

ANNUAL REPORT
CHECKLIST

for
FISCAL YEAR ENDED:

2013

R E C E I V E D
APR 30 2014

CONTINUING CARE
CONTRACTS BRANCH

PROVIDER: Casa Pacifica

FACILITY(IES): Freedom Village

CONTACT PERSON: Barbara Johnston

TELEPHONE NO.: (949) 340-8103

✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓

Your complete annual report must consist of 3 copies of all of the following:

- ✓ This cover sheet.
- ✓ Annual Provider Fee in the amount of: \$ 9,426.00
 - ✓ If applicable, late fee in the amount of: \$ _____
- ✓ Certification by the provider's chief *executive* officer that:
 - ✓ The reports are correct to the best of his/her knowledge.
 - ✓ Each continuing care contract form in use or offered to new residents has been approved by the Department.
 - ✓ The provider is maintaining the required liquid reserve and refund reserve, if applicable.
- ✓ Evidence of the provider's fidelity bond.
- ✓ The provider's audited financial statements, with an accompanying certified public accountant's opinion thereon.
- ✓ The provider's audited reserve reports (prepared on Department forms), with an accompanying certified public accountant's opinion thereon, including Form 1-1 and 1-2 and Form 7-1)
- ✓ The provider's "Continuing Care Retirement Community Disclosure Statement" for **each** community. (4 copies total)

The Key Indicators Report is required to be submitted within 30 days of the due date of the submission of the annual report. (4 copies total)



RECEIVED
APR 30 2014

CONTINUING CARE
CONTRACTS BRANCH
Continuing Care Retirement Living

April 24, 2014

Department of Social Services
Continuing Care Contracts Program
744 P Street, M/S 17-90
Sacramento, CA 95814

RE: Casa Pacifica, dba Freedom Village

Enclosed is the 2013 annual report for Freedom Village. As Chief Executive Officer, I certify to the following:

1. That the annual report and any amendments thereto are correct to the best of my knowledge,
2. That each continuing care contract in use for new residents has been approved by the Department,
3. Freedom Village is maintaining the required liquid reserves,
4. A line of credit exists to cover the agreed amount of the refund reserve requirement under the Health and Safety Code Section 1793c.

Sincerely,

Tom Stringer
Chief Executive Officer
Freedom Village

TS/js



CERTIFICATE OF LIABILITY INSURANCE

FREED-2 OP ID: CAG

DATE (MM/DD/YYYY)
04/24/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Robert Bell Ins. Brokers Inc. 605 E. Alvarado St., Suite 200 Fallbrook, CA 92028 Robert Bell	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED	INSURER A : State Compensation Ins. Fund	35076
Casa Pacifica DBA The Village Healthcare Ctr.- Freedom Properties Hemet - Freedom Properties Hemet LLC DBA The Village Healthcare 27122B Paseo Espada, Ste 1024 San Juan Capistrano, CA 92675	INSURER B : Columbia Casualty Company	31127
	INSURER C : Continental Insurance Co.	35289
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Includes Professi	X		4022531770	06/15/2013	06/15/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 50,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/OP AGG \$ 3,000,000 Employee \$ 1,000,000
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			4022531767	06/15/2013	06/15/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED. <input checked="" type="checkbox"/> RETENTION \$ 10,000			4022531798	06/15/2013	06/15/2014	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	163518012	04/01/2013	04/01/2014	WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ INCLUDED E.L. DISEASE - POLICY LIMIT \$ INCLUDED
B	Excess Auto Liab			4022531784 - CLAIMS MADE	06/15/2013	06/15/2014	AGGREGATE 4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Certificate holder is listed as an Additional Insured under the general liability policy GSL6484XX Endorsement attached

CERTIFICATE HOLDER	CANCELLATION
STATECA State of CA, Health & Welfare Agency, Office of Statewide Health Planning & Development 1800 9th Street Sacramento, CA 96814	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

NOTEPAD

INSURED'S NAME **Casa Pacifica DBA The Village**

FREED-2
OP ID: CAG

PAGE 2
Date **04/24/2014**

NAMED INSURED SCHEDULE

Casa Pacifica DBA The Village Healthcare Center
Freedom Properties Hemet
Freedom Properties Hemet LLC DBA The Village Healthcare
Freedom Village
Freedom Village Health Center
Freedom Properties Hemet LLC DBA The Village Healthcare Center

**FORM 1-1
RESIDENT POPULATION**

<u>Line</u>	<u>Continuing Care Residents</u>	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	232
[2]	Number at end of fiscal year	262
[3]	Total Lines 1 and 2	494
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x .50
[5]	Mean number of continuing care residents	247
All Residents		
[6]	Number at beginning of fiscal year	308
[7]	Number at end of fiscal year	334
[8]	Total Lines 6 and 7	642
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x .50
[10]	Mean number of <i>all</i> residents	321
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of <i>all</i> residents (Line 10) and enter the result (round to two decimal places).	0.77

**FORM 1-2
ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses (including debt service)	\$13,639,589
[a]	Depreciation	\$1,390,044
[b]	Debt Service (Interest Only)	
[2]	Subtotal (add Line 1a and 1b)	\$1,390,044
[3]	Subtract Line 2 from Line 1 and enter result.	\$12,249,545
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	77%
[5]	Total Operating Expense for Continuing Care Residents (multiply Line 3 by Line 4)	\$9,425,662
[6]	Total Amount Due (multiply Line 5 by .001)	\$9,426

PROVIDER: Casa Pacifica
COMMUNITY: Freedom Village

R E C E I V E D
APR 30 2014
CONTINUING CARE
CONTRACTS BRANCH

CASA PACIFICA

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2013

WITH INDEPENDENT AUDITORS' REPORT

**CASA PACIFICA
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DECEMBER 31, 2013**

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APR 30 2014

CONTINUING CARE
CONTRACTS BRANCH

INDEPENDENT AUDITORS' REPORT

To the Partners of
Casa Pacifica
Lake Forest, California

We have audited the accompanying financial statements of Casa Pacifica (a California general partnership) (the "Partnership"), which comprise the balance sheet as of December 31, 2013, and the related statements of operations, changes in partners' equity (deficit), and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility 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; this includes 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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Partnership's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for Qualified Opinion

