

ANNUAL REPORT CHECKLIST

PROVIDER(S): Mennonite Brethren Homes, Inc.

RECEIVED  
MAY 06 2016

CCRC(S): Palm Village Retirement Community

CONTINUING CARE  
CONTRACTS BRANCH

CONTACT PERSON: Joanne Brannan@Controller

TELEPHONE NO.: ( 559 ) 638-6933

EMAIL: joannebrannan@palmvillage.com

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

- Annual Report Checklist.
- Annual Provider Fee in the amount of: \$ 7717.00
  - If applicable, late fee in the amount of: \$ extension
- 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.



RECEIVED  
MAY 05 2016  
CONTINUING CARE  
CONTRACTS BRANCH

April 26, 2016

Department of Social Service  
Continuing Care Contracts Branch  
744 P Street M/S 10-90  
Sacramento, CA 95814

RE: Certification by Chief Executive Officer

Dear Sir or Madam:

This letter is to serve as certification concerning the annual report for Palm Village Retirement Community.

The annual report and any amendments thereto 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.

As of the date of the CEO's certification, Palm Village Retirement Community is maintaining the required liquid reserve.

Sincerely,

David K. Reimer  
CEO/President

703 W. HERBERT AVE. • P.O. BOX 1028 • REEDLEY, CA 93654-1028

PHONE: 559 638 6933 • PHONE: 800 928 6545 • FAX: 559 638 8463 • www.palmvillage.com • Lic. #100404809 COA170

COMMERCIAL CRIME COVERAGE PART  
DECLARATIONS PAGE

POLICY EFFECTIVE 03/01/2015

POLICY NO. 9621-300

NAMED INSURED MENNONITE BRETHERN HOMES

-----  
LOCATIONS  
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PREMISES ARE THE SAME AS SHOWN ON THE COMMERCIAL  
PROPERTY COVERAGE PART DECLARATIONS PAGE

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COVERAGES, LIMITS OF INSURANCE AND DEDUCTIBLE  
-----

BOND - EMPLOYEE DISHONESTY COVERAGE FORM A - BLANKET CR0001

	LIMITS OF INSURANCE	DEDUCTIBLE AMOUNT
ALL OFFICERS AND EMPLOYEES - HONESTY	\$100,000	\$250

BOND - FORGERY AND ALTERATIONS COVERAGE FORM B CR0003

	LIMITS OF INSURANCE	DEDUCTIBLE AMOUNT
DEPOSITORS FORGERY	\$25,000	\$250

THEFT, DISAPPEARANCE AND DESTRUCTION COVERAGE FORM C CR0004

	LIMITS OF INSURANCE	DEDUCTIBLE AMOUNT
PREMISES	\$1,000	\$250
MESSENGERS	\$1,000	\$250

02/03/2015

ORIGINAL COPY

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RECORDED

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**MENNONITE BROTHERS HOMES, INC.  
DBA: PALM VILLAGE RETIREMENT COMMUNITY**

**CONSOLIDATED FINANCIAL STATEMENTS**

**DECEMBER 31, 2015 AND 2014**

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To the Board of Directors  
Palm Village Retirement Community  
St. Louis, Missouri

**INDEPENDENT AUDITORS' REPORT**

We have audited the accompanying consolidated financial statements of *Mennonite Brethren Homes, Inc. DBA Palm Village Retirement Community* (a nonprofit health care entity), and affiliates (collectively, the "Organization") which comprise the consolidated statement of financial position as of December 31, 2015, and the related consolidated statements of activities and cash flows for the year then ended, and the related notes to the consolidated financial statements.

**Management's Responsibility for the Consolidated 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 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 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 we have 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 *Palm Village Retirement Community* and affiliates as of December 31, 2015, and the results of its activities and changes in its net assets, and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Prior Period Financial Statements**

The consolidated financial statements of *Palm Village Retirement Community* and affiliates as of December 31, 2014, were audited by other auditors whose report dated April 13, 2015, expressed an unmodified opinion on those consolidated financial statements.

*Mueller Probst LLC*

April 26, 2016  
St. Louis, Missouri

Certified Public Accountants

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**  
**DECEMBER 31, 2015 AND 2014**

<u>ASSETS</u>	<u>2015</u>	<u>2014</u> <u>(As Restated)</u>
<b>Current Assets</b>		
Cash and cash equivalents	\$ 2,230,574	\$ 2,069,583
Accounts Receivable		
Resident, net	1,118,114	1,554,171
Other	186	2,000
Prepaid expenses	430,983	252,026
Supplies inventory	22,267	22,035
Current portion of assets limited as to use	648,104	636,458
Total Current Assets	<u>4,450,228</u>	<u>4,536,273</u>
<b>Assets Limited as to Use</b>		
Under indenture agreement, held for debt service	216,913	207,163
Internally board designated	582,375	604,840
Resident funds	65,729	31,618
Total Assets Limited as to Use	<u>865,017</u>	<u>843,621</u>
Less: current portion shown above	<u>(648,104)</u>	<u>(636,458)</u>
Assets Limited as to Use (Net of Current Portion)	<u>216,913</u>	<u>207,163</u>
<b>Fixed Assets</b>		
Land and improvements	998,567	998,567
Buildings and improvements	20,491,099	20,054,540
Furniture and equipment	3,884,013	3,752,618
Vehicles	213,649	211,582
Construction in progress	-	28,714
Total Fixed Assets	<u>25,587,328</u>	<u>25,046,021</u>
Accumulated depreciation	<u>(13,600,084)</u>	<u>(12,811,366)</u>
Net Fixed Assets	<u>11,987,244</u>	<u>12,234,655</u>
<b>Other Assets</b>		
Deferred financing costs	389,102	425,895
Deferred letter of credit renewal fees	33,359	40,641
Total Other Assets	<u>422,461</u>	<u>466,536</u>
Total Assets	<u>\$ 17,076,846</u>	<u>\$ 17,444,627</u>

*The notes to the consolidated financial statements are an integral part of these statements.*

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (CONTINUED)**  
**DECEMBER 31, 2015 AND 2014**

<u>LIABILITIES AND NET ASSETS</u>	<u>2015</u>	<u>2014</u> <u>(As Restated)</u>
<b>Current Liabilities</b>		
Accounts payable	\$ 189,817	\$ 296,017
Accrued salaries, payroll taxes and benefits	659,842	567,730
Accommodation fee deposits	16,250	16,250
Current portion of refundable accommodation fees	109,323	100,484
Current maturities of long-term debt	520,000	555,000
Current portion of capital lease	-	4,444
Other current liabilities	<u>121,126</u>	<u>141,558</u>
<b>Total Current Liabilities</b>	<u>1,616,358</u>	<u>1,681,483</u>
<b>Long-Term Debt</b>		
Bonds payable, less current portion	<u>6,480,000</u>	<u>7,000,000</u>
<b>Other Liabilities</b>		
Refundable accommodation fees	2,611,789	2,279,847
Deferred revenue from accommodation fees	<u>1,963,783</u>	<u>2,189,124</u>
<b>Total Other Liabilities</b>	<u>4,575,572</u>	<u>4,468,971</u>
<b>Total Liabilities</b>	<u>12,671,930</u>	<u>13,150,454</u>
<b>Net Assets</b>		
Unrestricted	4,404,866	4,294,123
Temporarily restricted	50	50
<b>Total net Assets</b>	<u>4,404,916</u>	<u>4,294,173</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 17,076,846</u>	<u>\$ 17,444,627</u>

