ODD FELLOWS
HOME OF CALIFORNIA

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CONTINUING CARE
CONTRACTS BRANCH

October 29, 2015

Allison Nakatomi
Department of Social Services
744 "P" Street, M. S. 10-90
Sacramento, CA 95814

Re: Annual Report of Odd Fellows Home of California, dba
Saratoga Retirement Community and
The Meadows of Napa Valley

Dear Allison:

Enclosed you will find the following compliance items for the fiscal year ending March 31, 2015 for the Odd Fellows Home of California.

1. Annual report checklist
2. Resident population Form 1-1 and Annual Provider Fee Form 1-2 for each community
3. Checks for the annual provider fee for Saratoga Retirement Community and The Meadows of Napa Valley totaling $15,059.40
4. Certificate of the Chairman of the Board
5. Insurance policies
6. Audited Financial Statement and Auditors Opinion with direct method cash flow
7. Audited Reserve Reports
8. Annual Disclosure Statement
9. Report on CCRC monthly service fees, form 7-1, for each community.

Sincerely,

Robin Oliver
Chairman of the Board
Odd Fellows Home of California

FISCAL YEAR ENDED: 3/31/2015

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ANNUAL REPORT CHECKLIST

PROVIDER(S): **Odd Fellows Home of California**

CCRC(S): **Saratoga Retirement Community and The Meadows of Napa Valley**

CONTACT PERSON: Anita Tucker

TELEPHONE NO.: (541) 857-7624 **EMAIL:** atucker@retirement.org

A complete annual report must consist of 5 copies of the following:

[X] Annual Report Checklist

[X] Annual Provider Fee in the amount of: $ 15,059.40

[ ] If applicable, late fee in the amount of: $_____

[X] Certification by the provider's chief executive officer that:

- [X] The reports are correct to the best of his/her knowledge.
- [X] Each continuing care contract form in use or offered to new residents has been approved by the Department.
- [X] The Provider is maintaining the required *liquid* reserves and, when applicable, the required refund reserve.

[X] Evidence of the provider's fidelity bond, as required by H&SC section 1789.8.

[X] Provider's audited financial statements, with an accompanying certified public accountant's opinion thereon.

[X] Provider's audited reserve reports (prepared on Department forms), with an accompanying certified public accountant's opinion thereon.

[X] 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.

ODD FELLOWS
HOME OF CALIFORNIA

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CONTINUING CARE
CONTRACTS BRANCH

October 29, 2015

Allison Nakatomi
Department of Social Services
744 "P" Street, M. S. 10-90
Sacramento, CA 95814

Re: Annual Report of Odd Fellows Home of California, dba
Saratoga Retirement Community and
The Meadows of Napa Valley
Certification by Chairman of the Board

The annual report and any amendments thereto are correct to the best of my knowledge.

To the best of my knowledge every continuing care contract form in use or offered to new residents has been approved by the Department of Social Services.

As of October 29, 2015 Odd Fellows Home of California is maintaining the required liquid reserve and refund reserve.

Sincerely,

Robin Oliver
Chairman of the Board
Odd Fellows Home of California

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/26/2014

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

RECEIVED JAN 31 2015 CONTINUING CARE CONTRACTS BRANCH

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

PRODUCER		
Caring Communities Shared Services LTD 1850 W. Winchester Road Suite 109 Libertyville IL 60048	CONTACT NAME: Underwriting Associate PHONE (A/C, No, Ext): 847-549-8225 FAX (A/C, No): 847-549-8095 E-MAIL ADDRESS: Certificates@caringcomm.org	
	INSURERS AFFORDING COVERAGE	**NAIC #**
INSURED Pacific Retirement Services Inc. Odd Fellows Home Of California d/b/a The Meadows of Napa Valley 1800 Atrium Parkway Napa CA 94559	INSURER A: Caring Communities, A Reciprocal RRG	12373
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

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

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

INSR LTR	TYPE OF INSURANCE	ADD'L INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY X CLAIMS MADE ☐ OCCUR X Professional Liability X Retro Date 05/01/2002 GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC			CCRRRG-0015-15	01/01/2015	01/01/2016	EACH OCCURRENCE	$ 1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000.00
							MED EXP (Any one person)	$ -
							PERSONAL & ADV INJURY	$ 1,000,000.00
							GENERAL AGGREGATE	$ 3,000,000.00
							PRODUCTS - COMP/OP AGG	$ incl
							SIR Per Claim	$ 50,000.00
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	EXCESS / UMBRELLA LIABILITY ☐ UMBRELLA LIAB ☐ OCCUR X EXCESS LIAB X CLAIMS MADE ☐ DEDUCTIBLE ☐ RETENTION $			CCRRRG-0015-15 *Sublimits apply	01/01/2015	01/01/2016	EACH OCCURRENCE	$ 10,000,000.00
							AGGREGATE	$ 15,000,000.00
							*AUTO	$ 10,000,000.00
							*EMP BEN	$ 5,000,000.00
								$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below						☐ WC STATU-TORY LIMITS ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	OTHER							