As more fully described in Note 8 to the financial statements, the Partnership recognizes income from deferred entrance fees when the funds are constructively received. For the year ended December 31, 2013, this revenue recognition method results in a conservative presentation of income and equity. In our opinion, accounting principles generally accepted in the United States of America require that a deferred entrance fee be amortized to income over future periods based on the estimated life expectancy of the resident. If the financial statements were corrected for that departure from accounting principles, assets would increase by approximately \$10,648,000, liabilities would increase by approximately \$8,224,000, beginning partners' deficit would decrease by approximately \$2,123,000, and revenue from resident services, including deferred entrance fees and nonrefundable advance fees, would increase by approximately \$301,000.

Qualified Opinion

In our opinion, except for the effects of recognition of deferred entrance fees as income upon constructive receipt of payment as discussed in the Basis for Qualified Opinion paragraph, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of Casa Pacifica as of December 31, 2013, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

White Nelson Hill Evans LLP
Irvine, California
April 22, 2014

CASA PACIFICA
BALANCE SHEET (CONTINUED)
DECEMBER 31, 2013

LIABILITIES AND PARTNERS' EQUITY (DEFICIT)

Current Liabilities:	
Accounts payable	\$ 431,707
Accrued expenses	999,856
Current portion of note payable to master trust	750,000
Current portion of note payable	<u>94,287</u>
Total Current Liabilities	2,275,850
Long-Term Liabilities:	
Note payable to master trust, net of current portion	17,250,000
Note payable, net of current portion	3,886,231
Notes payable to related parties	700,000
Resident deposits	41,200
Due to non-contracted residents	<u>37,010</u>
Total Long-Term Liabilities	<u>21,914,441</u>
Total Liabilities	24,190,291
Deferred Revenue	3,311
Partners' Equity (Deficit)	<u>(4,265,555)</u>
Total Liabilities and Partners' Equity (Deficit)	<u>\$ 19,928,047</u>

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

CASA PACIFICA
STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2013

Revenues:	
Resident services, including deferred entrance fees and non-refundable advance fees of \$2,683,902	\$ 9,685,940
Patient services, net	8,602,576
Miscellaneous revenue	<u>177,986</u>
Total Revenues	18,466,502
Caregiver and Ancillary Service Costs	<u>2,453,137</u>
Net Revenues	16,013,365
Operating Expenses:	
Resident care	2,800,495
Dietary	2,327,180
Housekeeping	705,838
Plant facility operating costs	1,798,412
General and administrative expenses	4,618,120
Depreciation and amortization	1,390,044
Gain on sale of property and equipment	<u>(500)</u>
Total Operating Expenses	<u>13,639,589</u>
Income from Operations	2,373,776
Other Income (Expense):	
Interest expense	(73,823)
Interest income	<u>4,320</u>
Total Other Income (Expense)	<u>(69,503)</u>
Net Income	<u><u>\$ 2,304,273</u></u>

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

CASA PACIFICA
STATEMENT OF CHANGES IN PARTNERS' EQUITY (DEFICIT)
YEAR ENDED DECEMBER 31, 2013

Balance at December 31, 2012	\$ (3,669,828)
Net Income	2,304,273
Distributions to Partners	<u>(2,900,000)</u>
Balance at December 31, 2013	<u>\$ (4,265,555)</u>

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

CASA PACIFICA
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2013

Cash Flows from Operating Activities:	
Cash received from residents	\$ 12,801,557
Interest income	4,320
Reimbursements for services to non-residents	6,004,624
Cash paid to suppliers and employees	(14,876,395)
Interest paid	<u>(73,823)</u>
 Net Cash Provided by Operating Activities	 3,860,283
 Cash Flows from Investing Activities:	
Proceeds from sale of property and equipment	500
Purchase of property and equipment	(2,178,967)
Note receivable from related party	(1,690,259)
Proceeds from maturity of investments	<u>384,077</u>
 Net Cash Used in Investing Activities	 (3,484,649)
 Cash Flows from Financing Activities:	
Proceeds from note payable to master trust	500,000
Payments on note payable to master trust	(730,000)
Proceeds from note payable	2,900,000
Payments on note payable	(19,482)
Distributions to partners	<u>(2,900,000)</u>
 Net Cash Used in Financing Activities	 <u>(249,482)</u>
 Net increase in Cash and Cash Equivalents	 126,152
 Cash and Cash Equivalents, Beginning of Year	 <u>939,536</u>
 Cash and Cash Equivalents, End of Year	 <u>\$ 1,065,688</u>

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

CASA PACIFICA
STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED DECEMBER 31, 2013

Reconciliation of Net Income to Cash Provided by Operating Activities:	
Net Income	\$ 2,304,273
Non-Cash Items Included in Net Income:	
Depreciation and amortization	1,390,044
Deferred revenue	(1,421)
Gain on sale of property and equipment	(500)
Changes In:	
Accounts receivable	341,910
Inventories	1,574
Prepaid expenses	(37,745)
Related party receivables	(176,454)
Receivables from residents	(1,830)
Accounts payable	125,755
Accrued expenses	(86,348)
Resident deposits	3,015
Due to non-contracted residents	<u>(1,990)</u>
Net Cash Provided by Operating Activities	\$ <u><u>3,860,283</u></u>

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

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 1: Nature of Business and Summary of Significant Accounting Policies

Nature of Business

Casa Pacifica is a California general partnership which owns and operates a continuing care retirement community known as Freedom Village.

