

ANNUAL REPORT CHECKLIST

FISCAL YEAR ENDED:

08 / 31 / 14

PROVIDER(S): Fountainview at Eisenberg Village LLC and Los Angeles Jewish Home  
for the Aging

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CCRC(S): Fountainview at Eisenberg Village

CONTINUING CARE  
CONTRACTS BRANCH

CONTACT PERSON: Elaine Kamiel

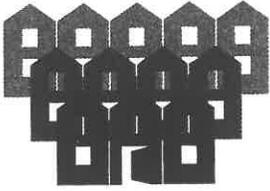
TELEPHONE NO.: ( 818 ) 774-3372

EMAIL: elaine.kamiel@jha.org

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

- Annual Report Checklist.
- Annual Provider Fee in the amount of: \$ 6,149
  - 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* reserves and, when applicable, the required refund reserve.
- Evidence of the provider's fidelity bond, as required by H&SC section 1789.8.
- Provider's audited financial statements, with an accompanying certified public accountant's opinion thereon.
- Provider's audited reserve reports (prepared on Department forms), with an accompanying certified public accountant's opinion thereon.
- Provider's "Continuing Care Retirement Community Disclosure Statement" and Form 7-1 "Report on CCRC Monthly Service Fees" for **each** community.
- Provider's Refund Reserve Calculation(s) – Form 9-1 and/or Form 9-2, if applicable.

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



LOS ANGELES  
JEWISH HOME

*Connections to Care*

**BOARD OF DIRECTORS**

Richard Bender  
*Vice Chair, Budget & Finance*

Leon Blankstein  
*Vice Chair, Liaison to Jewish Home Foundation*

Joyce Brandman

Joyce Eisenberg-Keefer

Molly Forrest  
*CEO-President*

Jeffrey Glassman  
*Chair*

Steven Good

Les Granow

Earl Greinetz

Joseph Held  
*Vice Chair, Facilities Liaison to Subsidiary Boards*

Charles H. Hershsen

Michael Heslov  
*Immediate Past Chair*

Robert Hirsch

Barbara Miller-Fox Abramoff  
*Secretary, Vice Chair, Employment & Human Relations*

Arnold Price

Steve Reissman

Pamela Rubin

David L. Swartz

**CORPORATE OFFICERS**

Molly Forrest  
*Chief Executive Officer & President*

Sherri B. Cunningham  
*Chief Financial Officer & V.P. of Finance*

Sharon Z. Ginchansky  
*V.P. of Human Resources*

Noah Marco, MD  
*Chief Medical Officer*

Arnold Possick  
*V.P. of Planning and Community-Based Services & Corporate Compliance Officer*

Ira Schreck  
*Senior V.P., Jewish Home Foundation*

Larissa Stepanians  
*Chief Operating Officer*

**CORPORATE OFFICE**

7150 Tampa Avenue  
Reseda, CA 91335  
Tel: (818) 774-3000  
Fax: (818) 774-3020  
www.jha.org

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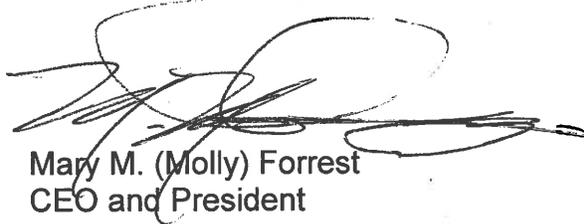
December 15, 2014

Mr. John Rodriguez  
State of California  
Health and Human Services Agency  
Department of Social Services  
Continuing Care Contracts Branch  
744 P Street  
Sacramento, CA 95814

Dear Mr. Rodriguez,

This letter is to certify that our annual report for Fountainview at Eisenberg Village, LLC and any amendments to the annual report are correct to the best of my knowledge. Each continuing care contract form in use or offered to new residents has been approved by the Department of Social Services. As of August 31, 2014, Fountainview at Eisenberg Village, LLC, exceeds the required reserves.

Sincerely,



Mary M. (Molly) Forrest  
CEO and President



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/08/2014

<b>PRODUCER</b> Chivaroli & Associates, Inc. 200 N. Westlake Blvd. # 101 Westlake Village, CA 91362 (805) 371-3680	<b>THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</b>
<b>INSURED</b>  Los Angeles Jewish Home for the Aging 7150 Tampa Avenue Reseda, CA 91335	<b>INSURERS AFFORDING COVERAGE</b> INSURER A: Beazley Insurance Company, Inc.      NAIC # 37540 INSURER B: _____ INSURER C: _____ INSURER D: _____ INSURER E: _____

### COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADDL INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
		<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ _____ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ _____ MED EXP (Any one person) \$ _____ PERSONAL & ADV INJURY \$ _____ GENERAL AGGREGATE \$ _____ PRODUCTS - COMP/OP AGG \$ _____ _____ \$ _____
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS _____				COMBINED SINGLE LIMIT (Ea accident) \$ _____ BODILY INJURY (Per person) \$ _____ BODILY INJURY (Per accident) \$ _____ PROPERTY DAMAGE (Per accident) \$ _____
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ _____ OTHER THAN EA ACC \$ _____ AUTO ONLY: AGG \$ _____
		<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE _____ <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$ _____				EACH OCCURRENCE \$ _____ AGGREGATE \$ _____ _____ \$ _____ _____ \$ _____
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ _____ E.L. DISEASE - EA EMPLOYEE \$ _____ E.L. DISEASE - POLICY LIMIT \$ _____
A		<b>OTHER</b> Commercial Crime	V1570A140101	05/01/2014	05/01/2015	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Evidence of insurance coverage

<b>CERTIFICATE HOLDER</b>  Evidence of Coverage	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE
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**FORM 1-1  
RESIDENT POPULATION**

<u>Line</u>	<u>Continuing Care Residents</u>	<u>TOTAL</u>
[1]	Number at beginning of fiscal year	136
[2]	Number at end of fiscal year	129
[3]	Total Lines 1 and 2	265
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x .50
[5]	Mean number of continuing care residents	132.5
<b>All Residents</b>		
[6]	Number at beginning of fiscal year	136
[7]	Number at end of fiscal year	129
[8]	Total Lines 6 and 7	265
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x .50
[10]	Mean number of <i>all</i> residents	132.5
[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).	1.00

**FORM 1-2  
ANNUAL PROVIDER FEE**

<u>Line</u>		<u>TOTAL</u>
[1]	Total Operating Expenses (including depreciation and debt service - interest only)	\$6,234,584
[a]	Depreciation	\$85,862
[b]	Debt Service (Interest Only)	\$0
[2]	Subtotal (add Line 1a and 1b)	\$85,862
[3]	Subtract Line 2 from Line 1 and enter result.	\$6,148,722
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	100%
[5]	Total Operating Expense for Continuing Care Residents (multiply Line 3 by Line 4)	\$6,148,722
[6]	Total Amount Due (multiply Line 5 by .001)	\$6,149

PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC  
 COMMUNITY: FOUNTAINVIEW AT EISENBERG VILLAGE LLC

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CONTINUING CARE  
CONTRACTS BRANCH

Report of Independent Auditors and  
Consolidated Financial Statements with  
Supplementary Information for

Los Angeles Jewish Home  
for the Aging

August 31, 2014 and 2013

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**R E C E I V E D**  
**DEC 29 2014**

CONTINUING CARE  
CONTRACTS BRANCH

**REPORT OF INDEPENDENT AUDITORS**

The Board of Directors  
Los Angeles Jewish Home for the Aging

**Report on Financial Statements**

We have audited the accompanying consolidated financial statements of Los Angeles Jewish Home for the Aging, which comprise the consolidated statements of financial position as of August 31, 2014 and 2013, and the related consolidated statements of activities and cash flows for the years 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 consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated 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 entity'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 consolidated financial statements.

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

***Opinion***

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Los Angeles Jewish Home for the Aging as of August 31, 2014 and 2013, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**MOSS ADAMS** LLP***Other Matter******Supplementary Information***

Our audits were conducted for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The accompanying supplementary consolidating schedules listed in the foregoing table of contents are presented for the purpose of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of the Home's 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.

*Moss Adams LLP*

Los Angeles, California  
December 5, 2014

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (IN THOUSANDS)**  
**AS OF AUGUST 31, 2014 AND 2013**

	2014	2013
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 13,245	\$ 15,349
Assets limited as to use, required for payment of current liabilities (Note 5)	8,278	2,355
Investments (Notes 3 and 4)	-	91
Accounts receivable, net of allowance for doubtful accounts of \$266 and \$164 in 2014 and 2013, respectively (Note 2)	11,216	9,099
Contributions receivable, net (Note 6)	5,342	5,619
Prepaid and other current assets	1,702	1,716
Total current assets	39,783	34,229
Assets limited as to use, net of current portion (Note 5)	143,319	10,348
Investments (Notes 3 and 4)	11,325	11,964
Contributions receivable, net (Note 6)	16,898	21,536
Assets held in trust for residents (Note 7)	613	1,012
Interest in net assets of The Guardians (Note 2)	711	1,278
Property, plant and equipment, net (Note 8)	177,474	175,479
Deferred costs, net (Note 9)	15,395	7,098
Escrow deposits and other assets (Note 10)	14,959	6,786
Total assets	\$ 420,477	\$ 269,730
<b>Liabilities and Net Assets</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 5,751	\$ 5,104
Accrued interest expense	1,100	1,365
Accrued compensation and related liabilities	6,427	5,970
Lines of credit (Note 11)	2,645	-
Current portion due to third party payers	495	492
Refundable entrance fees payable (Note 13)	3,740	1,516
Current portion of annuity obligations	266	266
Current portion of long-term debt (Note 11)	3,384	1,941
Total current liabilities	23,808	16,654
Fountainview deposits (Note 12)	13,511	5,796
Refundable advance fees liability (Note 14)	48,933	50,067
Deferred revenue from advance fees (Note 15)	3,135	3,940
Accrued compensation and related liabilities, less current portion (Note 16)	1,700	1,485
Due to third party payers, less current portion	5,159	5,159
Annuity obligations, less current portion	993	1,057
Asset retirement obligation (Note 16)	724	721
Resident funds (Note 7)	613	1,012
Long-term debt, less current portion (Note 11)	237,605	87,908
Total liabilities	336,181	173,799
Net assets:		
Unrestricted	48,729	55,252
Temporarily restricted (Note 17)	25,122	30,254
Permanently restricted (Note 18)	10,445	10,425
Total net assets	84,296	95,931
Commitments and contingencies (Note 16)		
Total liabilities and net assets	\$ 420,477	\$ 269,730

See accompanying notes.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATED STATEMENT OF ACTIVITIES (IN THOUSANDS)**  
**YEAR ENDED AUGUST 31, 2014**