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

12/26/2014 11:00:05

CERTIFICATE HOLDER

The Meadows of Napa Valley
1800 Atrium Parkway
Napa CA 94559

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/26/2014

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RECEIVED OCT 30 2015 CONTINUING CARE CONTRACTS BRANCH

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

PRODUCER		
Caring Communities Shared Services LTD 1850 W. Winchester Road Suite 109 Libertyville IL 60048	CONTACT NAME: Underwriting Associate PHONE (A/C, No, Ext): 847-549-8225 FAX (A/C, No): 847-549-8095 E-MAIL ADDRESS: Certificates@caringcomm.org	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED Pacific Retirement Services Inc. Odd Fellows Home of California d/b/a Saratoga Retirement Community 14500 Fruitvale Avenue Saratoga CA 95070	INSURER A: Caring Communities, A Reciprocal RRG	12373
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

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

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INSR LTR	TYPE OF INSURANCE	ADD'L INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY X CLAIMS MADE ☐ OCCUR X Professional Liability X Retro Date 04/01/2002 GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC			CCRRRG-0015-15	01/01/2015	01/01/2016	EACH OCCURRENCE	$ 1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000.00
							MED EXP (Any one person)	$ -
							PERSONAL & ADV INJURY	$ 1,000,000.00
							GENERAL AGGREGATE	$ 3,000,000.00
							PRODUCTS - COMP/OP AGG	$ incl
							SIR Per Claim	$ 50,000.00
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	EXCESS / UMBRELLA LIABILITY ☐ UMBRELLA LIAB ☐ OCCUR X EXCESS LIAB X CLAIMS MADE ☐ DEDUCTIBLE ☐ RETENTION $			CCRRRG-0015-15 *Sublimits apply	01/01/2015	01/01/2016	EACH OCCURRENCE	$ 10,000,000.00
							AGGREGATE	$ 15,000,000.00
							*AUTO	$ 10,000,000.00
							*EMP BEN	$ 5,000,000.00
								$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below						☐ WC STATU-TORY LIMITS ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	OTHER							

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

12/26/2014 10:59:43

CERTIFICATE HOLDER

Saratoga Retirement Community
14500 Fruitvale Avenue
Saratoga CA 95070

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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FORM 1-1
RESIDENT POPULATION

Line	Continuing Care Residents	TOTAL
[1]	Number at beginning of fiscal year	35
[2]	Number at end of fiscal year	52
[3]	Total Lines 1 and 2	87
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x 0.50
[5]	Mean number of continuing care residents	43.5
	All Residents	
[6]	Number at beginning of fiscal year	303
[7]	Number at end of fiscal year	306
[8]	Total Lines 5 and 6	609
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x 0.50
[10]	Mean number of all residents	304.5
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of all residents (Line 10) and enter the result (round to two decimal places).	0.14

FORM 1-2
ANNUAL PROVIDER FEE

Line			TOTAL
[1]	Total Operating Expenses		19,959,054
[a]	Depreciation	2,450,418	
[b]	Debt Service (Interest Only)	708,850	
[2]	Subtotal (add Line 1a and 1b)		3,159,268
[3]	Subtract Line 2 from Line 1 and enter result.		16,799,786
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)		0.14
[5]	Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)		2,399,969
			x 0.001
[6]	**Total Amount Due** (multiply Line 5 by .001)		2,399.97

Provider: **Odd Fellows Home of California**
Community: **Meadows of Napa Valley**

FORM 1-1
RESIDENT POPULATION

Line	Continuing Care Residents	TOTAL
[1]	Number at beginning of fiscal year	212
[2]	Number at end of fiscal year	224
[3]	Total Lines 1 and 2	436
[4]	Multiply Line 3 by ".50" and enter result on Line 5.	x 0.50
[5]	Mean number of continuing care residents	218
	All Residents	
[6]	Number at beginning of fiscal year	361
[7]	Number at end of fiscal year	374
[8]	Total Lines 5 and 6	735
[9]	Multiply Line 8 by ".50" and enter result on Line 10.	x 0.50
[10]	Mean number of all residents	367.5
[11]	Divide the mean number of continuing care residents (Line 5) by the mean number of all residents (Line 10) and enter the result (round to two decimal places).	0.59

FORM 1-2
ANNUAL PROVIDER FEE

Line			TOTAL
[1]	Total Operating Expenses		29,757,381
[a]	Depreciation	4,490,219	
[b]	Debt Service (Interest Only)	3,926,150	
[2]	Subtotal (add Line 1a and 1b)		8,416,369
[3]	Subtract Line 2 from Line 1 and enter result.		21,341,012
[4]	Percentage allocated to continuing care residents (Form 1-1, Line 11)		0.59
[5]	Total Operating Expense of Continuing Care Residents (multiply Line 3 by Line 4)		12,659,430
			x 0.001
[6]	**Total Amount Due** (multiply Line 5 by .001)		12,659.43

Provider: **Odd Fellows Home of California**
Community: **Saratoga Retirement Community**

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Report of Independent Auditors and
Financial Statements with
Supplementary Information