Freedom Village provides permanent living, assisted living, skilled nursing, and other ancillary services through the operation of a retirement facility (the "Retirement Center") which includes 256 residential units and a health care facility (the "Health Care Center") which includes 118 beds.

Principles of Accounting

The accompanying financial statements are presented using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America ("GAAP"), with the exception of the effects of recognition of deferred entrance fees as discussed in Note 8. References to the "ASC" hereafter refer to the Accounting Standards Codification established by the Financial Accounting Standards Board ("FASB") as the source of authoritative GAAP.

Cash and Cash Equivalents

For purposes of the statement of cash flows, cash and cash equivalents include time deposits, certificates of deposit, and all highly-liquid debt instruments with original maturities of three months or less. Certificates of deposit with original maturities in excess of three months are considered investments and classified as short-term or long-term based on the respective required holding period.

Accounts Receivable

Accounts receivable consist of amounts due from residents, occupants, or third-party payers for monthly service fees, skilled nursing services, assisted living services and other ancillary services. These services and fees are primarily due on a net 30 day term. Accounts for which no payments have been received are contacted after 60 days and customary collection efforts are taken. Accounts receivable are periodically evaluated for collectability based on past credit history with residents, occupants, or third-party payers and their current financial condition. After six months of unsatisfactory contact, the Partnership writes off what they believe will be uncollectible after obtaining approval from management.

The Partnership provides an allowance for doubtful accounts, as needed, for accounts deemed uncollectible. An allowance was not deemed necessary at December 31, 2013.

Inventories

Inventories consist of food, service ware, linen and other necessary supplies. These inventories are valued at the lower of cost or market on a first-in, first-out basis.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 1: Nature of Business and Summary of Significant Accounting Policies (Continued)

Property and Equipment

Property and equipment are stated at cost. Major improvements and betterments are capitalized. Maintenance and repairs are expensed as incurred. Property and equipment are depreciated over estimated useful lives of 5 to 40 years. Depreciation is computed using the straight-line method for financial purposes and accelerated methods for income tax purposes.

The estimated useful lives of the related assets are as follows:

Buildings and improvements	7-40 years
Machinery and equipment	5-12 years
Furniture and fixtures	7-12 years
Vehicles	5 years

Depreciation expense for the year ended December 31, 2013, totaled \$1,390,044. At December 31, 2013, fully depreciated property improvements and equipment totaled \$10,867,758 and are still in use.

Long-Lived Assets

The Partnership accounts for impairment and disposition of long-lived assets in accordance with ASC 360-10, "*Property, Plant, and Equipment*". ASC 360-10 requires impairment losses to be recognized for long-lived assets used in operations when indicators of impairment are present and the undiscounted future cash flows are not sufficient to recover the assets' carrying amount. There was no impairment of value of such assets for the year ended December 31, 2013.

Receivables from Residents

Residents, who entered the Retirement Center prior to June 1993, are provided up to 360 days of health care at no additional charge ("free days"). A resident may use 22 free days of health care during a 90-day period. The cost of days in excess of the 22 free days of health care used is charged to the resident. The residents are allowed to accrue the additional cost over their monthly service fee against their refundable deferred entrance fee. Accrued receivables are due and paid upon termination of the resident's occupancy.

Revenue and Expenses

In accordance with the Residence Agreement, future monthly fees due from residents for maintenance and operating expenses may be adjusted with appropriate notice as specified in the individual agreements.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 1: Nature of Business and Summary of Significant Accounting Policies (Continued)

Revenue Recognition

Revenue from resident and patient services is accounted for on the accrual basis of accounting as earned. See Note 8 for a description of the revenue recognition policy of deferred entrance fees.

Net patient services revenue is reported at estimated net realizable amounts from patients, third-party payers, and others for services rendered. Revenue from third-party payers is calculated based on specified rates per agreement. The difference between charges generated by third-party program patients and the estimated amounts to be received is reflected as provision for contractual discounts as shown below:

Gross patient charges	\$ 11,104,138
Provision for contractual discounts	<u>(2,501,562)</u>
Patient Services, Net	<u>\$ 8,602,576</u>

Advertising and Promotional Costs

Advertising and promotional costs are charged to operations when incurred. For the year ended December 31, 2013, advertising and promotional costs and related expenses totaled \$764,351 and are included in general and administrative expenses in the accompanying statement of operations.

Income Taxes

The Partnership is not taxed on its income. The taxable income is reportable by each of the partners.

Use of Estimates

The process of preparing financial statements in accordance with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues, and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

Note 2: Concentrations, Risks and Uncertainties

The Partnership maintains cash balances at several banks. At December 31, 2013, accounts at each institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. At December 31, 2013, the Partnership's uninsured cash balances at these institutions totaled \$598,376.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 2: Concentrations, Risks and Uncertainties (Continued)

Prior to actual occupancy by the resident, a contribution referred to as a Loan Deposit is required to be deposited with the Master Trust pursuant to a residency agreement (the "Resident Agreement"). Under the Resident Agreement, the contribution received will be refundable under the following terms and conditions:

- A. Cancellation During the Trial Residence Period - Under California law, there is a probationary period of 90 days after the date of the signed agreement during which either the Partnership or the resident may cancel the agreement with or without cause. Death of the resident during the period will cancel the agreement. In the event of cancellation, the resident shall be entitled to a refund in accordance with California law which states that the Partnership may deduct from the contribution amount a reasonable fee to cover costs and any charges incurred but not paid.

- B. Cancellation After 90 Days and Before 2 Years - A resident may cancel his or her agreement at any time after the trial residence period for any reason by giving the Partnership 90 days written notice. Death of the resident will cancel the agreement. However, if an agreement applies to more than one resident, it will remain in effect after the death of one of the residents and be adjusted as described in the agreement. The Partnership may cancel the agreement at any time after the trial residence period for good cause, upon 90 days written notice to the resident. Examples of good cause are defined in the agreement.

