814) |
| Insured Loan Risk as of December 31, 2025 | | | | \$1,336,107,300 |

Balance includes rounding of fractions of less than one dollar.

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Insured Loans by Borrower
(sorted by Borrower)
as of December 31, 2025

| Loan# | Borrower | Borrower City | Facility Type | Account Manager | Date Loan Insured | Original Insured Amount | Current Principal Balance | Interest Rate | Loan Term |
|--------------|---|----------------------|----------------------|------------------------|--------------------------|--------------------------------|----------------------------------|----------------------|------------------|
| 1089 | Aldersly, Inc. | San Rafael | MULTI-CCRC | WENAS | 08-Jun-23 | \$61,300,000 | \$41,575,000 | 4.48 | 30 |
| 1092 | Ararat Home of Los Angeles, Inc. | Mission Hills | MULTI-OTH | LO | 02-Nov-23 | \$10,915,000 | \$10,570,000 | 5.88 | 30 |
| 1035 | Asian Community Center of Sacramento Valley | Sacramento | MULTI-OTH | WENAS | 22-Nov-16 | \$16,080,000 | \$11,215,000 | 3.38 | 21 |
| 1052 | Asian Community Center of Sacramento Valley | Sacramento | MULTI-OTH | WENAS | 26-Jul-18 | \$26,915,000 | \$24,550,000 | 4.17 | 30 |
| 1032 | Atherton Baptist Homes | Alhambra | MULTI-CCRC | HERNANDEZ | 04-Nov-16 | \$31,390,000 | \$23,720,000 | 3.83 | 25 |
| 1086 | Bethany Home Society of San Joaquin County, Inc. | Ripon | MULTI-OTH | HERNANDEZ | 31-Jan-23 | \$49,560,000 | \$49,560,000 | 4.24 | 30 |
| 1041 | Channing House | Palo Alto | MULTI-CCRC | LO | 18-Apr-17 | \$54,045,000 | \$44,615,000 | 4.04 | 23 |
| 1044 | Channing House | Palo Alto | MULTI-CCRC | LO | 25-Oct-17 | \$44,120,000 | \$43,510,000 | 4.09 | 30 |
| 1099 | Channing House | Palo Alto | MULTI-CCRC | LO | 16-Oct-25 | \$36,120,000 | \$36,120,000 | 4.57 | 30 |
| 1065 | Community Medical Centers, Inc. | Stockton | CLINIC-PC | HADLEY | 08-Jun-23 | \$26,040,000 | \$26,040,000 | 4.39 | 30 |
| 0963 | Community Program for Persons with Developmental Disabilities | Los Gatos | GH-DD | HERNANDEZ | 17-Feb-11 | \$76,970,000 | \$7,635,000 | 7.31 | 15 |
| 1034 | Hill Country Community Clinic | Round Mountain | CLINIC-PC | LO | 03-Nov-16 | \$4,055,000 | \$2,725,000 | 3.46 | 21 |
| 1068 | Inland Christian Home, Inc. | Ontario | MULTI-CCRC | LO | 27-Apr-20 | \$18,425,000 | \$16,545,000 | 3.80 | 30 |
| 1012 | Institute on Aging | San Francisco | MULTI-OTH | LO | 24-Mar-14 | \$4,000,000 | \$600,000 | 0.00 | 1 |
| 1043 | Institute on Aging | San Francisco | MULTI-OTH | LO | 31-May-17 | \$34,355,000 | \$27,125,000 | 4.00 | 20 |
| 1022 | Jewish Home of San Francisco | San Francisco | SNF | LO | 29-Nov-16 | \$135,920,000 | \$82,030,000 | 4.33 | 30 |
| 1081 | Jewish Home of San Francisco | San Francisco | SNF | LO | 17-Nov-21 | \$28,030,000 | \$28,030,000 | 2.83 | 30 |
| 1075 | La Maestra Family Clinic, Inc. | San Diego | CLINIC-PC | HERNANDEZ | 19-Nov-20 | \$13,590,000 | \$10,350,000 | 2.01 | 18 |
| 1077 | La Maestra Family Clinic, Inc. | San Diego | CLINIC-PC | HERNANDEZ | 05-Aug-21 | \$12,295,000 | \$12,295,000 | 3.03 | 30 |
| 1085 | La Maestra Family Clinic, Inc. | San Diego | CLINIC-PC | HERNANDEZ | 30-Jun-22 | \$3,500,000 | \$0 | 0.00 | 1 |
| 1094 | La Maestra Family Clinic, Inc. | San Diego | CLINIC-PC | HERNANDEZ | 19-Sep-24 | \$14,225,000 | \$14,225,000 | 5.13 | 30 |
| 1016 | Lincoln Glen Manor for Senior Citizens | San Jose | MULTI-OTH | HADLEY | 11-Feb-15 | \$11,965,000 | \$9,160,000 | 3.57 | 21 |
| 1056 | Lincoln Glen Manor for Senior Citizens | San Jose | MULTI-OTH | HADLEY | 08-Nov-18 | \$6,105,000 | \$5,375,000 | 3.82 | 25 |
| 0911 | Los Angeles Jewish Home for the Aging | Reseda | MULTI-CCRC | HADLEY | 20-Jan-09 | \$4,750,000 | \$2,262,373 | 0.00 | 3 |
| 1051 | Los Angeles Jewish Home for the Aging | Reseda | MULTI-CCRC | HADLEY | 08-Aug-19 | \$13,785,000 | \$9,510,000 | 3.09 | 18 |
| 1064 | Los Angeles Jewish Home for the Aging | Reseda | MULTI-CCRC | HADLEY | 26-Sep-19 | \$49,730,000 | \$32,420,000 | 3.59 | 13 |
| 1017 | Marshall Medical Center | Placerville | HOSP | HADLEY | 09-Apr-15 | \$26,895,000 | \$17,370,000 | 3.69 | 17 |
| 1071 | Marshall Medical Center | Placerville | HOSP | HADLEY | 27-Apr-20 | \$68,875,000 | \$64,990,000 | 3.98 | 30 |
| 1030 | Mendocino Coast Health Care District Corp. | Fort Bragg | HOSP-DIST | HADLEY | 29-Jul-16 | \$5,745,000 | \$1,995,000 | 2.31 | 13 |
| 1095 | Moldaw Residences | Palo Alto | MULTI-CCRC | LO | 13-Nov-24 | \$59,450,000 | \$58,270,000 | 4.73 | 30 |