*The notes to the consolidated financial statements are an integral part of these statements.*

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**CONSOLIDATED STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2015**

	Unrestricted	Temporarily Restricted	Total
<b>Revenue</b>			
Residential services, net	\$ 13,032,407	\$ -	\$ 13,032,407
Amortization of accommodation fees	933,238	-	933,238
Other income	<u>37,735</u>	-	<u>37,735</u>
Total Revenue	<u>14,003,380</u>	<u>-</u>	<u>14,003,380</u>
<b>Operating Expenses</b>			
Nursing services	4,330,775	-	4,330,775
Resident services	61,211	-	61,211
Assisted living	581,974	-	581,974
Dietary	1,904,014	-	1,904,014
Housekeeping	309,527	-	309,527
Laundry	235,852	-	235,852
Restorative	1,060,857	-	1,060,857
Plant operations and maintenance	923,987	-	923,987
Activities and social services	528,268	-	528,268
Administrative	2,329,442	-	2,329,442
Utilities	582,241	-	582,241
Marketing	306,205	-	306,205
Interest	3,312	-	3,312
Financing	72,931	-	72,931
Depreciation and amortization	<u>831,965</u>	<u>-</u>	<u>831,965</u>
Total Operating Expenses	<u>14,062,561</u>	<u>-</u>	<u>14,062,561</u>
Change in Net Assets from Operations	<u>(59,181)</u>	<u>-</u>	<u>(59,181)</u>
<b>Other Income (Expense)</b>			
Interest income	19,837	-	19,837
Fundraising costs	(33,144)	-	(33,144)
Contributions	<u>183,231</u>	<u>-</u>	<u>183,231</u>
Total Other Income (Expense)	<u>169,924</u>	<u>-</u>	<u>169,924</u>
Changes in Net Assets	110,743	-	110,743
Net Assets, Beginning of Year	<u>4,294,123</u>	<u>50</u>	<u>4,294,173</u>
<b>Net Assets, End of Year</b>	<u>\$ 4,404,866</u>	<u>\$ 50</u>	<u>\$ 4,404,916</u>

*The notes to the consolidated financial statements are an integral part of these statements.*

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**CONSOLIDATED STATEMENT OF ACTIVITIES (CONTINUED)**  
**FOR THE YEAR ENDED DECEMBER 31, 2014**  
**(AS RESTATED)**

	Unrestricted	Temporarily Restricted	Total
<b>Revenue</b>			
Residential services, net	\$ 12,779,261	\$ -	\$ 12,779,261
Amortization of accommodation fees	804,571	-	804,571
Other income	103,065	-	103,065
Total Revenue	<u>13,686,897</u>	<u>-</u>	<u>13,686,897</u>
<b>Operating Expenses</b>			
Nursing services	4,509,917	-	4,509,917
Resident services	63,815	-	63,815
Assisted living	570,407	-	570,407
Dietary	1,875,770	-	1,875,770
Housekeeping	282,585	-	282,585
Laundry	205,326	-	205,326
Restorative	1,055,995	-	1,055,995
Plant operations and maintenance	936,598	-	936,598
Activities and social services	469,525	-	469,525
Administrative	2,251,459	-	2,251,459
Utilities	606,254	-	606,254
Marketing	325,786	-	325,786
Interest	11,788	-	11,788
Financing	83,619	-	83,619
Depreciation and amortization	874,492	-	874,492
Total Operating Expenses	<u>14,123,336</u>	<u>-</u>	<u>14,123,336</u>
Change in Net Assets from Operations	<u>(436,439)</u>	<u>-</u>	<u>(436,439)</u>
<b>Other Income (Expense) and Other Changes in Net Assets</b>			
Interest income	23,181	-	23,181
Fundraising costs	(18,202)	-	(18,202)
Contributions	236,498	3,063	239,561
Total Other Income (Expense) and Other Changes in Net Assets	241,477	3,063	244,540
Net Assets Release from Restrictions	<u>6,013</u>	<u>(6,013)</u>	<u>-</u>
Total Non-Operating Gains (Losses) and Other Changes in Net Assets	<u>247,490</u>	<u>(2,950)</u>	<u>244,540</u>
Changes in Net Assets	(188,949)	(2,950)	(191,899)
Net Assets, Beginning of Year	<u>4,483,072</u>	<u>3,000</u>	<u>4,486,072</u>
Net Assets, End of Year	<u>\$ 4,294,123</u>	<u>\$ 50</u>	<u>\$ 4,294,173</u>

*The notes to the consolidated financial statements are an integral part of these statements.*

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014**

	<u>2015</u>	<u>2014</u> <u>(As Restated)</u>
<b>Cash Flows from Operating Activities</b>		
Cash received from residents	\$ 14,618,642	\$ 13,559,263
Cash paid to suppliers and employees	(13,265,116)	(13,177,369)
Interest received	19,837	23,181
Contributions received	183,231	239,561
Interest paid	<u>(3,312)</u>	<u>(12,476)</u>
<b>Net Cash Provided By Operating Activities</b>	<u>1,553,282</u>	<u>644,636</u>
<b>Cash Flows from Investing Activities</b>		
Acquisitions of property and equipment, net	(676,470)	(915,936)
Net changes in assets whose use is limited	<u>(21,396)</u>	<u>(205,410)</u>
<b>Net Cash Used in Investing Activities</b>	<u>(697,866)</u>	<u>(1,121,346)</u>
<b>Cash Flows from Financing Activities</b>		
Refund of accommodation fees	(134,981)	(306,467)
Principal payment on long-term debt	<u>(559,444)</u>	<u>(597,014)</u>
<b>Net Cash Used In Investing Activities</b>	<u>(694,425)</u>	<u>(903,481)</u>
 Increase (Decrease) in Cash	 160,991	 (1,380,191)
 Cash - Beginning of Year	 <u>2,069,583</u>	 <u>3,449,774</u>
 Cash - End of Year	 <u>\$ 2,230,574</u>	 <u>\$ 2,069,583</u>

*The notes to the consolidated financial statements are an integral part of these statements.*

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS (CONTINUED)**  
**FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014**