Upon termination of the agreement, during the period from 90 days to 2 years of occupancy, the resident or his or her estate will be entitled to a repayment of a portion of his or her Loan Deposit, less a pre-determined percentage per month of occupancy and any charges incurred but not paid, as determined by the terms and conditions of the individual agreements.

- C. Cancellation After 2 Years - The criteria for cancellation after 2 years is the same as the criteria described above for cancellation after 90 days and before 2 years. If termination occurs after 2 years, the resident or his or her estate may be entitled to a portion of his or her Loan Deposit, less any charges incurred but not paid, as determined per the terms and conditions of the individual agreements.

Additionally, the Partnership offers rental apartments and private healthcare to nonresidents. Upon entrance into the facility, each occupant is required to pay a deposit to be fully refunded or applied to the last month's fees. At December 31, 2013, the balance due to non-contracted residents totaled \$37,010.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 3: Prepaid Expenses

Prepaid expenses at December 31, 2013, consist of the following:

Prepaid insurance	\$ 144,640
Prepaid property taxes	12,432
Other	<u>105,146</u>
Total Prepaid Expenses	<u>\$ 262,218</u>

Note 4: Investment

As of December 31, 2013, the Partnership holds a certificate of deposit with one bank in the amount of \$96,350, maturing April 2014. The certificate of deposit has been included in the accompanying balance sheet as investment and is recorded at cost.

Note 5: Receivables from Residents

Pursuant to the terms discussed in Note 1, the Partnership has receivables due from residents associated with past healthcare services provided. At December 31, 2013, resident receivables related to past healthcare services totaled \$378,332.

Note 6: Accrued Expenses

Accrued expenses at December 31, 2013, consist of the following:

Accrued salaries and wages	\$ 277,911
Accrued payroll taxes	45,174
Accrued vacation	172,562
Workers' compensation reserve	403,141
Accrued insurance	<u>101,068</u>
Total Accrued Expenses	<u>\$ 999,856</u>

Note 7: Line of Credit

The Partnership has an unsecured revolving line of credit with a bank whereby the Partnership may borrow a maximum of \$1,500,000 with an interest rate at the bank's reference rate but no less than 4.00 percent per annum. At December 31, 2013, there was no balance outstanding under this line of credit. The line expires in November 2014 and is guaranteed by all partners of the Partnership.

The Partnership has agreed to certain covenants with the bank in connection with the line of credit and a term loan as mentioned in Note 9. As of December 31, 2013, the Partnership was in compliance with respect to the covenants.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 8: Note Payable to Master Trust and Trust Arrangement

The residents of Freedom Village established a trust fund for the purpose of providing permanent financing, operating capital and statutory reserves for the benefit of the Retirement Center. The residents sign a Joinder in Master Trust Agreement, joining in and becoming grantors under a Master Trust Agreement between the trustee and the grantors. At December 31, 2013, the Master Trust note payable balance outstanding was \$18,000,000.

In addition, each grantor upon execution of a Joinder in Master Trust Agreement must deposit with the trustee the contribution amount required of such grantor as set forth in the Residence Agreement and the Deposit Subscription Agreement.

The grantors deposit the required contribution amount into the trust and acknowledge in a Commitment Letter that the trustee of the Master Trust is directed to transfer all requested funds in the form of an interest-free loan to the Partnership for the purpose of providing permanent financing and operating capital for the Retirement Center, subject to availability and specific loan limits described below. This loan is secured by the following:

- A. A first priority deed of trust on Freedom Village Retirement Center's real property and improvements.
- B. A security agreement creating a fast security interest in all of the improvements, fixtures and personal property associated and used in connection with Freedom Village Retirement Center.
- C. An assignment of rents, leases, profits and contracts including, but not limited to, any residence agreement and any management agreements entered into in conjunction with the operation of Freedom Village Retirement Center.

The security shall also include any after-acquired collateral, as well as any insurance proceeds recovered for the loss of any property serving as collateral for this loan.

Upon the resale of a resident's unit, any proceeds over and above the departing resident's loan balance remaining in the trust after admission of a new resident may be loaned to the Partnership. The total loans to the Partnership shall not exceed the lesser of \$28,000,000 or 80 percent of the appraised value of the property.

Payments of principal are made on an annual basis and are calculated based on a forty-year loan amortization with the final payment due March 31, 2038. The Partnership is required to make minimum annual principal payments of approximately \$750,000 for each of the next five years.

A resident's balance is repaid upon termination of the Residence Agreement. In accordance with the Joinder in Master Trust Agreement, the residents request and direct that all principal payments received be paid directly to the Partnership for the benefit of the resident. The purpose of this provision is to effectuate partial payment of the deferred entrance fee amount owed by the resident to the Partnership under the Residence Agreement. The deferred entrance fee is included in the accompanying statement of operations as deferred entrance fees and non-refundable advance fees.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 8: Note Payable to Master Trust and Trust Arrangement (Continued)

The Master Trust also distributes to the Partnership any excess funds that are not invested in the form of an interest-free loan to the Partnership. Distributions of this kind also serve to effectuate partial payment of the deferred entrance fee amount owed by the resident to the Partnership under the Residence Agreement. These fees are included in the accompanying statement of operations as deferred entrance fees and non-refundable advance fees.

Since the Partnership received an unsecured promise from the residents to pay the deferred entrance fee at the termination of the agreement, the fee does not become due until all the other services required to be rendered under the contract have, in fact, been fulfilled.

Upon termination of the Residence Agreement, the grantor or his/her estate instructs the Master Trust to distribute the balance of the grantor's Loan Deposit, partially to the grantor and partially to the Partnership, as a deferred entrance fee.

The amount of the fee constructively received by the Partnership is, at that time, recognized as income and is considered a net payment upon termination. These fees are included in the accompanying statement of operations as deferred entrance fees and non-refundable advance fees.