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Insured Loans by Borrower
(sorted by Borrower)
as of December 31, 2025

| Loan# | Borrower | Borrower City | Facility Type | Account Manager | Date Loan Insured | Original Insured Amount | Current Principal Balance | Interest Rate | Loan Term |
|--------------|---|----------------------|----------------------|------------------------|--------------------------|--------------------------------|----------------------------------|----------------------|------------------|
| 1029 | Mountain Shadows Support Group | San Marcos | GH-DD | WENAS | 27-Oct-16 | \$13,240,000 | \$4,960,000 | 3.17 | 26 |
| 1054 | North Kern South Tulare Hospital District | Delano | SNF | LO | 20-Feb-19 | \$4,300,000 | \$3,110,000 | 3.85 | 21 |
| 1083 | Northern California Congregational Retirement Homes, Inc. | Carmel | MULTI-CCRC | HADLEY | 08-Sep-22 | \$36,035,000 | \$34,875,000 | 4.30 | 30 |
| 1037 | Northern California Retired Officer Community | Fairfield | MULTI-CCRC | HERNANDEZ | 30-Nov-16 | \$22,080,000 | \$17,820,000 | 4.53 | 25 |
| 1059 | Northern California Retired Officer Community | Fairfield | MULTI-CCRC | HERNANDEZ | 07-Mar-19 | \$95,685,000 | \$66,585,000 | 4.44 | 30 |
| 1078 | O'Connor Woods Housing Corporation | Stockton | MULTI-OTH | HADLEY | 04-Oct-22 | \$35,595,000 | \$32,515,000 | 2.86 | 21 |
| 1091 | Odd Fellows Home of California | Saratoga | MULTI-CCRC | HADLEY | 08-Aug-23 | \$67,065,000 | \$63,915,000 | 4.33 | 30 |
| 1066 | Open Door Community Health Centers | Arcata | CLINIC-PC | HADLEY | 08-Sep-21 | \$30,580,000 | \$29,305,000 | 2.64 | 30 |
| 1045 | Options Family of Services | San Luis Obispo | GH-DD/MD | HERNANDEZ | 12-Oct-17 | \$2,140,000 | \$1,175,000 | 3.92 | 15 |
| 1033 | Petaluma Health Center | Petaluma | CLINIC-PC | HERNANDEZ | 13-Sep-16 | \$5,775,000 | \$4,200,000 | 2.67 | 25 |
| 1038 | Pilgrim Place in Claremont, Inc. | Claremont | MULTI-CCRC | LO | 30-Nov-16 | \$36,055,000 | \$29,345,000 | 4.53 | 25 |
| 1076 | San Benito Health Care District | Hollister | HOSP-DIST | HADLEY | 11-Feb-21 | \$12,570,000 | \$6,795,000 | 0.71 | 8 |
| 1028 | Santa Rosa Community Health Centers | Santa Rosa | CLINIC-PC | HADLEY | 12-Jul-16 | \$11,105,000 | \$6,765,000 | 2.53 | 17 |
| 1047 | Sequoia Living, Inc. | San Francisco | MULTI-CCRC | HADLEY | 24-May-18 | \$187,230,000 | \$43,035,000 | 4.24 | 30 |
| 1098 | Sequoia Living, Inc. | San Francisco | MULTI-CCRC | HADLEY | 29-Jul-25 | \$151,555,000 | \$151,555,000 | 5.22 | 30 |
| 1027 | Sierra View Homes Inc. | Reedley | MULTI-OTH | WENAS | 09-Jun-16 | \$12,310,000 | \$8,745,000 | 3.23 | 25 |
| 1006 | Solvang Lutheran Home, Inc. | Solvang | MULTI-CCRC | HERNANDEZ | 17-Jul-14 | \$3,470,000 | \$2,480,000 | 4.49 | 26 |
| 1011 | St. John's Well Child and Family Center | Los Angeles | CLINIC-PC | LO | 14-Jan-14 | \$4,999,000 | \$0 | 0.00 | 1 |
| 1040 | St. John's Well Child and Family Center | Los Angeles | CLINIC-PC | LO | 12-Jul-17 | \$5,250,000 | \$3,970,000 | 3.77 | 25 |
| 1084 | St. Rose Hospital | Hayward | HOSP | HADLEY | 05-Aug-22 | \$24,360,000 | \$14,314,928 | 4.44 | 7 |
| 1058 | The California Home for the Aged, Inc. | Fresno | MULTI-OTH | HERNANDEZ | 20-Nov-18 | \$24,660,000 | \$21,705,000 | 4.16 | 27 |
| 1082 | The Redwoods, A Community of Seniors | Mill Valley | MULTI-OTH | HERNANDEZ | 17-Feb-22 | \$23,550,000 | \$18,315,000 | 3.07 | 15 |
| 1063 | Town and Country Manor Christian & Missionary Alliance | Santa Ana | MULTI-CCRC | LO | 13-Jun-19 | \$34,385,000 | \$31,190,000 | 3.98 | 30 |
| 1079 | Valley Health Team, Inc. | San Joaquin | CLINIC-PC | WENAS | 13-Oct-21 | \$15,365,000 | \$14,185,000 | 2.93 | 30 |
| 1073 | Vocational Visions | Mission Viejo | ADC-DD | LO | 19-Nov-20 | \$3,200,000 | \$2,290,000 | 1.74 | 15 |
| 1070 | West County Health Centers | Guerneville | CLINIC-PC | WENAS | 14-Oct-20 | \$9,145,000 | \$8,570,000 | 3.03 | 30 |