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Revenue, gains and other support:				
In-residence revenue (Note 19)	\$ 73,629	\$ -	\$ -	\$ 73,629
Community based services revenue (Note 19)	13,948	-	-	13,948
Amortization of deferred revenue from advance fees	1,289	-	-	1,289
Contributions	10,710	1,355	10	12,075
Investment income (Note 3)	1,070	11	4	1,085
Other revenue	743	-	-	743
Net assets released from restriction - used for operations	6,284	(6,284)	-	-
Change in value of split-interest agreements	-	39	6	45
Change in interest in net assets of The Guardians	-	186	-	186
	<u>107,673</u>	<u>(4,693)</u>	<u>20</u>	<u>103,000</u>
Total revenue, gains and other support				
Expenses:				
Nursing	35,332	-	-	35,332
Plant operations, housekeeping, and laundry	11,254	-	-	11,254
Dietary	10,031	-	-	10,031
Ancillary	9,307	-	-	9,307
Social services	4,989	-	-	4,989
Outside medical services	1,478	-	-	1,478
Medical services	1,182	-	-	1,182
Personal care services	748	-	-	748
General and administrative	17,851	-	-	17,851
Depreciation and amortization	7,067	-	-	7,067
Debt financing costs	4,385	-	-	4,385
Debt refinancing costs	3,230	-	-	3,230
Fund-raising	2,398	-	-	2,398
Employee-related insurance	2,164	-	-	2,164
Marketing	1,517	-	-	1,517
Insurance and taxes	737	-	-	737
Other	589	-	-	589
Provision for bad debts	376	-	-	376
	<u>114,635</u>	<u>-</u>	<u>-</u>	<u>114,635</u>
Total expenses				
Revenue in excess of (less than) expenses	(6,962)	(4,693)	20	(11,635)
Net assets released from restriction - used for capital expenditures	439	(439)	-	-
Change in net assets	(6,523)	(5,132)	20	(11,635)
Net assets at beginning of year	55,252	30,254	10,425	95,931
Net assets at end of year	<u>\$ 48,729</u>	<u>\$ 25,122</u>	<u>\$ 10,445</u>	<u>\$ 84,296</u>

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATED STATEMENT OF ACTIVITIES (IN THOUSANDS)**  
**YEAR ENDED AUGUST 31, 2013**

	<u>Unrestricted</u>	<u>Temporarily restricted</u>	<u>Permanently restricted</u>	<u>Total</u>
Revenue, gains and other support:				
In-residence revenue (Note 19)	\$ 70,606	\$ -	\$ -	\$ 70,606
Community based services revenue (Note 19)	9,903	-	-	9,903
Amortization of deferred revenue from advance fees	1,002	-	-	1,002
Contributions	7,231	18,183	36	25,450
Investment income (Note 3)	822	12	3	837
Other revenue	753	-	-	753
Net assets released from restriction - used for operations	8,110	(8,110)	-	-
Change in value of split-interest agreements	-	(38)	(38)	(76)
Change in interest in net assets of The Guardians	-	(389)	-	(389)
	<u>98,427</u>	<u>9,658</u>	<u>1</u>	<u>108,086</u>
Total revenue, gains and other support				
Expenses:				
Nursing	33,237	-	-	33,237
Plant operations, housekeeping, and laundry	10,478	-	-	10,478
Dietary	9,467	-	-	9,467
Ancillary	7,667	-	-	7,667
Social services	4,700	-	-	4,700
Medical services	1,095	-	-	1,095
Outside medical services	698	-	-	698
Personal care services	92	-	-	92
General and administrative	17,039	-	-	17,039
Depreciation and amortization	6,691	-	-	6,691
Debt financing costs	6,206	-	-	6,206
Employee-related insurance	2,345	-	-	2,345
Fund-raising	2,080	-	-	2,080
Marketing	1,550	-	-	1,550
Insurance and taxes	709	-	-	709
Other	470	-	-	470
Provision for bad debts	425	-	-	425
	<u>104,949</u>	<u>-</u>	<u>-</u>	<u>104,949</u>
Total expenses				
Revenue in excess of (less than) expenses	(6,522)	9,658	1	3,137
Net assets released from restriction - used for capital expenditures	160	(160)	-	-
Change in net assets	(6,362)	9,498	1	3,137
Net assets at beginning of year	61,614	20,756	10,424	92,794
Net assets at end of year	<u>\$ 55,252</u>	<u>\$ 30,254</u>	<u>\$ 10,425</u>	<u>\$ 95,931</u>

See accompanying notes.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS (IN THOUSANDS)**  
**YEARS ENDED AUGUST 31, 2014 AND 2013**

	<u>2014</u>	<u>2013</u>
Cash flows from operating activities:		
Cash received from residents and third party payers	\$ 93,178	\$ 88,807
Proceeds from advance fees received	5,341	16,360
Other receipts from operations	743	1,152
Unrestricted contributions received	10,458	10,295
Unrestricted investment income received	222	510
Cash paid to suppliers and employees	(106,054)	(96,191)
Cash paid for interest on long-term debt	(4,356)	(5,572)
	<u>(468)</u>	<u>15,361</u>
Net cash (used in) provided by operating activities		
Cash flows from investing activities:		
Capital expenditures	(8,881)	(24,235)
Proceeds from sale of trading investments	1,628	1,000
Purchase of trading investments	(35)	(2,429)
Purchase of Home Health agency	(600)	-
Assets limited as to use	(138,894)	7,067
	<u>(146,782)</u>	<u>(18,597)</u>
Net cash used in investing activities		
Cash flows from financing activities:		
Advances on lines of credit	25,400	-
Repayments on lines of credit	(22,755)	-
Proceeds from issuance of long-term debt	221,255	-
Principal payments on long-term debt	(69,850)	(23,810)
Payment of deferred costs	(12,403)	(991)
Payment of refundable entrance fees	(3,767)	(2,110)
Payment of obligation for SNF care	-	-
Change in interest in net assets of The Guardians	567	489
Proceeds from restricted and conditional contributions and investment income	6,699	4,957
	<u>145,146</u>	<u>(21,465)</u>
Net cash provided by (used in) financing activities		
Net decrease in cash and cash equivalents		
	(2,104)	(24,701)
Cash and cash equivalents at beginning of year	<u>15,349</u>	<u>40,050</u>
Cash and cash equivalents at end of year	<u>\$ 13,245</u>	<u>\$ 15,349</u>

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS (IN THOUSANDS)**  
**YEARS ENDED AUGUST 31, 2014 AND 2013 (CONTINUED)**

	2014	2013
Cash flows from operating activities:		
Change in net assets	\$ (11,635)	\$ 3,137
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Advance refundable fees received	4,803	14,723
Advance non-refundable fees received	538	1,637
Depreciation and amortization	7,067	6,691
Amortization of bond issuance costs	315	1,293
Amortization of bond issuance costs due to refinancing	3,474	-
Amortization of deferred marketing costs	317	316
Amortization of deferred revenues from advance fees	(1,289)	(1,002)
Amortization of bond premium	(21)	(333)
Amortization of bond premium due to refinancing	(244)	-
Provision for bad debts	376	425
Gain on disposal of property and equipment	9	(26)
Restricted contributions and investment income received	(1,212)	(15,392)
Net realized and unrealized gains on investments	(863)	(327)
(Increase) decrease in operating assets:		
Accounts receivable	(2,493)	1,075
Prepaid and other current assets	14	(191)
Contributions receivable	(572)	533
Other assets	(7,573)	(4,508)
Increase (decrease) in operating liabilities:		
Accounts payable, accrued expenses, and accrued compensation	1,132	270
Accrued interest expense	(265)	(326)
Fountainview deposits	7,715	5,274
Due to third party payers	3	1,923
Annuity obligations	(64)	169
	<u>\$ (468)</u>	<u>\$ 15,361</u>
Net cash provided by (used in) operating activities	<u>\$ (468)</u>	<u>\$ 15,361</u>

See accompanying notes.

## LOS ANGELES JEWISH HOME FOR THE AGING

### NOTES TO FINANCIAL STATEMENTS

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#### Note 1 – Organization

Los Angeles Jewish Home for the Aging (JHA), a tax exempt corporation located in Reseda, California, was founded in 1912 and organized in 1979 to operate three separate tax-exempt corporations – Eisenberg Village of the Los Angeles Jewish Home for the Aging (Eisenberg Village), licensed to operate 271 residential (board and care) beds and 166 skilled nursing beds; Grancell Village of the Los Angeles Jewish Home for the Aging (Grancell Village), licensed to operate 105 skilled nursing beds and an acute psychiatric hospital consisting of 10 acute beds and supplemental service of 239 distinct part skilled nursing beds; and JHA Geriatric Services, Inc., established to provide outpatient services to the residents of Eisenberg and Grancell Village and seniors in the surrounding community.

In 2006, JHA established Fountainview at Eisenberg Village LLC for the purpose of operating a continuing care retirement community known as Fountainview at Eisenberg Village. Fountainview at Eisenberg Village opened in February 2010 and has 108 apartments licensed for 216 residents.

In 2008, JHA opened the Annenberg School of Nursing. The school offers training programs for licensed vocational nurses, certified nursing assistants and home health aides.

In 2009, JHA created Brandman Centers for Senior Care, Inc. (BCSC) for the purpose of operating PACE sites (Program of All-Inclusive Care for the Elderly) in the Los Angeles area. BCSC opened the first PACE site on February 1, 2013 at Grancell Village.

In 2009, JHA created JHA West 16, LLC (JHA West 16), a limited liability company. In June 2012, JHA Geriatric Services, Inc., which was the sole member of JHA West 16, transferred its membership interest to Eisenberg Village. JHA West 16 was initially organized to raise funds to be used to acquire an option to purchase certain land located in West Los Angeles. During fiscal 2012, JHA chose not to exercise the option, and reorganized JHA West 16 for the purpose of supporting Eisenberg Village in its operation of continuing care retirement communities. In October 2012, Eisenberg Village transferred its membership interest to JHA. JHA West 16 purchased land in September 2012 in Playa Vista, California for the construction of a continuing care retirement community, Fountainview at Gonda Westside on the Gonda Healthy Aging Center campus. Construction began in 2014 with estimated completion in 2016.

In 2012, JHA organized the Jewish Home Foundation (the Foundation) to engage in charitable and educational activities on behalf of JHA. No financial transactions were recorded by the Foundation for the years ended August 31, 2014 and 2013.

JHA is the sole corporate member of Eisenberg Village, Grancell Village, the Annenberg School of Nursing, BCSC, JHA West 16 and the Foundation. JHA is not the sole corporate member of JHA Geriatric Services, Inc., but elects all of the members of its board of directors. Eisenberg Village of the Los Angeles Jewish Home for the Aging is the sole member of Fountainview at Eisenberg Village LLC.