Deferred entrance fees and non-refundable advance fees for the year ended December 31, 2013, consist of the following:

Annual principal payment	\$ 730,000
Excess Funds	1,000,000
Deferred entrance fees	<u>953,902</u>
 Total Deferred Entrance Fees and Non-Refundable Advance Fees	 <u><u>\$ 2,683,902</u></u>

Accounting principles generally accepted in the United States of America require that a deferred entrance fee be amortized to income over future periods based on the estimated life expectancy of the resident. As described in the preceding paragraphs, the Partnership recognizes income from deferred entrance fees upon constructive receipt of payment or on the cash basis method which is not in accordance with accounting principles generally accepted in the United States of America.

Note 9: Note Payable

At December 31, 2013, the Partnership has available a term loan with a bank for the purposes of remodeling improvements. The loan provides for up to \$4,000,000 of borrowings, with interest accruing at a fixed rate of 4.232%, payable monthly. The loan is collateralized by certain real property of the Partnership. The loan calls for 59 monthly payments of principal and interest totaling \$21,767, and one balloon payment required on or before the maturity date of October 2, 2018. The outstanding balance on the note totaled \$3,980,518 at December 31, 2013.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 9: Note Payable (Continued)

Principal payments of the current outstanding note are estimated to mature as follows:

2014	\$ 94,287
2015	98,363
2016	102,162
2017	107,031
2018	<u>3,578,675</u>
Total	<u>\$ 3,980,518</u>

Note 10: Commitments and Contingencies

Obligation to Provide Future Services

The Partnership annually calculates the present value of the net cost of future services and use of facilities to be provided to current residents and compares that amount with the balance of monthly service fees and revenue from deferred entrance fees based upon the cash basis method. If the present value of the net cost of future services and use of facilities exceeds the present value of the future cash inflows from the monthly service fees and revenue from deferred entrance fees, a liability is recorded. Using a discount rate of 8 percent, the anticipated revenues are estimated to exceed the anticipated cost of future services by \$14,960,790 for the year ended December 31, 2013. Therefore, no liability was accrued.

The obligation of the Partnership to provide future health services will probably increase as some residents experience financial difficulties and are unable to pay 100 percent for their health care charges. Management has identified seven residents experiencing financial difficulties. Management has reasonably estimated that the Partnership's total future revenues might be reduced by \$921,765 over 4.8 years, the residents' average life expectancy.

Maintenance Contracts

At December 31, 2013, the Company has elevator maintenance contracts requiring monthly payments of \$1,792 through November 2016.

Reservations and Designations

At December 31, 2013, there are no cash reserves maintained for contingencies or accumulated for specific projects or purposes.

Litigation

The Partnership experiences routine litigation in the normal course of its business. Management does not believe that any pending or threatened litigation will have a material adverse effect on its financial statements.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 11: Related Party Transactions

Freedom Properties West, an affiliate, functions as the management company of the Partnership under a formal management agreement. Under the agreement, the Partnership pays Freedom Properties West compensation equal to five percent of the gross monthly receipts of the Partnership's operation and deferred entrance fees. There are also other factors which may affect the calculation of the management fees. Included in accounts payable in the accompanying balance sheet is \$90,911 representing management fees due to Freedom Properties West at December 31, 2013. Management fees expensed during 2013 in the amount of \$769,719 are included in general and administrative expenses in the accompanying statement of operations.

At December 31, 2013, the Partnership has notes outstanding with three partners. The notes currently bear interest at 4.232 percent due in monthly payments of interest only through January 31, 2015, at which time any unpaid principal and interest is due. Prior to maturity, principal payments ranging from \$2,500 to \$4,000 may be made at the Partnership's discretion, but no more than once per month. Any payments made during a month will be deemed to have been made on the last day of that month, for purposes of calculating interest due. As of December 31, 2013, the outstanding balances on these note payables totaled \$700,000 and are included in notes payables to related parties in the accompanying balance sheet. The interest expense paid to the partners during the year ended December 31, 2013, was \$24,926 and is included in interest expense in the accompanying statement of operations.

The Partnership had a long-term note receivable from the commonly-owned company for certain remodeling expenses, totaling \$1,990,259, with interest accruing at a fixed rate of 4.232%, payable monthly. The note is being paid in 59 monthly payments of principal and interest totaling \$10,883, and one balloon payment required on or before the maturity date of October 2, 2018. The note is included as note receivable from related party in the accompanying balance sheet, and effectively represents 50 percent of the note payable obligation as described in Note 9.

The Partnership also shares certain expenses with the same commonly-owned company. At December 31, 2013, the Partnership had a net current receivable from this company for certain shared expenses totaling \$201,966, which is included in related party receivable in the accompanying balance sheet.

Note 12: Employee Benefit Plan

The Partnership sponsors a qualified 401(k) plan for all eligible employees. Employees may contribute a percentage of their compensation up to the maximum amounts prescribed by law, with the employer matching a discretionary contribution equal to a percentage of the amount of the employee deferral as determined each year by the employer. Also, the Partnership may make a discretionary profit sharing contribution as determined each year by the employer. There were no employer matching or profit sharing contributions for the year ended December 31, 2013.

CASA PACIFICA
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013

Note 12: Employee Benefit Plan (Continued)

Plan administrative expenses totaled \$1,051 for the year ended December 31, 2013, and are included in general and administrative expenses in the accompanying statement of operations.

Note 13: Subsequent Events

Events occurring after December 31, 2013, have been evaluated for possible adjustment to the financial statements or disclosure as of April 22, 2014, which is the date the financial statements were available to be issued.