	<b>2015</b>	<b>2014</b>
<b>RECONCILIATION OF CHANGES IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Change in net assets	\$ <u>110,743</u>	\$ <u>(191,899)</u>
Adjustments to reconcile increase (decrease) in net assets to net cash provided by operating activities		
Depreciation and amortization	831,965	870,973
Provision for uncollectible accounts and bad debt write-off	87,513	118,618
(Gain) loss on disposals of fixed assets	11,685	(4,174)
Receipt of accommodation fees	1,409,000	1,517,000
Amortization of accommodation fees	(933,238)	(804,571)
(Increase) decrease in current assets		
Account receivable	437,871	(610,045)
Prepaid expenses and other assets	(142,164)	147,799
Inventories	(232)	188
Increase (decrease) in current liabilities		
Accounts payable	(106,200)	(121,132)
Accrued salaries, payroll taxes and benefits and other liabilities	71,680	70,515
Deferred revenue	(225,341)	(45,686)
Accommodation fees deposit	-	(302,950)
Total Adjustments	<u>1,442,539</u>	<u>836,535</u>
<b>Net Cash Provided By Operating Activities</b>	<b>\$ <u>1,553,282</u></b>	<b>\$ <u>644,636</u></b>

*The notes to the consolidated financial statements are an integral part of these statements.*

**MENNONITE BRETHREN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 1 ORGANIZATION**

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**Organization**

*Mennonite Brethren Homes, Inc.* is a not-for-profit corporation located in Reedley, California licensed as a Continuing Care Retirement Community and doing business as *Palm Village Retirement Community* ("Palm Village" or the "Community"). The Community consists of 120 nursing beds, 53 residential/personal care facility units, 16 memory care units and 79 independent living complex units.

In June 2014, Peer Services, Inc. ("Peer Services") was formed. Peer Services is a California corporation organized to provide consultation services to other retirement living service providers. Palm Village owns 100% of the outstanding stock of Peer Services and, accordingly, the activity of Peer Services has been consolidated in these financial statements.

Collectively the consolidated entity is referred to as the "Organization".

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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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**Basis of Accounting**

The consolidated financial statements of the Organization have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

**Consolidated Financial Statement Presentation**

Contributions received are recorded as an increase in unrestricted, temporarily restricted or permanently restricted support, depending on the existence or nature of any donor restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

**Unrestricted** – Those resources over which the Board of Directors has discretionary control. Designated amounts represent amounts which the board has set aside for a particular purpose.

**Temporarily Restricted** – Those resources subject to donor imposed restrictions which will be satisfied by actions of the Organization or passage of time. As of December 31, 2015, the Organization had \$50 in net assets temporarily restricted for the beauty shop and the ladies restroom in the basement.

**Permanently Restricted** – Those resources subject to a donor imposed restriction that they be maintained permanently by the Organization. The Organization does not have any permanently restricted net assets as of December 31, 2015 and 2014.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 2    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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**Consolidated Financial Statement Presentation (Continued)**

Unconditional promises to give cash and other assets are accrued at estimated fair value at the date each promise is received and recorded as pledges receivable. The gifts are reported as either temporarily or permanently restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction is satisfied, net assets are released and reported as an increase in unrestricted net assets. Donor-restricted contributions whose restrictions are met within the same reporting period as received are recorded as unrestricted contributions.

**Income Taxes**

Palm Village is exempt from federal and state income taxes under Section 501(c) (3) of the Internal Revenue Code ("IRC"). Therefore, there is no provision for income taxes reflected in the consolidated financial statements related to the activities of the Community.

Peer Services is not a tax exempt organization and is therefore subject to income taxes at the federal and state levels. As of December 31, 2015, Peer Services has a net deferred tax benefit of \$467 which has not been recorded in these consolidated financial statements as it is deemed immaterial.

The Organization follows "FASB ASC 740-10, Income Taxes – Overall". Under that guidance, the Organization may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities based on the technical merits of the position. Examples of tax positions include the tax-exempt status of the Organization and positions related to the potential sources of unrelated business taxable income ("UBIT"). The tax benefits recognized in the consolidated financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. The Organization has assessed its federal and state tax positions and determined that there were no unrelated business income taxes and no uncertainties or possible related effects that need to be recorded as of or for the year ended December 31, 2015. The 2012, 2013, 2014, and 2015 federal tax returns of the Organization are subject to examination by the taxing authorities generally for three years after they were filed.

**Use of Estimates**

The preparation of the consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Concentrations of Credit Risk Arising from Cash Deposits in Excess of Insured Limits**

The Organization maintains the majority of their cash balances in one financial institution. The balances are insured by the Federal Deposit Insurance Corporation up to \$250,000. At various times during the years ended December 31, 2015 and 2014, the Organization's cash balances may have exceeded the \$250,000 limit.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 2    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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**Cash and Cash Equivalents**

The Organization considers all highly liquid debt instruments and certificates of deposit with a maturity of three months or less to be cash equivalents.

**Residential Services Revenue**

Residential services revenue includes room charges and ancillary services to residents and is recorded at established billing rates net of contractual adjustments resulting from agreements with third-party payers, if applicable. In addition, patient service revenue is recorded net of bad debt expense.

Monthly service fees paid by life care residents who have permanently transferred from their independent living apartment to either assisted living or healthcare are accounted for as healthcare service revenue.

Provisions for estimated third-party payer settlements are provided in the period the related services are rendered. Differences between the amounts accrued and the subsequent settlements are recorded in operations in the year of settlement.

**Third Party Reimbursement Agreements**

**Medi-Cal**

The Organization participates in the Medi-Cal program that is administered by the California Department of Health and Human Services Agency, Department of Health Services. The department determines Medi-Cal rates for the facility every August 1. The rates are determined by re-basing all filed cost reports every three years.

The final rates are set from facility cost reports with minimum and maximum reimbursements calculated from peer facilities. Medi-Cal pays a flat daily rate which does not account for the acuity of the resident. The Organization must submit a cost report for each year based on its fiscal year. Rates derived from the above system are subject to retroactive adjustment by field audit.

**Medicare**

A licensed nursing facility which participated in the Medicare program for the years ended December 31, 2015 and 2014 was reimbursed based on a Prospective Payment System ("PPS"). This program is administered by the United States Department of Health and Human Services. The PPS is a per diem price based system. Annual cost reports are submitted to the designated intermediary; however, they will not contain a cost settlement.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Occupancy Percentages**

For the years ended at December 31, the occupancy percentages of the Organization were as follows:

	<u>2015</u>	<u>2014</u>
Health center (including Wiebe Center)	94.8%	95.3%
Assisted living (including memory care)	91.3%	92.0%
Independent living apartments	94.6%	96.1%

The total census for the Health Center by source of payment at December 31, is as follows:

	<u>2015</u>		<u>2014</u>	
	<u>Days</u>	<u>Percentage</u>	<u>Days</u>	<u>Percentage</u>
Medicare and HMO	3,438	8.3%	4,637	11.1%
Medi-Cal	28,302	68.2%	29,221	70.0%
Private and other	<u>9,775</u>	<u>23.5%</u>	<u>7,878</u>	<u>18.9%</u>
<b>Total</b>	<b><u>41,515</u></b>	<b><u>100.0%</u></b>	<b><u>41,736</u></b>	<b><u>100.0%</u></b>

**Accounts Receivable**

Resident accounts receivable represents amounts due from residents and third-party payers such as Medi-Cal and Medicare for services provided. Medi-Cal and Medicare represent the Organization's most significant third party payers. The Organization provides an allowance for uncollectible accounts using management's judgment. Residents are not required to provide collateral for services rendered. Payment for services is required upon receipt of invoice. Accounts are individually analyzed on a monthly basis for collectability.