## LOS ANGELES JEWISH HOME FOR THE AGING NOTES TO FINANCIAL STATEMENTS

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### **Note 1 – Organization (continued)**

In July 2013, JHA formed Los Angeles Jewish Home, IPA (IPA), a for profit professional corporation, for the purpose of operating an independent physician's association in the surrounding community. The IPA is not currently active.

JHA and all related organizations are collectively referred to as "the Home."

### **Note 2 – Summary of Significant Accounting Policies**

**Basis of presentation** – The consolidated financial statements include the accounts of the related organizations described above. All significant intercompany accounts and transactions have been eliminated.

**Use of estimates** – The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Significant items subject to such estimates and assumptions include the valuation allowances for accounts and contributions receivable; liabilities for self-insured workers' compensation and unemployment risks; and valuation of split-interest agreements. Actual results could differ from those estimates.

**Cash and cash equivalents** – Investments with original maturities of three months or less are considered to be cash equivalents. As of August 31, 2014 and 2013 cash equivalents are comprised of money market funds.

**Interest in net assets of The Guardians** – The Guardians is a not-for-profit corporation established for the charitable purpose of promoting and supporting the work of the Home. The Guardians has a separate board of directors over which the Home does not exercise majority control and, therefore, the operations of The Guardians are not included in the accompanying consolidated financial statements. The Guardians was established to operate exclusively for the benefit of the Home and, upon dissolution, the net assets of The Guardians are to be transferred to the Home. Donors do not grant The Guardians variance power to redirect the use of the assets.

The Home recognizes its interest in the net assets of The Guardians in accordance with Accounting Standards Codification ("ASC") 958 which requires that a specified beneficiary recognize its rights to assets held by a recipient organization as an asset, unless the donor has explicitly granted the recipient organization variance power, that is, the unilateral power to redirect the use of the assets.

## LOS ANGELES JEWISH HOME FOR THE AGING

### NOTES TO FINANCIAL STATEMENTS

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#### Note 2 – Summary of Significant Accounting Policies (continued)

**Assets limited as to use** – Assets limited as to use include contributions received that are restricted by the donor to investment in property and equipment or a specific program and funds held by the trustee under debt agreements for payment of debt service and are classified as available-for-sale. Assets limited as to use that are available for the payment of current liabilities are classified as current assets. Unrealized holding gains and losses of available-for-sale securities, if any, are reported below revenue in excess of (less than) expenses. Realized gains and losses from the sale of available-for-sale securities, if any, are included above revenue in excess of (less than) expenses on a specific-identification basis.

**Investments** – The Home records investments in equity securities with readily determinable fair values and all investments in debt securities at fair value. Realized and unrealized gains and losses from these trading securities are included in the consolidated statements of activities as unrestricted unless the income or loss is restricted by donor or California state law (note 18). Interest income that is restricted by the donor or law is recorded as an increase in temporarily or permanently restricted net assets.

**Deferred costs** – Deferred costs for the year ended August 31, 2014 include debt issuance costs incurred in connection with the issuance of California Statewide Communities Development Authority (CSCDA) Insured Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2008, CSCDA Insured Health Facility Refunding Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2013, CSCDA Insured Senior Living Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging – Fountainview at Gonda) Series 2014 and CSCDA Senior Living Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging – Fountainview at Gonda), issued in February 2008, December 2013 and August 2014 (Note 11), respectively.

Deferred costs for the year ended August 31, 2013 include debt issuance costs incurred in connection with the issuance of CSCDA Insured Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2003 and Series 2008, issued in December 2003 and February 2008 (Note 11), respectively.

The costs for the tax-exempt financing are being amortized over the terms of the financing agreements using the effective interest method. Deferred costs also include direct response advertising costs incurred in connection with acquiring initial continuing care contracts. The costs for direct response advertising for Fountainview at Eisenberg Village are being amortized on a straight-line basis over the average expected remaining lives of the residents under the contracts. The costs for direct response advertising for Fountainview at Gonda Westside will not be amortized until the building is available for occupancy.

**Property and equipment** – Property and equipment are stated at cost at the date of purchase or fair market value at the date of donation. Expenditures for maintenance and repairs are charged to expense. Improvements and major renewals are capitalized. The cost and related accumulated depreciation of properties sold or otherwise disposed of are removed from the accounts and any gains or losses on disposition are included in operating gains or losses. Interest cost incurred during the period of construction of capital assets is capitalized as a component of the cost of constructing those assets, net of investment income on unspent proceeds of tax-exempt borrowings restricted for use in construction.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 2 – Summary of Significant Accounting Policies (continued)**

Depreciation is computed using the straight-line method over estimated useful lives as follows:

Land improvements	12 to 30 years
Buildings and improvements	10 to 40 years
Equipment	2 to 10 years

Impairment of long-lived assets is recognized whenever events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable. 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.

**Goodwill** – Management evaluates goodwill on an annual basis and whenever events and changes in circumstances suggest that the carrying amount may not be recoverable. No impairment of goodwill was recognized during the periods presented.

**Net assets** – Temporarily restricted net assets are those whose use by the Home has been restricted by donors to a specific time period or purpose. Permanently restricted net assets have been restricted by donors to be maintained in perpetuity.

**Revenue in excess of (less than) expenses** – The consolidated statements of activities include revenue in excess of (less than) expenses. Changes in unrestricted net assets, which are excluded from revenue in excess of (less than) expenses, include net assets released from restriction used for capital expenditures.

**In-residence and community based services revenue** – In-residence and community based services revenue are reported at the estimated net realizable amounts from patients, third-party payers, and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payers. Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and adjusted in future periods as final settlements are determined.

A significant portion of in-residence and community based services revenue are derived from residents covered under the California Medi-Cal and federal Medicare programs. These programs are highly regulated and are subject to state and federal budgetary and other constraints. Medi-Cal programs represented 41% and 39% of net accounts receivable at August 31, 2014 and 2013, respectively. Medicare programs represented 41% and 39% of net accounts receivable at August 31, 2014 and 2013, respectively. Revenue from these programs represented 82% and 77% of in-residence and community based services revenue for the years ended August 31, 2014 and 2013, respectively.

## LOS ANGELES JEWISH HOME FOR THE AGING

### NOTES TO FINANCIAL STATEMENTS

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#### Note 2 – Summary of Significant Accounting Policies (continued)

The Home has provided for the difference between established charges for services provided to residents and the estimated amounts realizable under the reimbursement principles of the programs in order to determine net patient service revenue. While the Home's cash flow could be adversely affected by periodic government program funding delays or shortfalls, management does not believe there is any significant credit risk associated with these government programs.

The Home is reimbursed by Medicare prospectively according to resident care classifications, with each class assigned a fixed reimbursement rate. The Home is reimbursed by Medi-Cal at a fixed daily rate, which does not vary with the acuity level of the resident.

Revenue under third-party payer agreements is subject to audit and retroactive adjustment by third-party payers. Provisions for estimated third-party payer settlements are provided in the period the related services are rendered. Differences between the estimated amounts accrued at interim and final settlements are reported in operations in the year of settlement. The Home's cost reports have been audited by the fiscal intermediary through August 31, 2012.

**Premium revenue** – BCSC is at full risk for all PACE contractual services. BCSC's PACE program provides all health, medical and social services needed by their enrollees, without limits on dollars or duration of services, including preventive, rehabilitative, curative and supportive services in day health centers, homes, hospitals and nursing homes. BCSC receives premium revenue in the form of capitation payments from Medicare, Medi-Cal and private pay clients as payments for all covered benefits under its PACE program. The Medi-Cal and private payments are not affected by the type, intensity, or duration of the services required. The Medicare payments are risk adjusted for the specific participant. As of August 31, 2014 and 2013, BCSC had 102 and 37 participants, respectively, enrolled under the PACE program. Premiums are recognized as revenue in the month in which participants are entitled to care. For the years ended August 31, 2014 and 2013 premium revenues amounted to \$5,958,000 and \$854,000, respectively and have been included in Community based services revenues on the accompanying consolidated statements of activities.

**Claims payable** – BCSC contracts with various providers, including physicians and hospitals, to provide certain healthcare products and services to enrolled Medi-Cal and Medicare beneficiaries. The cost of the healthcare products and services provided or contracted for is accrued by means of an estimate of the cost of services that have been incurred but not yet reported ("IBNR"). The estimated for IBNR is based on projections of hospital and other costs using historical studies of claims paid. Estimates are monitored and reviewed and, as settlements are made or estimates adjusted, differences are reflected in current operations. Such estimates are subject to the impact of changes in the regulatory environment and economic conditions. Approximately \$481,000 and \$26,000 of claims payable have been recorded at August 31, 2014 and 2013, respectively, and have been included in accounts payable and accrued expenses on the accompanying consolidated statements of financial position.

## LOS ANGELES JEWISH HOME FOR THE AGING

### NOTES TO FINANCIAL STATEMENTS

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#### Note 2 – Summary of Significant Accounting Policies (continued)

**Concentrations of credit risk** – Financial instruments that potentially subject the Home to concentrations of credit risk consist primarily of investments and accounts receivable. The investment portfolio is managed within the guidelines established by the Board of Directors, which, as a matter of policy, limit the amounts that may be invested in any one issuer. A significant portion of the Home's accounts receivable is concentrated in government programs, in which the Home does not believe there is any undue credit risk. The Home has cash balances in financial institutions that are in excess of FDIC limits. Management monitors the financial condition of these institutions on an ongoing basis and does not believe significant credit risk exists at this time.

**Contributions** – Unconditional promises to give cash and other assets are reported at fair value at the date the promise is received, net of any estimated allowance. Unconditional promises to give that are expected to be received in future years are recorded at the present value of estimated future payments. Conditional promises to give are not recorded until the conditions are met.

The Home provides many services to its residents that are not reimbursed by government programs or residents. The Home is able to operate in such a manner because the community at large supports the need and the cost for such services. Therefore, the Home includes unrestricted contributions received as a component of unrestricted revenue and support.

Contributions are reported as either temporarily restricted or permanently restricted support if they are received with donor stipulations limiting the use of the donated assets. When a stipulated time restriction ends or purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statements of activities as net assets released from restriction. However, if the restriction is fulfilled in the same time period in which the contribution is received, the Home reports the support as unrestricted.

Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as restricted support.

**Split-interest agreements** – The Home enters into split-interest agreements with donors who make gifts to the Home and require periodic payments for the remainder of their life. The Home has recorded amounts receivable and amounts held by the Home in trust under split-interest agreements of approximately \$408,000 and \$2,115,000, respectively, during 2014 and \$383,000 and \$2,144,000, respectively, during 2013. The amounts held in trust are included in investments in the consolidated statements of financial position. The rate of return to the donor is stated in the agreement and currently ranges from 4% to 10% of the fair value of the trust assets at the inception of the trust. The Home has recorded a liability equal to the present value of the amounts expected to be paid to the donors calculated at a rate applicable to the year in which the agreement is initially recorded. The difference between the assets held in trust and the present value of the annuity obligation is reported as an increase/decrease in temporarily or permanently restricted net assets as stipulated by the donor.