R E C E I V E D
APR 30 2014
CONTINUING CARE
CONTRACTS BRANCH

SUPPLEMENTARY INFORMATION

**INDEPENDENT AUDITORS' REPORT ON
SUPPLEMENTARY INFORMATION**

To the Partners of
Casa Pacifica
Lake Forest, California

Our report on our audit of the basic financial statements of Casa Pacifica for the year ended December 31, 2013, appears on pages one and two. That audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The information included in the accompanying schedules of Form 5-1 through Form 5-5 and Form 7-1 has been prepared for filing with the State of California, Department of Social Services, in accordance with Section 1792 of the California Health and Safety Code, and is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, presents fairly in all material respects the continuing care reserve requirements of Casa Pacifica at December 31, 2013, in accordance with the report preparation provisions of the California Health and Safety Code Section 1792.

White Nelson Diehl Evans LLP

Irvine, California
April 22, 2014

**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	06/01/87	\$730,000	\$0		\$730,000
2	10/01/09		\$10,240		\$10,240
3	01/04/11		\$3,413		\$3,413
4	01/04/11		\$6,827		\$6,827
5	01/04/11		\$3,413		\$3,413
6	10/02/12		\$33,872		\$33,872
7					\$0
8					\$0
TOTAL:			\$57,765	\$0	\$787,765

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

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

PROVIDER: Casa Pacifica

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

	(a)	(b)	(c)	(d)	(e)
Long-Term Debt Obligation	Date Incurred	Total Interest Paid During Fiscal Year	Amount of Most Recent Payment on the Debt	Number of Payments over next 12 months	Reserve Requirement (see instruction 5) (columns (c) x (d))
1	11/27/13	\$12,026	\$21,767	12	\$261,206
2					\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
TOTAL:		\$12,026	\$21,767	12	\$261,206

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

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

PROVIDER: Casa Pacifica

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

Line	TOTAL
1 Total from Form 5-1 bottom of Column (e)	\$787,765
2 Total from Form 5-2 bottom of Column (e)	\$261,206
3 Facility leasehold or rental payment paid by provider during fiscal year (including related payments such as lease insurance)	
4 TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:	\$1,048,972

PROVIDER: Casa Pacifica

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

Line	Amounts	TOTAL
1	Total operating expenses from financial statements	\$13,639,589
2	Deductions:	
a.	Interest paid on long-term debt (see instructions)	\$45,898
b.	Credit enhancement premiums paid for long-term debt (see instructions)	\$0
c.	Depreciation	\$1,390,044
d.	Amortization	\$0
e.	Revenues received during the fiscal year for services to persons who did not have a continuing care contract	\$6,004,624
f.	Extraordinary expenses approved by the Department	\$0
3	Total Deductions	\$7,440,566
4	Net Operating Expenses	\$6,199,023
5	Divide Line 4 by 365 and enter the result.	\$16,984
6	Multiply Line 5 by 75 and enter the result. This is the provider's operating expense reserve amount.	<u>\$1,273,772</u>

PROVIDER: Casa Pacifica
COMMUNITY: Freedom Village

**FORM 5-5
ANNUAL RESERVE CERTIFICATION**

Provider Name: Casa Pacifica
 Fiscal Year Ended: 12/31/2013

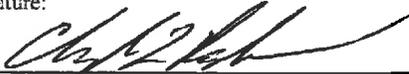
We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the period ended 12/31/2013 and are in compliance with those requirements.

Our liquid reserve requirements, computed using the audited financial statements for the fiscal year 2013 are as follows:

	<u>Amount</u>
[1] Debt Service Reserve Amount	<u>\$318,972</u>
[2] Operating Expense Reserve Amount	<u>\$1,273,772</u>
[3] Total Liquid Reserve Amount:	<u>\$1,592,744</u>

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

<u>Qualifying Asset Description</u>	<u>Amount</u> <u>(market value at end of quarter)</u>	
	<u>Debt Service Reserve</u>	<u>Operating Reserve</u>
[4] Cash and Cash Equivalents		<u>\$1,065,688</u>
[5] Investment Securities		<u>\$96,350</u>
[6] Equity Securities		<u>\$0</u>
[7] Unused/Available Lines of Credit		<u>\$1,500,000</u>
[8] Unused/Available Letters of Credit		
[9] Debt Service Reserve		(not applicable)
[10] Other:	<u>\$2,368,591</u>	
<u>Receivables from Residents (see Auditor's Note 5) These receivables are amounts due for Healthcare services, secured by the residents' refund from the Master Trust, in turn secured by first trust deed against the Retirement Center of Freedom Village (\$378,332). Note Receivable from related party \$1,990,259 (see Auditor's Note 11).</u>		
Total Amount of Qualifying Assets Listed for Reserve Obligation: [11]	<u>\$2,368,591</u> [12]	<u>\$2,662,038</u>
Reserve Obligation Amount: [13]	<u>\$318,972</u> [14]	<u>\$1,273,772</u>
Surplus/(Deficiency): [15]	<u>\$2,049,619</u> [16]	<u>\$1,388,266</u>

Signature: 
 (Authorized Representative)

Date: 4/24/2014

Partner, Chief Executive Officer
 (Title)

Provider Name: Casa Pacifica
 Fiscal Year Ended: 12/31/2013

**DSS - Reserve Report - Part of Form 5-5
 Description of Reserves under SB 1212**

Total Qualifying Assets as Filed:

Cash and Cash Equivalents	1,065,688	
Line of Credit	1,500,000	Only drawn when necessary.
Other	2,368,591	Receivables from Residents (see Auditor's Note E) \$378,332. These receivables are amounts due for Healthcare services, secured by the residents' refund from the Master Trust, in turn secured by first trust deed against the Retirement Center of Freedom Village. Note Receivable from related party \$1,990,259 (See Auditor's Note 11).
Total Qualifying Assets as Filed	<u>4,934,279</u>	

Reservations and Designations: None

Per Capita Cost of Operations Operating Expenses (Form 5-4 line #1)	13,639,589
Mean # of All Residents (Form 1-1 line #10)	321
Per Capita Cost of Operations	<u>42,491</u>

FORM 7-1
REPORT ON CCRC MONTHLY SERVICE FEES

	<u>RESIDENTIAL LIVING</u>	<u>ASSISTED LIVING</u>	<u>SKILLED NURSING</u>
[1] Monthly Service Fees at beginning of reporting period: (indicate range, if applicable)	<u>\$1,538-\$4,920</u>	<u>\$4,974</u>	<u>\$7,950</u>
[2] Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	<u>2.5%</u>	<u>2.0%</u>	<u>1.9%</u>

Check here if monthly service fees at this community were not increased during the reporting period. (If you checked this box, please skip down to the bottom of this form and specify the names of the provider and community.)