Once accounts are deemed uncollectible, the accounts are written off. The allowance for uncollectible accounts was \$24,843 as of December 31, 2015 and 2014.

**Prepaid Expenses**

Payments made to vendors that will benefit periods beyond the reporting year are recorded as prepaid expenses. Prepaid expenses consist primarily of a deposit to the Organization's pooled workers' compensation insurance policy. Interest is earned on the deposit until reimbursed by the policy.

**Supplies Inventory**

Supplies inventory is stated at the lower of cost or market value. Cost is determined using the first-in, first-out (FIFO) method.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 2    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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**Property and Equipment**

Organization capitalizes expenditures in excess of \$1,000 for property and equipment at cost. Property and equipment are depreciated over their estimated useful lives by the straight-line method of depreciation. The estimated useful lives are as follows:

Land improvements	10-40 years
Buildings and improvements	5-50 years
Furniture and equipment	5-10 years
Transportation equipment	5 years

Depreciation expense for the years ended December 31, 2015 and 2014 was \$791,652 and \$834,179, respectively.

**Assets Limited as to Use**

Assets limited as to use include assets held by the trustee under the bond agreements and board designated amounts for capital expenditures. These assets are primarily invested in cash and cash equivalents. Investment income or loss (including realized gains and losses on investments, interest and dividends) is included in operating income unless the income or loss is restricted by donor or law.

**Resident Funds**

The Organization maintains savings accounts on behalf of certain residents and acts as trustee of these funds which are maintained for the personal use of those residents. The funds are expended at the direction of the residents. The balance in the Resident Trust Fund was \$65,729 and \$31,618 at December 31, 2015 and 2014, respectively.

**Deferred Financing Costs**

Costs incurred in connection with the issuance of debt are capitalized and amortized over the term of the related indebtedness on the Series 2005 certificates of participation using straight-line amortization which approximates the effective interest method. The total cost incurred in relation to the issuance of the Series 2005 certificates was \$528,250. During 2010, an additional \$152,636 of costs was incurred in connection with the modification of the Series 2005 certificates and in 2013, an additional \$5,000 was incurred relating to the Series 2005 certificates. Deferred financing costs are net of accumulated amortization of \$296,784 and \$259,991 at December 31, 2015 and 2014, respectively. Total amortization expense related to financing costs was \$36,793 for December 31, 2015 and 2014.

**Letter of Credit Fees**

The Organization pays letter of credit fees on an annual basis relating to the issuance of the Series 2005 Certificates of Participation. For the years ended December 31, 2015 and 2014, the Organization paid letter of credit fees of \$57,186 and \$69,671, respectively.

**MENNONITE BROTHERS HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 2    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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**Accommodation Fees**

Accommodation fees are charged to residents of the independent living facility. The accommodation fees are lump sum payments made to the Organization, which entitles the resident to reside in the facility and participate in certain benefits of the facility. The Organization recognizes as a liability, the portion of the accommodation fee that is refundable according to the terms of the accommodation fee contract with the balance recorded as deferred revenue. Until recently, the Organization offers accommodation fee contracts with a 72 month schedule for refunds after which time the entire accommodation fee is non-refundable. As of December 31, 2015, there were 25 contracts on a 72 month schedule.

Beginning in 2009, the Organization offered reduced entrance fees for a limited amount of independent living units. These contracts amortize over 50 months. The program is offered on an on-going basis. As of December 31, 2015, there were 53 contracts on a 50 month schedule.

Accommodation fees are amortized into income by the straight-line method over the estimated life expectancy of the resident. After establishing residency, the resident may cancel the agreement at any time upon giving 90 days written notice of cancellation. If the resident cancels the agreement for reasons other than death, incapacity, or divorce, the resident is entitled a refund of a portion of the amount paid under the agreement in accordance and with California law, which provides that the Organization may deduct a reasonable processing fee to cover costs and the reasonable value of the services rendered during the resident's occupancy.

The Organization will refund a portion of the accommodation fee in accordance with the following terms:

- I. If cancellation occurs during the first 90 days of occupancy, the Organization shall retain a reasonable processing fee to cover cost and the reasonable value of the services rendered plus an additional 2% of the entrance fee for each month (or portion thereof) of occupancy.
- II. The Organization shall retain any portion of the entrance fee necessary to pay any unpaid indebtedness to the Organization incurred by the resident, including any unpaid monthly service fees and any unpaid expenses incurred by the resident for health or other services.

The Organization manages a section of housing adjacent to the facility called Cottage Commons. During 2008, a resident purchased a home in the cottage commons and signed a contract that entitles Palm Village to title of the home. The contract is designed so that 80% of the agreed upon market value at the time of transfer is refundable when the last resident leaves the home. If the resident leaves the home and enters a unit in assisted living or the health center, the 80% value of the home is used to cover their health care cost for the duration of their stay. When the resident leaves Palm Village, 80% of the homes originally determined market value, less any healthcare cost incurred during their stay at Palm Village, will be refunded to the resident's estate.

**MENNONITE BROTHERS HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 2    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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**Obligation to Provide Future Services**

The Organization provides services and use of facilities under fee-for-service continuing care contracts. Such contracts allow for the increase in periodic fees to cover costs of services and use of facilities without restriction. Therefore a liability for future services has not been estimated.

**Accommodation Fee Deposits**

Guaranty deposits of \$1,000 are required for each resident entering the independent or assisted living facilities within Palm Village Retirement Community. In addition, some residents prepay part of their accommodation fee before moving in. Management accounts for these prepayments within the accommodation fee deposit account. The deposits are subtracted from the amount of accommodation fees due at the time the resident moves in. Total deposits as of December 31, 2015 and 2014 were \$16,250.

**Charity Care**

The Organization provides care to residents under non Medi-Cal programs. Costs for these programs in excess of reimbursement were estimated to be approximately \$343,500 and \$262,000 for the years ended December 31, 2015 and 2014, respectively.

**Advertising**

Advertising costs are charged to operations when incurred. Advertising expense was \$108,828 and \$151,985, for the years ended December 31, 2015 and 2014, respectively.

**Fair Value of Financial Instruments**

Fair value measurement applies to reported balances that are required or permitted to be measured at fair value under an existing accounting standard. The Organization emphasizes that fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability and establishes a fair value hierarchy.

The fair value hierarchy consists of three levels of inputs that may be used to measure fair value as follows:

Level 1— Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Organization has the ability to access.