## LOS ANGELES JEWISH HOME FOR THE AGING

### NOTES TO FINANCIAL STATEMENTS

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#### Note 2 – Summary of Significant Accounting Policies (continued)

**Income taxes** – With the exception of the IPA, the Home is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and Section 23701d of the California Revenue and Taxation Code and is generally not subject to federal or state income taxes. However, the Home is subject to income taxes on any net income that is derived from a trade or business, regularly carried on, and not in furtherance of the purposes for which it was granted exemption. No income tax provision has been recorded as the net income, if any, from any unrelated trade or business, in the opinion of management, is not material to the consolidated financial statements taken as a whole. The Home recognizes the tax benefit from uncertain tax positions only if it is more likely than not that the tax positions will be sustained on examination by the tax authorities, based on the technical merits of the position. The tax benefit is measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. There were no uncertain tax positions as of August 31, 2014 or 2013.

**Asset retirement obligation** – The Home accounts for asset retirement obligations in accordance with ASC 410, and accrues for cost related to legal obligations to perform certain activities in connection with retirement, disposal and abandonment of assets. The Home has identified asbestos abatement as a retirement obligation. Asbestos abatement is estimated based upon historical removal cost per square foot applied to assets identified requiring asbestos abatement.

**Obligation to provide future services** – The Home annually calculates the present value of the net cost of future services and the use of facilities to be provided to current residents of Fountainview and compares that amount with the balance of deferred revenue from advance fees. If the present value of the net cost of future services and the use of facilities exceeds the deferred revenue from advance fees, a liability is recorded (obligation to provide future services and the use of facilities) with the corresponding charge to income. As of August 31, 2014 and 2013, no liability was recorded as the deferred revenue from advance fees exceeds the present value of the net cost of future services and the use of facilities.

**Advance fees** – The Residence and Care Agreements between the Home and the residents of Fountainview at Eisenberg Village provide for the payment of an advance fee. 90% of the advance fee is refundable to the resident upon re-occupancy of the unit and is recorded as a refundable advance fees liability. 10% of the advance fee is nonrefundable and is amortized to income using the straight-line method over the remaining life expectancy of the resident. The life expectancy of each resident is updated annually, based on annuity tables. The amount is recorded as deferred revenue from advance fees.

**Reclassifications** – Certain reclassifications were made to the 2013 amounts to conform to the 2014 presentation.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

**Note 2 – Summary of Significant Accounting Policies (continued)**

**Recent accounting pronouncements** – In October 2012, the FASB issued ASU 2012-05. ASU 2012-05, *Classification of the Sale Proceeds of Donated Financial Assets in the Statement of Cash Flows*, which requires certain classification of cash receipts from the sale of donated financial assets in the statement of cash flows. The ASU is effective prospectively for fiscal years beginning after June 15, 2013, and was adopted by the Home in fiscal year ending August 31, 2014. Adoption of ASU 2012-05 did not impact the financial statements of the Home.

**Note 3 – Investments**

Investments, stated at fair value, consist of the following at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Fixed-income securities, U.S. government and agency issues	\$ 592	\$ 923
Fixed-income securities, corporate issues	1,678	2,764
Domestic marketable equity securities	3,938	3,770
International mutual funds - marketable equity securities	2,919	2,212
International mutual funds - fixed income securities	187	375
State of Israel bonds	2,011	2,011
	<u>11,325</u>	<u>12,055</u>
Less short-term investments	-	(91)
	<u>\$ 11,325</u>	<u>\$ 11,964</u>

Included in investments at August 31, 2014 and 2013 are \$1,068,000 and \$939,000, respectively, of amounts designated by the board for operations over which the board retains control.

Investment income consists of the following for the years ended August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Investment income, net:		
Interest and dividend income	\$ 222	\$ 510
Realized gains on sale of investments	5	81
Unrealized gains on trading investments	858	246
	<u>\$ 1,085</u>	<u>\$ 837</u>

## LOS ANGELES JEWISH HOME FOR THE AGING

### NOTES TO FINANCIAL STATEMENTS

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#### Note 3 – Investments (continued)

The Home is required to file an Annual Reserve Report with the Department of Social Services, Continuing Care Contracts Branch in accordance with the requirements of 1790(a)(3) of the California Health & Safety Code. Such requirements include the demonstration that JHA and Fountainview at Eisenberg Village, as co-providers, have sufficient liquid reserves to meet the needs of the Fountainview at Eisenberg Village continuing care retirement community by providing a source of funds to fund debt service and to otherwise meet its obligations as they become due in periods of reduced entrance or monthly fee revenue. As of August 31, 2014 and 2013, the amount of qualifying assets available to fund such reserves exceeds the liquid reserves required by the Code of \$9,121,000 and \$8,903,000, respectively.

#### Note 4 – Fair Value Measurement of Financial Instruments

The Home records its investments in accordance with ASC 820, *Fair Value Measurements and Disclosures*. ASC 820 defines fair value as the amount that would be received upon sale of an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. The authoritative guidance establishes a fair value hierarchy which prioritizes the types of inputs to valuation techniques that companies may use to measure fair value. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1). The next highest priority is given to inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly (Level 2). The lowest priority is given to unobservable inputs in which there is little or no market data available and which require the reporting entity to develop its own assumptions (Level 3).

The carrying amounts of the Home's financial instruments, including cash and cash equivalents, accounts receivable, accounts payable, and accrued liabilities, approximate fair value because of their generally short maturities. The carrying amount of long term debt approximates fair value as the interest rates approximate market rates.

All of the Home's investments accounted for at fair value are considered to be Level 1 with the exception of \$2,011,000 of State of Israel bonds at August 31, 2014 and 2013 and \$8,726,000 of guaranteed investment contracts at August 31, 2013. State of Israel bonds and guaranteed investment contracts are considered to be Level 2 and their carrying amount approximates fair value as of August 31, 2014 and 2013. Estimated fair values of guaranteed investment contracts are derived using discounted projected cash flows based on interest rates being offered for similar instruments. Estimated fair values for the State of Israel bonds are based on discounting the related cash flows based on current yields of similar instruments with comparable durations considering the credit-worthiness of the issuer

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 5 - Assets Limited as to Use**

Assets limited as to use are limited to the following purposes at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Held by trustee under indenture agreement for project and debt service funds	\$ 150,187	\$ 11,301
Contributions received restricted to programs and investment in property and equipment	<u>1,410</u>	<u>1,402</u>
	151,597	12,703
Less amounts required to pay for current liabilities	<u>(8,278)</u>	<u>(2,355)</u>
	<u>\$ 143,319</u>	<u>\$ 10,348</u>

Assets limited as to use consist of the following at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Guaranteed investment contracts	\$ -	\$ 8,726
Cash and cash equivalents	<u>151,597</u>	<u>3,977</u>
	<u>\$ 151,597</u>	<u>\$ 12,703</u>

Approximately \$8.7 million of the funds held by the trustee under the 2003 and 2008 Bonds agreements (Note 11) were invested in guaranteed investment contracts as of August 31, 2013. The contracts were comprised of unsecured investments in an insurance company which carried a guaranteed specified rate of interest.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 6 – Contributions Receivable**

Included in contributions receivable are the following unconditional promises to give at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Unconditional promises to give before unamortized discount and allowance for uncollectibles	\$ 23,601	\$ 28,846
Less allowance for uncollectibles	(362)	(344)
	<u>23,239</u>	<u>28,502</u>
Less unamortized discount	(999)	(1,347)
Net unconditional promises to give	22,240	27,155
Less amounts classified as current	(5,342)	(5,619)
Noncurrent contributions receivable	<u>\$ 16,898</u>	<u>\$ 21,536</u>
Amounts due in:		
Less than one year	\$ 5,342	\$ 5,619
One to five years	13,744	16,836
Greater than five years	4,153	6,047
	<u>\$ 23,239</u>	<u>\$ 28,502</u>

Contributions receivable have been discounted at rates ranging from .47% to 1.55% for the years ended August 31, 2014 and 2013.

**Note 7 – Assets Held in Trust for Residents**

Residents can deposit personal-use funds into trust accounts maintained by the Home. These funds are maintained strictly for use by the residents for their personal expenses, including monthly charges for personal and nursing care at agreed-upon rates. If a resident leaves the Home, the balance remaining in the fund is returned.

As these funds do not represent assets of the Home, a corresponding trust account liability, amounting to \$613,000 and \$1,012,000 as of August 31, 2014 and 2013, respectively, is included in the accompanying consolidated statements of financial position.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

**Note 8 – Property and Equipment**

Property and equipment, net is comprised of the following at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Land and improvements	\$ 25,163	\$ 25,163
Buildings and improvements	182,722	181,242
Equipment	20,111	18,013
	<u>227,996</u>	<u>224,418</u>
Less accumulated depreciation	(60,231)	(53,233)
	167,765	171,185
Construction in progress	9,709	4,294
Net property and equipment	<u>\$ 177,474</u>	<u>\$ 175,479</u>

**Note 9 – Deferred Costs**

Deferred costs, net, is comprised of the following at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Debt issuance costs	\$ 15,918	\$ 11,323
Less accumulated amortization	(3,723)	(6,538)
Debt issuance costs, net	12,195	4,785
Direct advertising costs	4,624	3,420
Less accumulated amortization	(1,424)	(1,107)
Direct advertising costs, net	<u>3,200</u>	<u>2,313</u>
Deferred costs, net	<u>\$ 15,395</u>	<u>\$ 7,098</u>

**Note 10 – Escrow Deposits and Other Assets**

In September 2012, the Home purchased land in Playa Vista, California, for the purpose of constructing Fountainview at Gonda Westside. The facility will be licensed by the California Department of Social Services as a continuing care retirement community. The total purchase price of the land is approximately \$16.9 million including Mello-Roos property tax fees. Construction of the facility began in 2014.

The Home has received Department of Social Services approval for the project. As of August 31, 2014, the Home has presold 160 apartments. The Home collected refundable deposits totaling \$13,340,000 and \$5,742,000, respectively, at August 31, 2014 and 2013, which are included in escrow deposits and other assets in the consolidated statements of financial position.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

**Note 10 – Escrow Deposits and Other Assets (continued)**

In April 2013, the Home entered into a letter of intent with Primary Plus Home Health, Inc. (Home Health) to purchase certain assets of Home Health. The transaction was completed on December 9, 2013, for a purchase price of \$600,000. The purchase allows the Home to offer home health care and home care services to seniors in the surrounding communities. The acquisition was accounted for under the acquisition method of accounting. The identifiable assets acquired were nominal in value. The Home recognized \$600,000 of goodwill, which is included in escrow deposits and other assets in the consolidated statements of financial position as of August 31, 2014.