| | Number of Facilites | Reserve Amount | Original Insured Amount | Current Principal Balance |
|---------------------|----------------------------|-----------------------|--------------------------------|----------------------------------|
| Grand Total: | 56 | \$64,389,644 | \$1,820,854,000 | \$1,336,107,300 |

**Department of Health Care Access and Information
 Cal-Mortgage Loan Insurance Program
 Letter of Commitment Issued
 as of December 31, 2025**

| Loan# | Borrower | City | Facility Type | Letter of Commitment Date | Amount Committed | Loan Type | Account Manager | Investment Banker | Issuer | Commitment Expiration |
|-----------------------|--|-------------|---|----------------------------------|-------------------------|------------------|------------------------|--------------------------|---|------------------------------|
| 1097 | Gateways Hospital & Mental Health Center | Los Angeles | HOSP-PSYCH | 08/19/2025 | \$57,000,000 | New | Hadley | Hilltop Securities, Inc. | California Municipal Finance Authority (CMFA) | 02/19/2026 |
| Total Loans: 1 | | | Total Amount Committed: \$57,000,000 | | | | | | | |

**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Shortfall in Debt Service Reserve Funds (DSRF) as
of December 31, 2025**

| Loan# | Borrower | Required DSRF | DSRF Balance | Shortfall in DSRF | Bondholder P&I Due |
|-----------------------|-----------------|--------------------------|-------------------------|------------------------------|-----------------------------------|
| Total Loans: 0 | | | | Total Shortfall: | |

No DSRF shortfalls to report in December 2025.

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Estimated HFCLIF Balance
 (Net of Anticipated Recoveries and Obligations)
as of December 31, 2025

HFCLIF BALANCE: \$135,023,094

OBLIGATIONS TO CAL-MORTGAGE: Anticipated Recoveries

| Loan# | Borrower | Borrower City | Facility Type | Current Estimate |
|---|-----------------------------------|----------------------|----------------------|-------------------------|
| 1080 | California Nevada Methodist Homes | Oakland | MULTI-CCRC | \$1,124,005 |
| 0973 | DIDI Hirsch Psychiatric Service | Culver City | CLINIC-MH | \$3,588,103 |
| 1088 | Lake Merritt Senior Living LLC | San Diego | MULTI-CCRC | \$13,281,130 |
| 1096 | St. Rose Hospital | Hayward | HOSP | \$15,892,410 |
| Total: Obligations to Cal-Mortgage | | | | \$33,885,649 |

OBLIGATIONS OF CAL-MORTGAGE: Defaults

| Loan# | Borrower | Borrower City | Facility Type | Current Estimate |
|---|-----------------|----------------------|----------------------|-------------------------|
| Total: Obligations of Cal-Mortgage | | | | \$0 |

ESTIMATED HFCLIF BALANCE: \$168,908,743