Level 2— Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

Level 3— Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

**MENNONITE BRETHREN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fair Value of Financial Instruments (Continued)**

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

Additionally, from time to time, the Organization may be required to record at fair value other assets on a non-recurring basis in accordance with generally accepted accounting principles. These adjustments to fair value usually result from the application of the lower-of-cost-or-market accounting or write down of individual assets. Non-financial assets measured at fair value on a non-recurring basis would include non-financial assets and non-financial liabilities measured at fair value in the second step of a goodwill impairment test, other real estate owned, and other intangible assets measured at fair value for impairment assessment.

The Organization also adopted the policy of valuing certain financial instruments at fair value. This accounting policy allows entities the irrevocable option to elect fair value for the initial and subsequent measurement for certain financial assets and liabilities on an instrument-by-instrument basis. The Organization has not elected to measure any existing financial instruments at fair value, however, the Organization may elect to measure newly acquired financial instruments at fair value in the future.

The fair value of assets measured on a recurring basis as of December 31, 2015 is as follows:

	<u>Fair Value</u>	<u>Fair Value Measurements at Reporting Date Using</u>	
		<u>Level 1</u>	<u>Level 2</u>
Brethren Foundation Funds	<u>\$ 576,183</u>	<u>\$ -</u>	<u>\$ 576,183</u>

The fair values of the Organization's investments have been estimated using the net asset value per share ("NAV") as reported by the management of the respective alternative investment. Accounting standards provide for the use of NAV as a practical expedient for estimating fair value. Based on the Organization's ability to redeem its interest in the near term, NAV reported by each alternative investment fund is classified as a Level 2 or Level 3.

**MENNONITE BROTHERS HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fair Value of Financial Instruments (Continued)**

Based on the terms and conditions in effect at December 31, 2015, the Organization's alternative investment funds valued at NAV are as follows:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Strategy</u>	<u>Unfunded Commitment</u>	<u>Redemption Terms</u>
<b><u>Brethren Foundation Funds</u></b>				
SRI Growth Fund	\$576,183	See (a) below	n/a	Can redeem with 3 – 5 business days notification

(a) Outperform the return of the benchmark, which will be a weighing of the following indexes that match the target asset allocation of the Fund:

30%	Barclays Capital U.S. Government / Credit Bond Index
20%	S & P 500 Index
9.50%	Russell 1000 Growth Index
9.50%	Russell Midcap Index
19%	MSCI EAFE Index
12%	Russell 2000 Index

**Financial Instruments**

The carrying amounts of cash and cash equivalents, accounts receivable, assets limited as to use, accounts payable and accrued expenses, other current liabilities, capital leases payable, and current notes payable approximate fair value due the short maturity of these financial instruments. The fair value of bonds payable with variable interest rates are based on quoted market prices for the same or similar issues. The carrying amount reported in the consolidated statements of financial position approximates fair value.

**NOTE 3 ASSETS LIMITED AS TO USE**

The composition of assets limited as to use at December 31, is as follows:

	<u>2015</u>	<u>2014</u>
Debt Service Funds	\$ 216,913	\$ 207,163
Board Designated Reserve Fund	576,183	600,162
Board Designated Endowment	548	-
Chapel Fund	5,644	4,678
Resident Funds	65,729	31,618
<b>Total</b>	<b><u>\$ 865,017</u></b>	<b><u>\$ 843,621</u></b>

Assets limited as to use that are required for obligations classified as current liabilities and other required uses within one year are reported as current assets.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

**NOTE 4 LONG-TERM DEBT**

The Organization's long-term debt at December 31, is summarized below:

	<u>2015</u>	<u>2014</u>
Certificates of Participation, Series 2005, Interest based on a variable rate is payable monthly, annual principal payments, matures October 1, 2026	\$ 7,000,000	\$ 7,500,000
Unsecured notes payable to individuals, matured in 2015	-	<u>55,000</u>
Total	7,000,000	7,555,000
Less: Current Maturities	<u>(520,000)</u>	<u>(555,000)</u>
Total Long-Term Debt	<u>\$ 6,480,000</u>	<u>\$ 7,000,000</u>

The scheduled maturities of the long-term debt are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2016	\$ 520,000
2017	540,000
2018	560,000
2019	585,000
2020	605,000
2021 and thereafter	<u>4,190,000</u>
	<u>\$ 7,000,000</u>

**Certificates of Participation**

In August 2005, Palm Village issued \$12,085,000 in Certificates of Participation, Series 2005 (the 2005 Certificates) through the City of Reedley, California. The 2005 Certificates were issued to refinance the Certificates of Participation, Series 1996, to pay costs of issuance, to payoff personal notes and to provide funding for capital expenditures. In connection with the issuance of the 2005 Certificates, the Organization has granted legal title of the facilities to the City of Reedley, California, and has pledged and granted a security interest in its gross revenue.

By definition, Certificates of Participation are long-term tax-exempt bonds, the interest rate of which is indexed to a current short-term market rate. A demand feature allows the bonds to be remarketed weekly at par value plus accrued interest.

Under the terms of the bond issue, the Organization leases the property from the city. The lease agreement between the Organization and the city requires the Organization to make the lease payments to a bond trustee who is responsible to maintain specific principal, interest and bond reserve accounts. The actual principal and interest payments are made to the bondholders by the bond trustee from the principal and interest accounts. Upon retirement of the bonds, the Organization has the option to purchase the leased property for a nominal amount. Accordingly, the leased property and bond indebtedness has been included in the consolidated financial statements as assets and liabilities of the Organization. The bonds are secured by substantially all of the Organization's assets.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 4    LONG-TERM DEBT (CONTINUED)**

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**Certificates of Participation (Continued)**

The Organization holds an irrevocable letter of credit with the bond trustee and an irrevocable standby letter of credit with the Federal Home Loan Bank of San Francisco for the face amount of the bonds. The standby letter of credit has been extended to August 2017. In the unlikely event remarketing is not successful, the letter of credit will be drawn upon to pay the bond trustee.

The Organization has a liability to the bond trustee immediately upon a draw on the letter of credit. Any draws on the letter of credit are subject to repayment the earliest of 36 months after the date of the draw or the termination date of the letter of credit.

**Restrictive Covenants**

The provisions of the 2005 Certificates contain various restrictive covenants pertaining to financial and operational requirements of the Organization, debt service coverage, minimum unrestricted net assets and cash reserve held in trust.

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**NOTE 5    EMPLOYEE RETIREMENT PLAN**

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The Organization has a Section 403(b) retirement plan which covers substantially all employees after specified periods of service and after meeting certain eligibility requirements. The plan includes a salary deferral through a payroll savings program with no matching employer contributions.

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**NOTE 6    CONCENTRATIONS OF CREDIT RISK**

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The Organization maintains its cash and cash equivalents with financial institutions. At various times throughout the years ended December 31, 2015 and 2014, the Organizations may have had balances in excess of the federally insured limits. Management does not believe the solvency of the financial institution is of concern.