**Note 11 – Long-Term Debt and Lines of Credit**

**Long-term debt** – Long-term debt is comprised of the following at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
California Statewide Communities Development Authority Senior Living Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2014A, B, C (Insured) and Series 2014D (Uninsured), principal due in varying annual installments ranging from \$100,000 to \$67,250,000 due August 1, 2019 through August 1, 2044, interest due semiannually at fixed rates ranging from 2.50% – 5.00%, including unamortized premium of \$5,995,000	\$ 150,100	\$ -
California Statewide Communities Development Authority Insured Health Facility Refunding Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2013, principal due in varying annual installments ranging from \$2,405,000 to \$5,010,000 through November 15, 2033, interest due semiannually at fixed rate of 3.86%	71,155	-
California Statewide Communities Development Authority Insured Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2008, principal due in varying annual installments ranging from \$455,000 to \$1,345,000 through November 15, 2037, interest due semiannually at fixed rates ranging from 4.00% – 5.00% (4.00% at August 31, 2014), including unamortized premium of \$214,000 and \$229,000 at August 31, 2014 and 2013, respectively	19,734	19,774
California Statewide Communities Development Authority Insured Health Facility Revenue Bonds (Los Angeles Jewish Home for the Aging) Series 2003, refunded in December 2013	-	70,075
	<u>240,989</u>	<u>89,849</u>
Less current maturities	<u>(3,384)</u>	<u>(1,941)</u>
	<u>\$ 237,605</u>	<u>\$ 87,908</u>

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 11 – Long-Term Debt and Lines of Credit (continued)**

Principal payments on long-term debt, including mandatory sinking fund payments, for future fiscal years are as follows (in thousands):

2015	\$	3,384
2016		3,534
2017		3,654
2018		3,773
2019		4,003
Thereafter		222,641
	<u>\$</u>	<u>240,989</u>

On August 27, 2014 the Home issued \$115,245,000 of fixed-rate California Statewide Communities Development Authority Insured Senior Living Health Facility Revenue Bonds and \$28,500,000 of fixed-rate California Statewide Communities Development Authority Uninsured Health Facility Revenue Bonds (2014 Bonds). The proceeds of the 2014 Bonds were utilized to (a) finance the cost of a continuing care retirement facility on the Gonda Healthy Aging Center campus, (b) fund debt service costs, (c) fund interest costs, and (d) pay certain costs of issuance of the Bonds. The Bonds are payable in varying annual installments ranging from \$100,000 to \$67,520,000 due August 1, 2019 through August 1, 2044, with interest at fixed rates ranging from 2.50% to 5.00%, payable semiannually on the 1st day of each February and August.

On December 17, 2003, the Home issued \$80,000,000 of fixed-rate California Statewide Communities Development Authority Insured Health Facility Revenue Bonds. The proceeds of the 2003 Bonds were utilized to (a) refinance the construction of a 96-bed skilled nursing facility, (b) finance the cost of a 10-bed acute psychiatric hospital with a supplemental service of 239 skilled nursing beds, (c) fund debt service costs, (d) fund interest costs, and (e) pay certain costs of issuance of the Bonds. On December 20, 2013, the Home issued \$71,155,000 of fixed-rate California Statewide Communities Development Authority Insured Health Facility Refunding Revenue Bonds (2013 Bonds). The proceeds of the 2013 Bonds were utilized to (a) refund the outstanding Series 2003 bonds, (b) fund debt service costs, (c) pay the premium on a contract of insurance for the bonds and (d) pay certain costs of issuance of the Bonds. The 2013 Bonds were offered privately and purchased by a publicly traded bank holding company. The Bonds are payable in varying annual installments ranging from \$2,405,000 to \$5,010,000 through November 15, 2033 at a fixed rate of 3.86%, payable semiannually on the 15<sup>th</sup> day of each May and November.

On February 14, 2008, the Home issued \$59,595,000 of fixed-rate California Statewide Communities Development Authority (the Authority) Insured Health Facility Revenue Bonds (2008 Bonds). The proceeds of the 2008 Bonds were utilized to (a) finance the cost of a continuing care retirement facility on the Eisenberg campus, (b) fund debt service costs, (c) fund interest costs, and (d) pay certain costs of issuance of the Bonds.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 11 - Long-Term Debt and Lines of Credit (continued)**

Certain of the 2008 Bonds are subject to redemption at the option of the Authority prior to their stated maturity. The Serial Bonds maturing after November 15, 2018 are subject to redemption prior to their stated maturity from any source of available moneys. The Term Bonds maturing November 15, 2028 and the Term Bonds maturing November 15, 2037 are subject to mandatory redemption prior to their stated maturity from a Mandatory Sinking Account. Payments to the Mandatory Sinking Account are required to begin on November 15, 2020 and 2029 for the 2028 and 2037 maturities, respectively. The Bonds bear interest at a stated annual fixed rate that varies from 4.00% to 5.00% at maturity (4.00% at August 31, 2014), payable semiannually on the 15<sup>th</sup> day of each May and November.

During fiscal 2013, the Home made early principal payments of \$22 million on the 2008 Bonds.

The 2013 bond indenture agreement created Parity Debt that amended the 2008 bond regulatory agreement. The 2014 bond indenture agreement created Parity Debt that amended the 2013 bond regulatory agreement. Under the terms of the 2014 agreement, the 2013 Bonds and 2008 Bonds (the Bonds) are collectively collateralized by a security interest in certain real property (land) and the buildings, improvements, fixtures, and equipment located, installed, or affixed to the land. The terms of the indenture agreement include certain financial covenants applicable to the Bonds effective for the fiscal year beginning September 1, 2014. The Home is required to maintain net income available for debt service of 1.25 times aggregate debt service, a current ratio of 1.5 and fifty (50) days cash on hand at August 31, 2015, as defined in the indenture agreement.

The fair value of the Home's Series 2008 and Series 2014 long-term debt is estimated based on the quoted market prices for the same or similar issues or on the current rates offered to the Home for debt of the same remaining maturities. The fair value of the Series 2013 bonds, which were offered privately, approximates carrying value based on current market rates of instruments of same risk and maturities. The carrying amounts and fair values of the Home's long-term debt at August 31, 2014 are as follows:

Revenue Bonds	Carrying Amount	Fair Value
Series 2008	\$ 19,734,000	\$ 20,540,148
Series 2013	\$ 71,155,000	\$ 71,155,000
Series 2014	\$ 150,100,000	\$ 150,228,557

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 11 – Long-Term Debt and Lines of Credit (continued)**

**Lines of Credit** – The Home has three lines of credit with the same bank. Outstanding balances on the lines of credit were as follows at August 31, 2014 and 2013 (in thousands):

	2014	2013
\$2,400,000 line of credit due January 31, 2016, interest due monthly at a rate of prime less 0.25% (3.00% at August 31, 2014 and 2013), secured by \$2,500,000 of money market funds and securities	\$ 2,400	\$ -
\$4,750,000 line of credit due August 1, 2018, interest due monthly at prime less 0.25% (3.00% at August 31, 2014 and 2013) with a minimum rate of 2.50%, insured by the Cal-Mortgage Loan Insurance Program	245	-
\$2,360,000 line of credit due August 1, 2018, interest due monthly at prime (3.25% at August 31, 2014 and 2013) with a minimum rate of 2.50%, secured by several single family residences owned by the Home	-	-
	\$ 2,645	\$ -

**Note 12 – Fountainview Deposits**

Fountainview at Eisenberg Village collected refundable deposits totaling \$171,000 and \$54,000 at August 31, 2014 and 2013, respectively, and are held in a cash account. In November 2012, the Home received Department of Social Services approval to collect deposits for Fountainview at Gonda Westside. Refundable deposits collected total \$13,340,000 and \$5,742,000 at August 31, 2014 and 2013, respectively, and are held in an escrow account.

**Note 13 – Refundable Entrance Fees Payable**

Entrance fee amounts due to residents who have terminated their contract with Fountainview at Eisenberg Village are recorded as refundable entrance fees and totaled \$3,740,000 and \$1,516,000 at August 31, 2014 and 2013, respectively.

**Note 14 – Refundable Advance Fees Liability**

The 90% refundable portion of entrance fees paid by residents of Fountainview at Eisenberg Village is recorded as refundable advance fees liability in the consolidated statements of financial position. At August 31, 2014 and 2013, refundable advance fees liability totaled \$48,933,000 and \$50,067,000, respectively.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 15 – Deferred Revenue from Advance Fees**

The 10% non-refundable portion of advance fees paid by residents of Fountainview at Eisenberg Village is recorded as deferred revenue from advance fees in the consolidated statements of financial position and is amortized over the estimated life of the resident. The net deferred revenue from advance fees is \$3,135,000 and \$3,940,000 at August 31, 2014 and 2013, respectively.

**Note 16 – Commitments and Contingencies**

**Self-insurance claims liability** – The Home is self-insured for workers’ compensation insurance and unemployment insurance. The Home is covered by a supplemental policy for excess workers’ compensation coverage that pays all statutory benefits in excess of a retention limit of \$600,000. The Home is insured for employer’s workers’ compensation liability in the amount of \$50,000,000. Management believes that the Home has provided adequate reserves at August 31, 2014 and 2013 for its obligations resulting from claims, including losses incurred but not reported.

Amounts accrued, included in accrued compensation and related liabilities in the consolidated statements of financial position, were as follows at August 31, 2014 and 2013 (in thousands):

	<u>2014</u>	<u>2013</u>
Total workers' compensation	\$ 2,867	\$ 2,615
Less amounts classified as current	<u>(1,167)</u>	<u>(1,130)</u>
Noncurrent workers' compensation	<u>\$ 1,700</u>	<u>\$ 1,485</u>

The Home participates in the California Self-Insurers’ Security Fund Alternative Composite Deposit in order to satisfy security deposit requirements for workers’ compensation obligations.

**Malpractice insurance** – The Home maintains a claims-based professional malpractice insurance policy limited to \$10,000,000 per incident, with a \$20,000,000 aggregate limit. Management believes that this coverage is adequate for its operations.

**Asset retirement obligations** – The Home has asset retirement obligations (AROs) arising from regulatory requirements to perform certain asset retirement activities at the time that certain buildings are disposed of. The liability was initially measured at fair value and subsequently is adjusted for accretion expense and changes in the amount or timing of the estimated cash flows. The corresponding asset retirement costs are capitalized as part of the carrying amount of the related long-lived asset and depreciated over the assets useful life. Accretion expense amounted to \$3,000 and \$4,000 in 2014 and 2013, respectively. As of August 31, 2014 and 2013, the Home’s asset retirement obligations totaled \$724,000 and \$721,000, respectively.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 16 – Commitments and Contingencies (continued)**

**Leases** – The Home has three non-cancelable operating leases for rented office spaces that expire in September 2018. Future minimum rentals to be paid under this lease are as follows (in thousands):

2015	\$	367
2016		311
2017		225
2018		234
2019		20
Total	\$	1,157

Rent expense for the years ended August 31, 2014 and 2013 amounted to \$354,000 and \$126,000, respectively.