[3] Indicate the date the fee increase was implemented: April, 2013
(If more than 1 increase was implemented, indicate the dates for each increase.)

[4] Check each of the appropriate boxes:

- Each fee increase is based on the provider's projected costs, prior year per capita costs, and economic indicators.
- All affected residents were given written notice of this fee increase at least 30 days prior to its implementation.
- At least 30 days prior to the increase in monthly service fees, the designated representative of the provider convened a meeting that all residents were invited to attend.
- At the meeting with residents, the provider discussed and explained the reasons for the increase, the basis for determining the amount of the increase, and the data used for calculating the increase.
- The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases.
- 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.

[5] On an attached page, provide a concise explanation for the increase in monthly service fees including the amount of the increase.

PROVIDER: Casa Pacifica
COMMUNITY: Freedom Village, Lake Forest, California

FORM 7-1
REPORT ON CCRC MONTHLY SERVICE FEES
Supporting Explanation for Line 5

Reasons for increase in monthly service fees:

1. Increase in CPI All Consumers from Oct, 2011 thru Oct, 2012 – 3.0%
2. Increase in CPI Health Care from Oct, 2011 thru Oct, 2012 – 3.5%

PROVIDER: Casa Pacifica
COMMUNITY: Freedom Village, Lake Forest, California

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

Date Prepared: 04/25/14
RECEIVED
APR 30 2014

FACILITY NAME: Freedom Village
 ADDRESS: 23442 El Toro Road, Lake Forest, CA ZIP CODE: 92630 PHONE: 949-472-4700
 PROVIDER NAME: Casa Pacifica FACILITY OPERATOR: Freedom Management Company
 RELATED FACILITIES: The Village RELIGIOUS AFFILIATION: None
 YEAR OPENED: 1987 # OF ACRES: 8.8 SINGLE STORY MULTI-STORY OTHER: _____
 MILES TO SHOPPING CTR: 1
 MILES TO HOSPITAL: 2.5

NUMBER OF UNITS:	<u>RESIDENTIAL LIVING</u>	<u>HEALTH CARE</u>
APARTMENTS — STUDIO:	<u>9</u>	ASSISTED LIVING: <u>66</u>
APARTMENTS — 1 BDRM:	<u>124</u>	SKILLED NURSING: <u>52</u>
APARTMENTS — 2 BDRM:	<u>123</u>	SPECIAL CARE: _____
COTTAGES/HOUSES:	<u>0</u>	DESCRIBE SPECIAL CARE: _____
RLU OCCUPANCY (%) AT YEAR END:	<u>81%</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) 90% 75% 50% PRORATED TO 0% OTHER: _____

RANGE OF ENTRANCE FEES: \$ 63,000 TO \$ 245,000 LONG-TERM CARE INSURANCE REQUIRED? YES NO

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: _____ 25% discount or flat rate for all days after the first 120

ENTRY REQUIREMENTS: MIN. AGE: 62 PRIOR PROFESSION: None OTHER: _____

RESIDENT REPRESENTATIVE ON THE BOARD (briefly describe their involvement): _____

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>4</u> TIMES/MONTH)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BILLIARD ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MEALS (<u>1</u> /DAY)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	24-HOUR EMERGENCY RESPONSE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COFFEE SHOP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ACTIVITIES PROGRAM	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CRAFT ROOMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL UTILITIES EXCEPT PHONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXERCISE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	APARTMENT MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOLF COURSE ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	CABLE TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LIBRARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS FURNISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUTTING GREEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS LAUNDERED	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
SWIMMING POOL-INDOOR	<input type="checkbox"/>	<input type="checkbox"/>	PERSONAL HOME CARE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-OUTDOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PERSONAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TENNIS COURT	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PREARRANGED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WORKSHOP	<input type="checkbox"/>	<input type="checkbox"/>	OTHER <u>Extended personal transportation</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>			

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

PROVIDER NAME: Casa Pacifica

CCRCs

LOCATION (City, State)

PHONE (with area code)

<u>CCRCs</u>	<u>LOCATION (City, State)</u>	<u>PHONE (with area code)</u>

MULTI-LEVEL RETIREMENT COMMUNITIES

	2.9	
	2.9	
	2.5	

FREE-STANDING SKILLED NURSING

SUBSIDIZED SENIOR HOUSING

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

PROVIDER NAME: Casa Pacifica

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	12275731	12844707	12872931	13329463
LESS OPERATING EXPENSES (excluding depreciation, amortization, and interest)	-11075107	-11181609	-11705613	-12175722
NET INCOME FROM OPERATIONS	1200624	1662461	1167318	1153741
LESS INTEREST EXPENSE	-20455	-45513	-53670	-73823
PLUS CONTRIBUTIONS				
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)	13489	3658	2948	4320
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	1193658	1620606	1116596	1084238
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	1614802	1479267	1308110	2683902

DESCRIPTION OF SECURED DEBT (AS OF MOST RECENT FISCAL YEAR END)

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
FV of CA Trust	17250000	0%	01/01/1989	03/31/2038	40 yrs.