The Organization grants credit without collateral to its residents or their families, most of whom are local residents and many who are insured under third-party payer agreements. The mix of receivables from residents and third-party payers at December 31, was as follows:

	2015	2014
Medicare	20%	16%
Medi-Cal	42%	52%
Private	5%	8%
Other	33%	24%
<b>Total</b>	<b>100%</b>	<b>100%</b>

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 7 CONTINGENCIES AND COMMITMENTS**

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**Government Regulations – Medi-Cal**

The California Health and Human Services Agency, Department of Health Services, reserves the right to perform field audit examinations of the Organization's records. Any adjustments resulting from such examinations could retroactively adjust Medi-Cal revenue.

**Government Regulations – Medicare**

The Medicare intermediary has the authority to audit the skilled nursing facility's records any time within a three-year period after the date the skilled nursing facility receives a final notice of program reimbursement for each cost reporting period. Any adjustments resulting from these audits could retroactively adjust Medicare revenue.

**Self-Insurance Plan and Stop Loss Insurance**

The Organization operates a self-insurance plan for employee health insurance benefits which is managed by a third party administrator. At December 31, 2015 and 2014, the accrual for estimated but not incurred liabilities was \$48,706 and \$100,484, respectively, and is recorded in other current liabilities in the consolidated statements of financial position.

The Organization has entered into a stop-loss agreement with an insurance company to limit its losses on individual claims. Under the terms of the agreement, the insurance company will reimburse the Organization 100% of the cost of annual claims, in excess of an \$85,000 aggregate deductible, up to \$1,000,000 each covered period. The loss limit is \$85,000 per individual. Stop-loss insurance premium of approximately \$188,000 and \$160,000 are included in operating expenses for the years ended December 31, 2015 and 2014, respectively.

**Workers' Compensation Insurance**

The Organization is part of a group-self-insured plan for works' compensation. Significant claims experienced could impact the results of operations based on independent audits performed by the state. There was no receivable from claims paid recorded as of December 31, 2015 and 2014. There are no estimated future claims for incurred incidents as of December 31, 2015 and 2014. Workers' compensation insurance expense for the years ended December 31, 2015 and 2014 totaled \$592,489 and \$433,536, respectively.

**Other**

The health care industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessary limited to, matters such as licensure, accreditation, and government health care program participation requirements, reimbursement for patient services, and Medicare and Medi-Cal fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse statutes and regulations by health care provider. Violations of these laws and regulations could result in expulsion from government health care programs together with the imposition of significant fines and penalties, as well as significant repayments for resident services previously billed.

**MENNONITE BRETHERN HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 7 CONTINGENCIES AND COMMITMENTS (CONTINUED)**

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**Litigation**

The Organization is subject to asserted and unasserted claims encountered in the normal course of business. The Organization's management and legal counsel assess such contingent liabilities and such assessment inherently involves an exercise of judgment. In assessing loss contingencies related to legal proceedings that are pending against the Organization or unasserted claims that may result in such proceedings, the Organization's legal counsel evaluates the perceived merits of any legal proceedings or unasserted claims as well as the perceived merits of the amount of relief sought or expected to be sought therein. In the opinion of management, disposition of these matters will not have a material effect on the Organization's financial condition or results of operations.

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**NOTE 8 FUNCTIONAL CLASSIFICATION OF EXPENSES**

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Functional classification of operating expenses for the years ended December 31, consisted of the following:

	2015	2014
Program	\$ 11,782,552	\$ 11,650,493
Management and general	2,280,009	2,454,619
Fundraising	33,144	18,224
Total Operating Expenses	<b>\$ 14,095,705</b>	<b>\$ 14,123,336</b>

Fundraising expenses incurred during the years ended December 31, 2015 and 2014 were included in other income (expense) on the Statement of Activities.

Salaries and related expenses are allocated based on job descriptions and the best estimates of management. Expenses, other than salaries and related expenses, which are not directly identifiable by program or supporting services, are allocated based on the best estimates of management.

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**NOTE 9 REDEVELOPMENT PLAN OBLIGATIONS (AB 1169 DISCLOSURE)**

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The Organization's planned projects are designed to meet the needs of the Organization by providing additional housing and facilities for residents, consistent with the Organization's tax exempt status. During the year ended December 31, 2015 and 2014, the Organization expended approximately \$437,000 and \$560,000, respectively, for construction costs for its various facilities, including its new assisted living memory care unit. Projects are funded by notes payable and unrestricted net assets. The board has also designated \$576,183 and \$600,162 as of December 31, 2015 and 2014, respectively, to be available for potential future contingencies.

**MENNONITE BROTHERS HOMES, INC.**  
**DBA: PALM VILLAGE RETIREMENT COMMUNITY**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**

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**NOTE 10 RECLASSIFICATIONS**

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Certain reclassifications have been made to the 2014 consolidated financial statements to conform to the 2015 presentation.

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**NOTE 11 PRIOR PERIOD ADJUSTMENT**

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In the consolidated financial statements for the year ended December 31, 2014, errors were made in accounting for insurance expense. These errors were corrected and had the following effect on the consolidated statement of activities for the year ended December 31, 2014.

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Balance net assets as previously Reported December 31, 2014	\$ 4,507,139	\$ 50	\$ 4,507,189
Adjustment			
Additional insurance expense	<u>213,016</u>	<u>-</u>	<u>213,016</u>
Beginning net assets as Restated December 31, 2014	<u>\$ 4,294,123</u>	<u>\$ 50</u>	<u>\$ 4,294,173</u>

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**NOTE 12 SUBSEQUENT EVENTS**

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Management has evaluated subsequent events through the date of the independent auditors' report, the date the consolidated financial statements were available to be issued.

To the Audit Committee  
Palm Village Retirement Community  
703 Herbert Avenue  
Reedley, CA 93654

**INDEPENDENT AUDITORS' REPORT**

We have audited the accompanying continuing care reserve report (the "Reports") of Palm Village Retirement Community as of December 31, 2015.

***Management's Responsibility for the Report***

Management is responsible for the preparation and fair presentation of these Reports in accordance with the report preparation provision of California Health and Safety Code Section 1792; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of Reports that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express an opinion on the Reports 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 Reports are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Reports. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Reports, 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 Reports 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 Reports.

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

The accompanying reports were prepared for the purpose of complying with California Health and Safety Code Section 1792 and are not intended to be a complete presentation of the assets, liabilities, revenues and expenses of Palm Village Retirement Community.

***Opinion***

In our opinion, the Reports of Palm Village Retirement Community present fairly, in all material respects, the liquid reserve requirements of the Palm Village Retirement Community as of December 31, 2015, in conformity with the report preparation provision of California Health and Safety Code Section 1792 referred to above.

***Restriction on Use***

This Report is intended solely for the information of the audit committee of the Palm Village Retirement Community 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. However, this Report is a matter of public record and its distribution is not limited.