**Note 17 – Temporarily Restricted Net Assets**

Temporarily restricted net assets are available for the following purposes at August 31, 2014 and 2013 (in thousands):

	<b>2014</b>	<b>2013</b>
Amounts to be received in future periods, available to fund construction projects or support the operation of the Home's buildings	\$ 19,797	\$ 24,055
Amounts to be received in future periods, available to support operations	4,225	5,390
Capital improvements	897	631
Operation of a licensed vocational nursing school and nursing scholarships for students	67	59
Special projects for residents	136	119
	\$ 25,122	\$ 30,254

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 17 - Temporarily Restricted Net Assets (continued)**

For the years ended August 31, 2014 and 2013, net assets released from donor restrictions by satisfying conditions specified by the donors are as follows (in thousands):

	<u>2014</u>	<u>2013</u>
<b>Used for Operations</b>		
Amounts received to fund construction projects or support the operation of the Home's buildings	\$ 4,600	\$ 4,370
Amounts received to support operations	1,574	3,294
Operation of Program of All-inclusive Care for the Elderly	15	285
Operation of a licensed vocational nursing school and nursing scholarships for students	72	117
Special projects for residents	23	44
	<u>\$ 6,284</u>	<u>\$ 8,110</u>
<b>Used for Capital Expenditures</b>		
Capital improvements	\$ 439	\$ 160
	<u>\$ 439</u>	<u>\$ 160</u>

**Note 18 - Endowments**

At August 31, 2014 and 2013, permanently restricted net assets consist of the following endowment funds (in thousands):

	<u>2014</u>	<u>2013</u>
Earnings to be used to support operations	\$ 9,478	\$ 9,458
Earnings to be used to support the Skirball Director of Spiritual Life Program	467	467
Earnings to be used to provide scholarships for the Annenberg School of Nursing	500	500
	<u>\$ 10,445</u>	<u>\$ 10,425</u>

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

**Note 18 – Endowments (continued)**

The Board of Directors 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 Home classifies as permanently restricted net assets at (a) the original values of gifts donated to the permanent endowment, (b) the original values 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 classified in permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Home in a manner consistent with the standard of prudence prescribed by CPMIFA. In accordance with CPMIFA, the Home considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- a. The duration and preservation of the fund
- b. The purposes of the Home and the donor-restricted endowment fund
- c. General economic conditions
- d. The possible effect of inflation and deflation
- e. The expected total return from income and the appreciation of investments
- f. Other resources of the Home

At August 31, 2014 and 2013, the fair value of the endowments exceeded the original gift amount.

**Note 19 – In-Residence and Community Based Services Revenue**

In-residence and community based services revenue and the related contractual write-offs and allowances as of August 31, 2014 and 2013 were as follows (in thousands):

	<u>2014</u>	<u>2013</u>
In-residence revenue	\$ 101,329	\$ 98,668
Contractual write-offs and allowances	<u>(27,700)</u>	<u>(28,062)</u>
Net in-residence revenue	<u>\$ 73,629</u>	<u>\$ 70,606</u>
Community based services revenue	\$ 18,647	\$ 15,129
Contractual write-offs and allowances	<u>(4,699)</u>	<u>(5,226)</u>
Net community based services revenue	<u>\$ 13,948</u>	<u>\$ 9,903</u>

## **LOS ANGELES JEWISH HOME FOR THE AGING**

### **NOTES TO FINANCIAL STATEMENTS**

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#### **Note 19 – In-Residence and Community Based Services Revenue (continued)**

Included in due to third party payers at August 31, 2014 and 2013 is \$5,628,000, of amounts due to the Medi-Cal program. Amounts due represented payments received from the Medi-Cal program for services provided for the distinct part skilled nursing beds prior to the Medi-Cal program's establishment of the final rate for the appropriate year. Amounts are also due as a result of California Assembly Bill 97 requiring Department of Health Care services to reduce the reimbursement to distinct part skilled facilities by 10% for services rendered June 1, 2011 and thereafter. The reduction ended in September 2013. The Home recognized the anticipated amount due back to the Medi-Cal program as a reduction in net patient service revenue during the years ended August 31, 2013 and 2012. The Medi-Cal program has indicated that repayment will be due over an extended period of time at a rate of 5% of current reimbursements. The portion anticipated to be due in fiscal 2016 and beyond totaling approximately \$5,159,000 at August 31, 2014 and 2013 is classified as a non-current liability on the consolidated statements of financial position.

#### **Note 20 – Employee Retirement Plan**

The Home has a 403(b) retirement accumulation plan in which all employees who have completed 90 days of service and meet certain criteria, as defined, are eligible to participate. The plan provides for employer contributions up to 3% of gross pay after one year of service to the extent permitted by law. Participants are 100% vested in their own and employer contributions at all times. Contributions are invested in flexible premium deferred annuity contracts.

Upon the normal retirement age of 65, participants may elect a lump-sum distribution or an annuity distribution. The annuity distribution options include: a life annuity, which provides payments for the life of the participant; a guaranteed life annuity, which provides for guaranteed payments over 120, 180, or 240 months; a cash refund annuity, which provides monthly payments to the participant, and upon the participant's death, the cash value of the contract is paid to the participants' beneficiary; and the joint and survivor annuity, which provides an annuity for the lifetime of a beneficiary as well as the participant.

The Home serves as administrator of the plan. Total contributions to the plan were approximately \$795,000 and \$736,000 during 2014 and 2013, respectively.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**NOTES TO FINANCIAL STATEMENTS**

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**Note 21 – Functional Expenses**

The Home provides care to its residents within their geographic location. Expenses related to providing these services are as follows (in thousands):

	<u>2014</u>	<u>2013</u>
Patient and resident care services	\$ 108,425	\$ 98,867
General and administrative	3,812	4,002
Fund-raising	2,398	2,080
	<u>\$ 114,635</u>	<u>\$ 104,949</u>

**Note 22 – Subsequent Events**

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

The Home has evaluated subsequent events through December 5, 2014, which is the date the consolidated financial statements were issued, and concluded that there were no additional events or transactions that need to be disclosed.

**SUPPLEMENTARY INFORMATION**

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**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATING SCHEDULE -- STATEMENT OF FINANCIAL POSITION INFORMATION (IN THOUSANDS)**  
**AUGUST 31, 2014**

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Eliminations	Total Co-Providers	Brandman Centers for Senior Care	Other Consolidating Organizations	Eliminations	Total
<b>Assets</b>								
Current assets:								
Cash and cash equivalents	\$ 2,149	\$ 11,226	\$ -	\$ 13,375	\$ (66)	\$ (64)	\$ -	\$ 13,245
Assets limited as to use, required for payment of current liabilities	8,278	-	-	8,278	-	-	-	8,278
Accounts receivable, net of allowance for doubtful accounts	-	44	-	44	500	10,672	-	11,216
Contributions receivable, net	5,342	-	-	5,342	-	-	-	5,342
Prepaid and other current assets	644	16	(2)	658	15	1,132	(103)	1,702
Total current assets	16,413	11,286	(2)	27,697	449	11,740	(103)	39,783
Assets limited as to use, net of current portion	143,319	-	-	143,319	-	-	-	143,319
Investments	10,825	-	-	10,825	-	500	-	11,325
Contributions receivable, net	16,898	-	-	16,898	-	-	-	16,898
Assets held in trust for residents	-	-	-	-	-	613	-	613
Interest in net assets of The Guardians	711	-	-	711	-	-	-	711
Property, plant and equipment, net	14,053	545	-	14,598	2,865	160,011	-	177,474
Deferred costs, net	12,195	1,107	-	13,302	-	2,093	-	15,395
Escrow deposits and other assets	1,300	4	-	1,304	-	13,655	-	14,959
Total assets	\$ 215,714	\$ 12,942	\$ (2)	\$ 228,654	\$ 3,314	\$ 188,612	\$ (103)	\$ 420,477

**LOS ANGELES JEWISH HOME FOR THE AGING  
CONSOLIDATING SCHEDULE – STATEMENT OF CASH FLOWS INFORMATION (IN THOUSANDS)  
FOR THE YEAR ENDED AUGUST 31, 2014**

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Eliminations	Total Co- Providers	Brandman Centers for Senior	Other Consolidating Organizations	Eliminations	Total
Cash flows from operating activities:								
Change in net assets	\$ (8,554)	\$ 383	\$ -	\$ (8,171)	\$ (1,316)	\$ (2,148)	\$ -	\$ (11,635)
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:								
Advance refundable fees received	-	4,803	-	4,803	-	-	-	4,803
Depreciation and amortization	-	538	-	538	-	-	-	538
Amortization of bond issuance costs	1,216	86	-	1,302	620	5,145	-	7,067
Amortization of bond issuance costs due to refinancing	315	-	-	315	-	-	-	315
Amortization of deferred marketing costs	3,474	-	-	3,474	-	-	-	3,474
Amortization of deferred revenue from advance fees	-	317	-	317	-	-	-	317
Amortization of bond premium	(21)	(1,289)	-	(1,289)	-	-	-	(1,289)
Amortization of bond premium due to refinancing	(244)	-	-	(244)	-	-	-	(244)
Provision for bad debts	-	-	-	-	140	236	-	376
Gain on disposal of property and equipment	9	-	-	9	-	-	-	9
Restricted contributions and investment income received	(1,132)	-	-	(1,132)	-	(80)	-	(1,212)
Net realized and unrealized gains on investments	(863)	-	-	(863)	-	-	-	(863)
(Increase) decrease in operating assets:								
Accounts receivable	-	(44)	-	(44)	(452)	(1,984)	(13)	(2,493)
Prepaid and other current assets	1,490	(6)	(18)	1,466	9	363	(1,824)	14
Contributions receivable	(572)	-	-	(572)	-	-	-	(572)
Other assets	25	-	-	25	-	(7,598)	-	(7,573)
Increase (decrease) in operating liabilities:								
Accounts payable, accrued expenses, and accrued compensation	(112)	(243)	18	(337)	(1,011)	643	1,837	1,132
Accrued interest expense	(265)	-	-	(265)	-	-	-	(265)
Fountainview deposits	-	118	-	118	-	7,597	-	7,715
Due to third party payers	-	-	-	-	50	(47)	-	3
Annuity obligations	(64)	-	-	(64)	-	-	-	(64)
Net cash provided by (used in) operating activities	\$ (5,298)	\$ 4,663	\$ -	\$ (635)	\$ (1,960)	\$ 2,127	\$ -	\$ (468)