FINANCIAL RATIOS

(see next page for ratio formulas)

2012 CCAC Medians
50th Percentile
(optional)

		<u>2011</u>	<u>2012</u>	<u>2013</u>
DEBT TO ASSET RATIO		99%	105%	106%
OPERATING RATIO		87%	91%	92%
DEBT SERVICE COVERAGE RATIO		431%	340%	526%
DAYS CASH-ON-HAND RATIO		87	56	105

HISTORICAL MONTHLY SERVICE FEES

(AVERAGE FEE AND PERCENT CHANGE)

	<u>2010</u>	<u>%</u>	<u>2011</u>	<u>%</u>	<u>2012</u>	<u>%</u>	<u>2013</u>
STUDIO	1818	2.9	2424	2.9	1903	2.5	1965
ONE BEDROOM	2404		2329	2.9	2543	2.5	2558
TWO BEDROOM	2945	2.9	3039	2.9	3169	2.5	3267
COTTAGE/HOUSE							
ASSISTED LIVING	4780	2.0	4876	2.0	4974	2.0	5075
SKILLED NURSING	255	2.0	260	1.9	265	1.9	270
SPECIAL CARE							

COMMENTS FROM PROVIDER:

Freedom Village's Resident Master Trust has a permanent first trust deed against the Retirement Center. Of the \$17.25 million recorded on the books as a Note Payable to the trust, approximately \$7.10 million is refundable to residents. Therefore the true liabilities against Casa Pacifica total approximately \$7.10 million and represent a debt to asset ratio = 36%.

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

OPERATING RATIO

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

DEBT SERVICE COVERAGE RATIO

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

DAYS CASH ON HAND RATIO

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

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.

KEY INDICATORS REPORT

Casa Pacifica

Please attach an explanatory memo that summarizes significant trends or variances in the key operational indicators.

OPERATIONAL STATISTICS

1. Average Annual Occupancy by Site (%)

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2017	2018	2019
Average Annual Occupancy by Site (%)	94.04%	91.94%	88.69%	83.72%	77.79%	77.13%	77.54%	78.34%	80.00%	82.00%	83.40%	90.00%

MARGIN (PROFITABILITY) INDICATORS

2. Net Operating Margin (%)

Net Operating Margin (%)	2%	4%	10%	16%	10%	15%	10%	9%	10%	11%	14%	15%
--------------------------	----	----	-----	-----	-----	-----	-----	----	-----	-----	-----	-----

3. Net Operating Margin - Adjusted (%)

Net Operating Margin - Adjusted (%)	34.67%	32.38%	27.44%	27.51%	24.08%	28.36%	22.00%	30.20%	28.00%	28.00%	28.00%	28.00%
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LIQUIDITY INDICATORS

4. Unrestricted Cash and Investments (\$000)

Unrestricted Cash and Investments (\$000)	\$4,018	\$3,889	\$2,567	\$2,622	\$1,259	\$2,686	\$1,796	\$3,531	\$3,000	\$2,900	\$2,700	\$2,700
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5. Days Cash on Hand (Unrestricted)

Days Cash on Hand (Unrestricted)	130	122	83	91	41	87	56	105	89	86	80	80
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CAPITAL STRUCTURE INDICATORS

6. Deferred Revenue from Entrance Fees (\$000)

Deferred Revenue from Entrance Fees (\$000)	\$4,667	\$3,952	\$2,151	\$1,363	\$1,615	\$1,479	\$1,308	\$2,684	\$1,800	\$2,100	\$3,000	\$3,300
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7. Net Annual E/F proceeds (\$000)

Net Annual E/F proceeds (\$000)	\$3,545	\$3,003	\$1,778	\$283	\$1,891	\$1,004	\$1,740	\$3,359	\$3,500	\$3,300	\$3,000	\$3,000
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8. Unrestricted Net Assets (\$000)

Unrestricted Net Assets (\$000)	\$20,414	\$20,073	\$18,916	\$18,579	\$17,258	\$18,324	\$17,834	\$19,928	\$20,000	\$20,000	\$21,000	\$21,000
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9. Annual Capital Asset Expenditure (\$000)

Annual Capital Asset Expenditure (\$000)	\$381	\$799	\$706	\$754	\$812	\$639	\$1,496	\$2,148	\$850	\$750	\$500	\$500
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10. Annual Debt Service Coverage Revenue Basis (x)

Annual Debt Service Coverage Revenue Basis (x)	52%	88%	176%	287%	177%	228%	160%	154%	150%	155%	170%	175%
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11. Annual Debt Service Coverage (x)

Annual Debt Service Coverage (x)	749%	670%	475%	488%	414%	430%	339%	512%	500%	500%	500%	500%
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12. Annual Debt Service/Revenue (%)

Annual Debt Service/Revenue (%)	3.92%	3.99%	4.59%	4.41%	4.45%	4.64%	4.77%	4.46%	4.50%	4.25%	4.25%	4.25%
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13. Average Annual Effective Interest Rate (%)

Average Annual Effective Interest Rate (%)	0.00%	0.00%	0.00%	0.02%	0.11%	0.24%	0.28%	0.34%	0.40%	0.50%	0.30%	0.00%
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14. Unrestricted Cash & Investments/ Long-Term Debt (%)

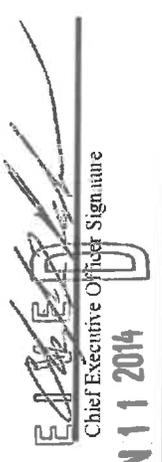
Unrestricted Cash & Investments/ Long-Term Debt (%)	19.80%	19.86%	14.16%	14.74%	7.36%	14.74%	9.63%	16.68%	16.50%	17.00%	17.50%	18.50%
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15. Average Age of Facility (years)

Average Age of Facility (years)	16.23	17.22	17.52	17.49	17.42	17.94	17.66	16.58	16.50	17.25	18.75	20.25
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Notes of unusual activity

Line 7, 2006 - 2010: With the downsizing in the real estate market and the anticipated sale of the community (which was abandoned in 2008), sales lagged; they began to pick back up in 2009, but occupancy remains below projections.



 Chief Executive Officer Signature

JUN 11 2014

CONTINUING CARE
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