April 26, 2016  
St. Louis, Missouri

*Mullen Prost LC*

Certified Public Accountants

**FORM 1-1  
RESIDENT POPULATION**

<u>Line</u>	<u>Continuing Care Residents</u>	<u>TOTAL</u>
[ 1 ]	Number at beginning of fiscal year	167
[2]	Number at end of fiscal year	175
[3]	Total Lines 1 and 2	342
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	X.50
[5]	Mean number of continuing care residents	171
<b>All Residents</b>		
[6]	Number at beginning of fiscal year	293
[7]	Number at end of fiscal year	295
[8]	Total Lines 6 and 7	588
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	X.50
[ 10]	Mean number of <i>all</i> residents	294
Divide the mean number of continuing care residents (Line 5) by the		
[11]	mean number of <i>all</i> residents (Line 10) and enter the result (round to two decimal places).	0.58

**Line**

**FORM 1-2  
ANNUAL PROVIDER FEE**

**TOTAL**

[ 1 ]	Total Operating Expenses (including depreciation and debt service - interest only)	14,062,561
[a]	Depreciation	791,652
[b]	Debt Service (Interest Only)	3,312
[2]	Subtotal (add Line 1 a and 1 b)	794,964
[3]	Subtract Line 2 from Line 1 and enter result.	13,267,597
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)	0.58
[5]	Total Operating Expense for Continuing Care Residents (multiply Line 3 by Line 4)	7,716,868
[6]	Total Amount Due (multiply Line 5 by .001)	x .001 7,717

PROVIDER: Mennonite Brethren Homes, Inc.  
COMMUNITY: Palm Village Retirement Community

**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	8/25/2005	500,000	3,206	57,186	560,392	
2	various	55,000	84	-	55,084	
3	3/1/2012	4,444	22	-	4,466	
4				-	-	
5			-			
6			-			
7			-			
8			-			
<b>TOTAL:</b>				3,312	57,186	619,942

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

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

**PROVIDER:** Mennonite Brethren Homes, Inc

**FORM 5-2**

**LONG-TERM DEBT INCURRED**

**DURING FISCAL YEAR**

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

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

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

**PROVIDER:** Mennonite Brethren Homes, Inc

For year ended 12/31/15  
Form 5-1 & 5-2 Financial Statement Reconciliation

Audited Financial Statements: Cash Flows from Principal Payments on Long-Term Debt	559,444
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Form 5-2 Long-Term Debt Obligation	\$ -
Form 5-1 Long-Term Debt Obligations	
1	500,000
2	55,000
3	4,444
4	-
	559,444
	559,444

Audited Financial Statements: Cash Flows paid to suppliers and employees	13,265,116
Less other operating expenses	(13,207,930)
Amounts paid for credit enhancement premiums	57,186
Form 5-1 (d) Credit Enhancement Premiums Paid	57,186

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

<u>Line</u>	<u>TOTAL</u>
1 Total from Form 5-1 bottom of Column (e)	619,942
2 Total from Form 5-2 bottom of Column (e)	-
3 Facility leasehold or rental payment paid by provider during fiscal year, (including related payments such as lease insurance)	0
4 <b>TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:</b>	<b>619,942</b>

**PROVIDER:** Mennonite Brethren Homes, Inc

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

<u>Line</u>	<u>Amounts</u>	<u>TOTAL</u>
1	Total operating expenses from financial statements	14,082,561
2	Deductions	
a	Interest paid on long-term debt (see instructions)	3,312
b	Credit enhancement premiums paid for long-term debt (see instructions)	57,186
c	Depreciation	791,652
d	Amortization	40,313
e	Revenues received during the fiscal year for services to persons who did not have a continuing care contract	9,847,535
f	Extraordinary expenses approved by the Department	0
3	Total Deductions	10,739,998
4	Net Operating Expenses	3,322,563
5	Divide Line 4 by 365 and enter the result.	9,103
6	Multiply Line 5 by 75 and enter the result. This is the provider's operating expense reserve amount.	682,718

**PROVIDER:** Mennonite Brethren Homes, Inc  
**COMMUNITY:** Palm Village Retirement Community

For year ended 12/31/15  
Form 5-4 line 2-e

9,847,535

Resident Revenue

\$ 14,003,380

Less:

Amort of entrance fees (933,238)

Other revenue (37,735)

RCC & HCC (2,546,045)

Patio Home Maint Fees (638,827)

(4,155,845)

9,847,535

**FORM 5-5  
ANNUAL RESERVE CERTIFICATION**

Provider Name: Mennonite Brethren Homes, Inc.

Fiscal Year Ended: 12/31/2015

We have reviewed our debt service reserve and operating expense reserve requirements as of, and for the period ended 12/31/2015 and are in compliance with those requirement

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

	<u>Amount</u>
[ 1 ] Debt Service Reserve Amount	619,942
[2] Operating Expense Reserve Amount	682,718
[3] Total Liquid Reserve Amount:	1,302,660

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

<u>Qualifving Asset Description</u>	<u>Amount</u> (market value at end of quarter)	
	<u>Debt Service Reserve</u>	<u>Operating Reserve</u>
[4] Cash and Cash Equivalents	800,000	2,257,302
[5] Investment Securities	_____	_____
[6] Equity Securities	_____	_____
[7] Unused/Available Lines of Credit	_____	_____
[8] Unused/Available Letters of Credit	_____	_____
[9] Debt Service Reserve	_____	(not applicable)
[10] Other:	_____	_____
<hr/>		
(describe qualifying asset)		
<b>Total Amount of Qualifying Assets Listed for Liquid Reserve:</b>	[11] 800,000	[12] 2,257,302
<b>Total Amount Required:</b>	[13] 619,942	[14] 682,718
<b>Surplus/(Deficiency):</b>	[15] 180,058	[16] 1,574,584

Signature:



(Authorized Representative)

Date:

5/5/16

CEO/President  
(Title)

## Reserve Disclosure as of 12/31/15

		Bank Accounts at Bank of the Sierra (BOTS)
		Reedley, CA
		Account #s
CASH IN BANK - BOTS	\$	-
CASH IN BANK - BOTS SWEEP 1	\$	50,000
CASH IN BANK - BOTS SWEEP 2	\$	2,370,612
BRETHREN FUNDS	\$	576,183
CASH IN BANK - PSI	\$	60,507
	\$	3,067,302

	Debt Service Reserve	Operating Reserve	
Debt Service Reserve	\$	800,000	
Operating Reserve		\$	2,257,302
<b>Cash and Cash Equivalents (line 4)</b>	\$	800,000	\$ 2,257,302 \$ 3,067,302

Bank Accounts at Bank of the Sierra (BOTS)
Reedley, CA
Account #s
#822750070

<b>Total Amount of Qualifying Assets</b>	\$	800,000	\$ 2,257,302
--	----	---------	--------------

No funds have been accumulated for identified projects or purposes and no funds are maintained or designated for specific contingencies.