See accompanying report of independent auditors.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**CONSOLIDATING SCHEDULE - STATEMENT OF CASH FLOWS INFORMATION (IN THOUSANDS)**  
**FOR THE YEAR ENDED AUGUST 31, 2014 (CONTINUED)**

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Eliminations	Total Co-Providers	Brandman Senior Centers for	Other Consolidating Organizations	Total
Cash flows from operating activities:							
Cash received from residents and third party payers	\$ -	\$ 4,834	\$ -	\$ 4,834	\$ 5,696	\$ 84,598	\$ 93,178
Proceeds from advance fees received	-	5,341	-	5,341	-	-	5,341
Other receipts from operations	664	563	-	1,227	-	321	743
Unrestricted contributions received	10,465	-	-	10,465	-	(7)	10,458
Unrestricted investment income received	209	6	-	215	-	7	222
Cash paid to suppliers and employees	(12,280)	(6,081)	-	(18,361)	(7,656)	(82,792)	(106,054)
Cash paid for interest on long-term debt	(4,356)	-	-	(4,356)	-	-	(4,356)
Net cash provided by (used in) operating activities	(5,298)	4,663	-	(635)	(1,960)	2,127	(468)
Cash flows from investing activities:							
Capital expenditures	(1,782)	(4)	-	(1,786)	(3)	(7,092)	(8,881)
Transfer of property to subsidiary organization	3,382	-	-	3,382	(3,382)	-	-
Proceeds from sale of trading investments	1,628	-	-	1,628	-	-	1,628
Purchase of trading investments	(35)	-	-	(35)	-	-	(35)
Purchase of Home Health agency	(600)	-	-	(600)	-	-	(600)
Assets limited as to use	(138,894)	-	-	(138,894)	-	-	(138,894)
Net cash used in investing activities	(136,301)	(4)	-	(136,305)	(3,385)	(7,092)	(146,782)
Cash flows from financing activities:							
Funding from (to) related organizations	(9,224)	(2,069)	-	(11,293)	5,212	6,081	-
Advances on lines of credit	25,400	-	-	25,400	-	-	25,400
Repayments of lines of credit	(22,755)	-	-	(22,755)	-	-	(22,755)
Proceeds from issuance of long-term debt	221,255	-	-	221,255	-	-	221,255
Principal payments on long-term debt	(69,850)	-	-	(69,850)	-	-	(69,850)
Payment of deferred costs	(11,250)	-	-	(11,250)	-	(1,153)	(12,403)
Payment of refundable entrance fees	-	(3,767)	-	(3,767)	-	-	(3,767)
Change in interest in net assets of The Guardians	567	-	-	567	-	-	567
Proceeds from restricted and conditional contributions and investment income	6,619	-	-	6,619	-	80	6,699
Net cash provided by (used in) financing activities	140,762	(5,836)	-	134,926	5,212	5,008	145,146
Net increase (decrease) in cash and cash equivalents	(837)	(1,177)	-	(2,014)	(133)	43	(2,104)
Cash and cash equivalents at beginning of year	2,986	12,403	-	15,389	67	(107)	15,349
Cash and cash equivalents at end of year	\$ 2,149	\$ 11,226	\$ -	\$ 13,375	\$ (66)	\$ (64)	\$ 13,245

See accompanying report of independent auditors.

**R E C E I V E D**

**DEC 29 2014**

CONTINUING CARE  
CONTRACTS BRANCH

Report of Independent Auditors and  
Continuing Care Liquid Reserve Schedules for

**Los Angeles Jewish Home  
for the Aging**

August 31, 2014

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CONTINUING CARE  
CONTRACTS BRANCH**REPORT OF INDEPENDENT AUDITORS**

To the Members of the Board of Directors of  
Los Angeles Jewish Home for the Aging  
Reseda, California

**Report on Financial Statements**

We have audited the accompanying financial statements of Los Angeles Jewish Home for the Aging, which comprise the continuing care liquid reserve schedules, Form 5-1 through Form 5-5, as of and for the year ended August 31, 2014.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the liquid reserve requirements of California Health and Safety Code Section 1792. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express an opinion on the 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 of 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 auditor's 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 entity'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 entity'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 obtained is sufficient and appropriate to provide a basis for our audit opinion.

**MOSS ADAMS** LLP***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the continuing care reserves of Los Angeles Jewish Home for the Aging as of and for the year ended August 31, 2014, in conformity with the liquid reserve requirements of California Health and Safety Code Section 1792.

***Basis of Accounting***

We draw attention to the basis of accounting used to prepare the financial statements. The financial statements are prepared by Los Angeles Jewish Home for the Aging 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.

***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that comprise Los Angeles Jewish Home for the Aging's basic financial statements. The supplementary information on pages 9 and 11 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Restricted Use***

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

*Moss Adams LLP*

Los Angeles, California  
December 5, 2014

**LOS ANGELES JEWISH HOME FOR THE AGING  
FORM 5-1**

**LONG-TERM DEBT INCURRED IN A PRIOR FISCAL YEAR  
FOR THE YEAR ENDED AUGUST 31, 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	12/01/03	\$1,880,000	\$2,225,047		\$4,105,047
2	02/14/08	\$25,000	\$955,700		\$980,700
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
		<b>TOTAL:</b>	\$3,180,747	\$0	\$5,085,747

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

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

**PROVIDER:** FOUNTAINVIEW AT EISENBERG VILLAGE LLC

**LOS ANGELES JEWISH HOME FOR THE AGING  
FORM 5-2  
LONG-TERM DEBT INCURRED DURING FISCAL YEAR  
FOR THE YEAR ENDED AUGUST 31, 2014**

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

	(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))
Long-Term Debt Obligation					
1	12/06/13	\$1,106,263	\$2,405,000	1	\$2,405,000
2	08/27/14	\$0	\$100,000	0	\$0
3					\$0
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
<b>TOTAL:</b>		\$1,106,263	\$2,505,000	1	\$2,405,000

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

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

**PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC**

LOS ANGELES JEWISH HOME FOR THE AGING  
FORM 5-3  
CALCULATION OF LONG-TERM DEBT RESERVE AMOUNT  
FOR THE YEAR ENDED AUGUST 31, 2014

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

Line	TOTAL
1	\$5,085,747
2	\$2,405,000
3	\$432,000
4	\$7,922,747

PROVIDER: FOUNTAINVIEW AT EISENBERG VILLAGE LLC

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**FORM 5-4**  
**CALCULATION OF NET OPERATING EXPENSES**  
**FOR THE YEAR ENDED AUGUST 31, 2014**

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

Line	Amounts	TOTAL
1	Total operating expenses from financial statements	\$6,234,584
2	Deductions:	
	a. Interest paid on long-term debt (see instructions)	\$0
	b. Credit enhancement premiums paid for long-term debt (see instructions)	\$0
	c. Depreciation	\$85,862
	d. Amortization	\$316,393
	e. Revenues received during the fiscal year for services to persons who did not have a continuing care contract	\$0
	f. Extraordinary expenses approved by the Department	\$0
3	Total Deductions	\$402,255
4	Net Operating Expenses	\$5,832,329
5	Divide Line 4 by 365 and enter the result.	\$15,979
6	Multiply Line 5 by 75 and enter the result. This is the provider's operating expense reserve amount.	\$1,198,424

**PROVIDER:** FOUNTAINVIEW AT EISENBERG VILLAGE LLC  
**COMMUNITY:** FOUNTAINVIEW AT EISENBERG VILLAGE LLC



**LOS ANGELES JEWISH HOME FOR THE AGING  
NOTES TO CONTINUING CARE LIQUID RESERVE SCHEDULES  
AUGUST 31, 2014**

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**Note 1 - General**

Los Angeles Jewish Home for the Aging (the Home) and Fountainview at Eisenberg Village, LLC (Fountainview), are co-providers of the Fountainview continuing care retirement community which opened in February 2010. The information included in this Annual Reserve Report has been supplied for the co-providers, with the exception of Form 5-4 calculation of net operating expenses, which is based on the financial results of Fountainview.

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**ATTACHMENT I TO FORMS 5-1 AND 5-2**  
**RECONCILIATION OF PRINCIPAL AND INTEREST PAID**  
**STATE OF CALIFORNIA – DEPARTMENT OF SOCIAL SERVICES**  
**FOR THE YEAR ENDED AUGUST 31, 2014 (IN THOUSANDS)**

	Los Angeles Jewish Home for the Aging	Fountainview at Eisenberg Village, LLC	Total Co- Providers
<b>PRINCIPAL PAID DURING FISCAL YEAR</b>			
Principal paid during fiscal year per consolidating statement of cash flows	\$ 69,850	\$ -	\$ 69,850
Less Series 2003 Bonds refunded December 2013	(67,945)	-	(67,945)
Total principal paid during fiscal year for long-term debt included on Form 5-1	\$ 1,905	\$ -	\$ 1,905
<b>INTEREST PAID DURING FISCAL YEAR</b>			
Cash paid for interest per consolidating statement of cash flows	\$ 4,356	\$ -	\$ 4,356
Less interest paid on Series 2013 Bonds (reported on Form 5-2)	(1,106)	-	(1,106)
Less interest paid on other debt	(69)	-	(69)
Cash paid for interest during fiscal year related to long-term debt included on Form 5-1	\$ 3,181	\$ -	\$ 3,181

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**ATTACHMENT II TO FORM 5-3**  
**RECONCILIATION OF RENTAL PAYMENTS**  
**STATE OF CALIFORNIA - DEPARTMENT OF SOCIAL SERVICES**  
**FOR THE YEAR ENDED AUGUST 31, 2014 (IN THOUSANDS)**

---

	<u>Fountainview at Eisenberg Village, LLC</u>
GENERAL AND ADMINISTRATIVE EXPENSE	
Rental payments	\$ 432
Other	<u>740</u>
Total general and administrative expense	
per consolidating statement of activities	<u><u>\$ 1,172</u></u>

**LOS ANGELES JEWISH HOME FOR THE AGING**  
**ATTACHMENT III TO FORM 5-5**  
**RECONCILIATION OF QUALIFYING ASSETS FOR DEBT SERVICE RESERVE**  
**STATE OF CALIFORNIA – DEPARTMENT OF SOCIAL SERVICES**  
**FOR THE YEAR ENDED AUGUST 31, 2014 (IN THOUSANDS)**

---

	<u>Los Angeles Jewish Home for the Aging</u>
QUALIFYING ASSETS FOR DEBT SERVICE RESERVE	
Assets limited as to use per consolidating statement of financial position	\$ 151,597
Less fund reserve for capital project (Series 2014 Bonds)	(120,778)
Less fund reserve for cost of issuance (Series 2014 Bonds)	(154)
Less fund restricted by donor for programs and investment in property and equipment	<u>(1,410)</u>
Total qualifying assets for debt service reserve included on Form 5-5	<u>\$ 29,255</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>2,637- 5,250</u>	_____	_____
[2] Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	<u>4 %</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.)

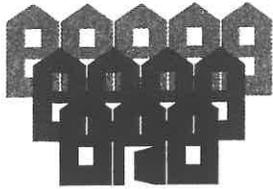
[3] Indicate the date the fee increase was implemented: 8/1/2014  
(If more than 1 increase was implemented, indicate the dates for each increase.)

[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: Fountainview at Eisenberg Village LLC  
COMMUNITY: Fountainview at Eisenberg Village



LOS ANGELES  
JEWISH HOME

*Connections to Care*

**BOARD OF DIRECTORS**

Richard Bender  
*Vice Chair, Budget & Finance*

Leon Blankstein  
*Vice Chair, Liaison to Jewish Home Foundation*

Joyce Brandman

Joyce Eisenberg-Keefer

Molly Forrest  
*CEO-President*

Jeffrey Glassman  
*Chair*

Steven Good

Les Granow

Earl Greinetz

Joseph Held  
*Vice Chair, Facilities Liaison to Subsidiary Boards*

Charles H. Hershson

Michael Heslov  
*Immediate Past Chair*

Robert Hirsch

Barbara Miller-Fox Abramoff  
*Secretary, Vice Chair, Employment & Human Relations*

Arnold Price

Steve Reissman

Pamela Rubin

David L. Swartz

**CORPORATE OFFICERS**

Molly Forrest  
*Chief Executive Officer & President*

Sherri B. Cunningham  
*Chief Financial Officer & V.P. of Finance*

Sharon Z. Ginchansky  
*V.P. of Human Resources*

Noah Marco, MD  
*Chief Medical Officer*

Arnold Possick  
*V.P. of Planning and Community-Based Services & Corporate Compliance Officer*

Ira Schreck  
*Senior V.P., Jewish Home Foundation*

Larissa Stepanians  
*Chief Operating Officer*

**CORPORATE OFFICE**

7150 Tampa Avenue  
Reseda, CA 91335  
Tel: (818) 774-3000  
Fax: (818) 774-3020  
[www.jha.org](http://www.jha.org)

Form 7-1 Report on CCRC Monthly Fees

(5) Explanation for the increase in monthly service fees

The monthly service fees were increased 4% on August 1, 2014 to reflect cost increases for labor, raw food and supplies.

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

Date Prepared: 12/19/2014



FACILITY NAME: Fountainview at Eisenberg Village  
 ADDRESS: 6440 Wilbur Avenue, Reseda, CA ZIP CODE: 91335 PHONE: (818) 654-5000  
 PROVIDER NAME: Fountainview at Eisenberg Village FACILITY OPERATOR: Eisenberg Village of the Los Angeles Jewish Home for the Aging  
 RELATED FACILITIES: \_\_\_\_\_ RELIGIOUS AFFILIATION: Jewish  
 YEAR # OF  SINGLE  MULTI- MILES TO SHOPPING CTR: 0.5  
 OPENED: 2010 ACRES: \_\_\_\_\_ STORY STORY  OTHER: \_\_\_\_\_ MILES TO HOSPITAL: 2.62

\*\*\*\*\*  
**NUMBER OF UNITS:**

<b>RESIDENTIAL LIVING</b>	<b>HEALTH CARE</b>
APARTMENTS — STUDIO: <u>0</u>	ASSISTED LIVING: _____
APARTMENTS — 1 BDRM: <u>43</u>	SKILLED NURSING: _____
APARTMENTS — 2 BDRM: <u>65</u>	SPECIAL CARE: _____
COTTAGES/HOUSES: <u>0</u>	DESCRIPTION: > _____
RLU OCCUPANCY (%) AT YEAR END: <u>97%</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%  FULLY AMORTIZED  OTHER: \_\_\_\_\_

RANGE OF ENTRANCE FEES: \$ 398,000 - \$ 870,000 LONG-TERM CARE INSURANCE REQUIRED?  YES  NO

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: 10 days / year nursing care at no charge - do not accumulate

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

RESIDENT REPRESENTATIVE(S) TO THE BOARD (briefly describe their involvement): > Voting members of the Board of Governors, the governing body

**FACILITY SERVICES AND AMENITIES**

COMMON AREA AMENITIES	AVAILABLE	FEE FOR SERVICE	SERVICES AVAILABLE	INCLUDED IN FEE	FOR EXTRA CHARGE
BEAUTY/BARBER SHOP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	HOUSEKEEPING (4 _____ TIMES/MONTH)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BILLIARD ROOM	<input type="checkbox"/>	<input type="checkbox"/>	MEALS (2 _____ /DAY)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BOWLING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	SPECIAL DIETS AVAILABLE	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
PUTTING GREEN	<input 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-OUTDOOR	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PERSONAL	<input type="checkbox"/>	<input checked="" 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 _____	<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: Fountainview at Eisenberg Village

**OTHER CCRCs**

**LOCATION (City, State)**

**PHONE (with area code)**


**MULTI-LEVEL RETIREMENT COMMUNITIES**

**LOCATION (City, State)**

**PHONE (with area code)**


**FREE-STANDING SKILLED NURSING**

**LOCATION (City, State)**

**PHONE (with area code)**

Eisenberg Village of the Los Angeles Jewish Home for the Aging	18855 Victory Blvd., Reseda, CA 91335	(818) 774-3000
Grancell Village of the Los Angeles Jewish Home for the Aging	7150 Tampa Ave., Reseda, CA 91335	(818) 774-3000

**SUBSIDIZED SENIOR HOUSING**

**LOCATION (City, State)**

**PHONE (with area code)**


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

PROVIDER NAME: Fountainview at Eisenberg Village

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<b>INCOME FROM ONGOING OPERATIONS</b>				
<b>OPERATING INCOME</b> (Excluding amortization of entrance fee income)	1,866,879	3,341,962	13,206,727	18,108,153
<b>LESS OPERATING EXPENSES</b> (Excluding depreciation, amortization, and interest)	3,821,132	4,645,687	24,582,703	27,139,279
<b>NET INCOME FROM OPERATIONS</b>	-1,954,253	-1,303,725	-11,375,976	-9,301,126
<b>LESS INTEREST EXPENSE</b>			6,205,831	7,615,493
<b>PLUS CONTRIBUTIONS</b>				
<b>PLUS NON-OPERATING INCOME (EXPENSES)</b> (excluding extraordinary items)	0	0	0	0
<b>NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION</b>	-1,954,253	-1,303,725	-5,170,145	-1,415,633
<b>NET CASH FLOW FROM ENTRANCE FEES</b> (Total Deposits Less Refunds)	12,057,202	15,830,956	14,248,987	1,573,200

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

<u>LENDER</u>	<u>OUTSTANDING BALANCE</u>	<u>INTEREST RATE</u>	<u>DATE OF ORIGATION</u>	<u>DATE OF MATURITY</u>	<u>AMORTIZATION PERIOD</u>

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

	<b>2013 CCAC Medians 50<sup>th</sup> Percentile (optional)</b>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<b>DEBT TO ASSET RATIO</b>		N/A	.93	1.04
<b>OPERATING RATIO</b>		Fill-up mode	1.86	1.50
<b>DEBT SERVICE COVERAGE RATIO</b>		N/A	1.39	.02
<b>DAYS CASH ON HAND RATIO</b>		1,198	229	180

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

	<u>2011</u>	<u>%</u>	<u>2012</u>	<u>%</u>	<u>2013</u>	<u>%</u>	<u>2014</u>
STUDIO							
ONE BEDROOM	3,150	3.0	3,245	3.0	3,342	4.0	3,476
TWO BEDROOM	4,022	3.0	4,143	3.0	4,267	4.0	4,438
COTTAGE/HOUSE							
ASSISTED LIVING							
SKILLED NURSING							
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**

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

**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.

Date Prepared 1/16/15

## KEY INDICATORS REPORT

### Fountainview at Eisenberg Village

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

#### OPERATIONAL STATISTICS

1. Average Annual Occupancy by Site (%)

#### MARGIN (PROFITABILITY) INDICATORS

2. Net Operating Margin (%)

3. Net Operating Margin - Adjusted (%)

#### LIQUIDITY INDICATORS

4. Unrestricted Cash and Investments (\$000)

5. Days Cash on Hand (Unrestricted)

#### CAPITAL STRUCTURE INDICATORS

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

7. Net Annual E/F proceeds (\$000)

8. Unrestricted Net Assets (\$000)

9. Annual Capital Asset Expenditure (\$000)

10. Annual Debt Service Coverage  
Revenue Basis (x)

11. Annual Debt Service Coverage (x)

12. Annual Debt Service/Revenue (%)

13. Average Annual Effective Interest Rate (%)

14. Unrestricted Cash & Investments/  
Long-Term Debt (%)

15. Average Age of Facility (years)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Preferred Indicator
1. Average Annual Occupancy by Site (%)	38%	38%	64%	87%	92%	99%	99%	99%	99%	99%	N/A
2. Net Operating Margin (%)	-122%	-122%	-42%	-14%	-10%	-5%	-4%	-3%	-2%	-1%	↑
3. Net Operating Margin - Adjusted (%)	-30.66%	-30.66%	6.04%	71.08%	15.39%	4.19%	4.98%	5.78%	6.57%	7.36%	↓
4. Unrestricted Cash and Investments (\$000)	\$11,000	\$11,000	\$15,242	\$12,403	\$11,226	\$11,576	\$11,926	\$12,276	\$12,626	\$12,976	↑
5. Days Cash on Hand (Unrestricted)	1,043	1,043	1,192	820	700	729	729	728	727	726	↑
6. Deferred Revenue from Entrance Fees (\$000)	\$2,687	\$2,687	\$4,384	\$5,582	\$5,459	\$5,978	\$6,517	\$7,078	\$7,661	\$8,268	N/A
7. Net Annual E/F proceeds (\$000)	\$1,214	\$1,214	\$1,697	\$14,250	\$1,574	\$519	\$539	\$561	\$583	\$607	N/A
8. Unrestricted Net Assets (\$000)	-\$3,056	-\$3,056	-\$3,383	-\$3,446	-\$3,063	-\$2,565	-\$2,015	-\$1,423	-\$627	\$377	N/A
9. Annual Capital Asset Expenditure (\$000)	\$28	\$28	\$30	\$141	\$3	\$4	\$20	\$50	\$100	\$50	N/A
10. Annual Debt Service Coverage Revenue Basis (x)											↑
11. Annual Debt Service Coverage (x)											↑
12. Annual Debt Service/Revenue (%)											↓
13. Average Annual Effective Interest Rate (%)											↓
14. Unrestricted Cash & Investments/ Long-Term Debt (%)											↑
15. Average Age of Facility (years)											↓

Chief Executive Officer Signature

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Forecast JAN 26 2015

2018 JULYING 2019

CONTRACTS BRANCH