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

	<b><u>RESIDENTIAL LIVING</u></b>	<b><u>ASSISTED LIVING</u></b>	<b><u>SKILLED NURSING</u></b>
[1] Monthly Service Fees at beginning of reporting period: (indicate range, if applicable)	<u>659.00 per month</u>	<u>105.00 per day</u>	<u>251.00 per day</u>
[2] Indicate percentage of increase in fees imposed during reporting period: (indicate range, if applicable)	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</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: 1/1/2015  
 (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: Mennonite Brethren Homes, Inc.**

**COMMUNITY: Palm Village Retirement Community**



**Report on CCRC Monthly Service Fees for 2015**  
**Explanation of the Increase in Monthly Service Fees**

Fee increases for Residential Living averaged 3.57%, Assisted Living averaged 2.94%, and Skilled Nursing averaged 5.00%. The rate increases were due to increases in the following expense areas: utilities, labor costs, capital improvements. Any excess in the rate increase was used to build reserves.

703 W. HERBERT AVE. ■ P.O. BOX 1028 ■ REEDLEY, CA 93654-1028

PHONE: 559 638 6933 ■ PHONE: 800 928 6545 ■ FAX: 559 638 8463 ■ [www.palmvillage.com](http://www.palmvillage.com) ■ LIC. #100404809 COA170

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

Date Prepared: 04/26/16

FACILITY NAME: Palm Village Retirement Community  
 ADDRESS: 701 W. Herbert, Reedley, CA ZIP CODE: 93654 PHONE: 559-638-6933  
 PROVIDER NAME: Mennonite Brethren Homes, Inc. FACILITY OPERATOR: Mennonite Brethren Homes, Inc.  
 RELATED FACILITIES: N/A RELIGIOUS AFFILIATION: Mennonite Brethren  
 YEAR OPENED: 1942 # OF ACRES: 7  SINGLE STORY  MULTI-STORY  OTHER: \_\_\_\_\_  
 MILES TO SHOPPING CTR: 1  
 MILES TO HOSPITAL: 5

NUMBER OF UNITS:

<b>RESIDENTIAL LIVING</b>	<b>HEALTH CARE</b>
APARTMENTS — STUDIO: _____	ASSISTED LIVING: <u>69 suites</u>
APARTMENTS — 1 BDRM: _____	SKILLED NURSING: <u>105 beds</u>
APARTMENTS — 2 BDRM: _____	SPECIAL CARE: <u>15 beds</u>
COTTAGES/HOUSES: <u>79 units</u>	DESCRIPTION: > <u>Dementia</u>
RLU OCCUPANCY (%) AT YEAR END: <u>98.73%</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: 50 month amort

RANGE OF ENTRANCE FEES: \$ 69,000 - \$ 149,000 LONG-TERM CARE INSURANCE REQUIRED?  YES  NO

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: 14 days respite care each year for Independent Living Res

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

RESIDENT REPRESENTATIVE(S) TO THE BOARD (briefly describe their involvement): > The residents select a resident representative to the Board annually. They share in Board discussions and are involved with Board Committees including the Budget Committee. The Resident Representative is free to share discussion and Board study. The Representative is a non-voting member of the Board.

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 ( <u>3</u> TIMES/MONTH)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BILLIARD ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	MEALS ( <u>3</u> /DAY)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BOWLING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	SPECIAL DIETS AVAILABLE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CARD ROOMS	<input type="checkbox"/>	<input type="checkbox"/>			
CHAPEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24-HOUR EMERGENCY RESPONSE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COFFEE SHOP	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
EXERCISE ROOM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	APARTMENT MAINTENANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOLF COURSE ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	CABLE TV	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LIBRARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LINENS FURNISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PUTTING GREEN	<input type="checkbox"/>	<input type="checkbox"/>	LINENS LAUNDERED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SHUFFLEBOARD	<input type="checkbox"/>	<input type="checkbox"/>	MEDICATION MANAGEMENT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SPA	<input type="checkbox"/>	<input type="checkbox"/>	NURSING/WELLNESS CLINIC	<input type="checkbox"/>	<input type="checkbox"/>
SWIMMING POOL-INDOOR	<input type="checkbox"/>	<input type="checkbox"/>	PERSONAL HOME CARE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SWIMMING POOL-OUTDOOR	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PERSONAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TENNIS COURT	<input type="checkbox"/>	<input type="checkbox"/>	TRANSPORTATION-PREARRANGED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WORKSHOP	<input 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.  
 Page 1 of 4

PROVIDER NAME: Mennonite Brethren Homes, Inc.

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

<u>MULTI-LEVEL RETIREMENT COMMUNITIES</u>	<u>LOCATION (City, State)</u>	<u>PHONE (with area code)</u>

<u>FREE-STANDING SKILLED NURSING</u>	<u>LOCATION (City, State)</u>	<u>PHONE (with area code)</u>

<u>SUBSIDIZED SENIOR HOUSING</u>	<u>LOCATION (City, State)</u>	<u>PHONE (with area code)</u>

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

PROVIDER NAME: Mennonite Brethren Homes, Inc.

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>INCOME FROM ONGOING OPERATIONS</b>				
<b>OPERATING INCOME</b> (Excluding amortization of entrance fee income)	12826935	12466882	12882326	13070142
<b>LESS OPERATING EXPENSES</b> (Excluding depreciation, amortization, and interest)	12448872	12262014	13027559	13227284
<b>NET INCOME FROM OPERATIONS</b>	378063	204868	-145233	-157142
<b>LESS INTEREST EXPENSE</b>	29786	20831	11788	3312
<b>PLUS CONTRIBUTIONS</b>	207228	225238	239561	183231
<b>PLUS NON-OPERATING INCOME (EXPENSES)</b> (excluding extraordinary items)	41262	30903	23181	-13307
<b>NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION</b>	596767	440178	105721	9470
<b>NET CASH FLOW FROM ENTRANCE FEES</b> (Total Deposits Less Refunds)	753368	610920	1210533	1241510

**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 ORIGINATION</u>	<u>DATE OF MATURITY</u>	<u>AMORTIZATION PERIOD</u>
Cert of Participation				10/01/26	21 years

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

	<u>2013 CCAC Medians 50<sup>th</sup> Percentile (optional)</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
<b>DEBT TO ASSET RATIO</b>		.41	.39	37.95
<b>OPERATING RATIO</b>		98.36	94.27	94.46
<b>DEBT SERVICE COVERAGE RATIO</b>		1.24	1.88	1.95
<b>DAYS CASH ON HAND RATIO</b>		103	57.93	61.55

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

	<u>2012</u>	<u>%</u>	<u>2013</u>	<u>%</u>	<u>2014</u>	<u>%</u>	<u>2015</u>
<b>STUDIO</b>							
<b>ONE BEDROOM</b>	560	0	560	5.00	588	3.57	609
<b>TWO BEDROOM</b>	603	0	603	4.97	633	4.1	659
<b>COTTAGE/HOUSE</b>							
<b>ASSISTED LIVING</b>	99	0	99	3.03	102	2.94	105
<b>SKILLED NURSING</b>	239	0	239	2.92	246	5.00	251
<b>SPECIAL CARE</b>	239	0	239	2.92	246	5.00	251

**COMMENTS FROM PROVIDER:** >

> \_\_\_\_\_  
 > \_\_\_\_\_  
 > \_\_\_\_\_

PROVIDER NAME: Mennonite Brethren Homes, Inc.

**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.