Odd Fellows Home of California

March 31, 2015 and 2014

MOSS-ADAMS LLP

Certified Public Accountants | Business Consultants

CONTENTS

PAGE

REPORT OF INDEPENDENT AUDITORS 1

FINANCIAL STATEMENTS

Statements of financial position 3

Statements of activities and changes in net assets (deficit) 4

Statements of cash flows 5

Notes to financial statements 7

SUPPLEMENTARY INFORMATION

Statements of activities – Saratoga Retirement Community 21

Statements of activities – The Meadows of Napa Valley 22

MOSS-ADAMS LLP
Certified Public Accountants | Business Consultants

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REPORT OF INDEPENDENT AUDITORS

The Board of Directors
Odd Fellows Home of California

Report on the Financial Statements

We have audited the accompanying financial statements of Odd Fellows Home of California, which comprise the statements of financial position as of March 31, 2015 and 2014, and the related statements of activities and changes in net assets (deficit), 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 financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the 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 we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Odd Fellows Home of California as of March 31, 2015 and 2014, 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.

Praxity

Other Matter

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedules of statements of activities – Saratoga Retirement Community and statements of activities – The Meadows of Napa Valley, presented as supplementary information, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 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 financial statements or to the 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 financial statements as a whole.

Moss Adams LLP

San Francisco, California
October 28, 2015

FINANCIAL STATEMENTS

ODD FELLOWS HOME OF CALIFORNIA
STATEMENTS OF FINANCIAL POSITION
Years Ended March 31, 2015 and 2014

	2015	2014
ASSETS		
Current assets		
Cash & cash equivalents	$ 5,049,979	$ 5,304,229
Investments	56,751,364	44,751,528
Accounts receivable, net	4,901,457	4,034,886
Supplies and other prepaid expenses	855,982	953,275
Due from Grand Lodge Endowment Fund	34,000	34,000
Current portion of assets restricted under bond indenture agreements	5,162,393	5,149,679
Total current assets	72,755,175	60,227,597
Property and equipment, net	106,828,264	110,359,448
Other assets		
Assets held for sale	3,344,000	-
Assets held in trust	5,849	2,818
Assets restricted under bond indenture agreements, net of current portion	7,179,174	7,137,671
Bond issuance and other financing costs, net	4,222,876	4,562,510
Total other assets	14,751,899	11,702,999
Total assets	$ 194,335,338	$ 182,290,044
LIABILITIES AND NET ASSETS (DEFICIT)		
Current liabilities		
Accounts payable and accrued expenses	$ 4,454,674	$ 3,462,909
Accrued interest payable	2,317,500	2,357,925
Refundable deposits	743,563	545,923
Current portion of entrance fees due upon reoccupancy	355,261	1,019,250
Current portion of long-term debt	2,770,000	2,695,000
Due to/from PRS MC LLC, net	202,944	50,975
Total current liabilities	10,843,942	10,131,982
Long-term debt, net of current portion	101,381,418	104,919,941
Entrance fees refundable upon reoccupancy, net of current portion	58,103,330	52,047,860
Deferred revenue from entrance fees	23,688,002	20,323,884
Total liabilities	194,016,692	187,423,667
Net assets (deficit)		
Unrestricted	(610,687)	(6,010,266)
Temporarily restricted	845,028	792,338
Permanently restricted	84,305	84,305
Total net assets (deficit)	318,646	(5,133,623)
Total liabilities and net assets	$ 194,335,338	$ 182,290,044

See accompanying notes.

ODD FELLOWS HOME OF CALIFORNIA
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS (DEFICIT)
Years Ended March 31, 2015 and 2014

	2015	2014
CHANGES IN UNRESTRICTED NET ASSETS (DEFICIT)		
Revenues:		
Service fees	$ 25,776,710	$ 24,622,342
Health center revenues, net	16,654,643	17,279,546
Entrance fees earned	3,296,231	3,093,624
Contributions	3,759,194	444,983
Investment income	2,959,659	1,921,937
Other revenue	1,367,647	1,353,536
Total revenues	53,814,084	48,715,968
Net assets released from restrictions	19,231	31,846
Total revenue, gains, and support	53,833,315	48,747,814
Expenses:		
Program expenses:		
Dietary services	7,999,171	7,449,109
Facility services and utilities	7,630,268	7,278,154
Health and social services	10,760,826	10,646,937
Assisted living	3,854,776	3,680,487
General and administrative:		
Administrative and marketing	5,574,218	4,339,277
Interest	4,225,981	4,299,555
Depreciation	6,940,637	6,648,426
Fund disbursement	19,231	31,846
Management services	2,610,317	2,505,115
Loss on disposal of property and equipment	101,010	98,984
Total expenses	49,716,435	46,977,890
Operating income	4,116,880	1,769,924
Nonoperating income:		
Unrealized change in value of investments	1,282,699	1,400,668
Total nonoperating income	1,282,699	1,400,668
Increase in unrestricted net assets (deficit)	5,399,579	3,170,592
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	58,637	54,356
Investment income	22,121	19,332
Unrealized change in value of investments	23,074	29,685
Fund disbursement	(31,911)	-
Net assets released from restrictions	(19,231)	(31,846)
Increase in temporarily restricted net assets	52,690	71,527
CHANGES IN NET ASSETS (DEFICIT)	5,452,269	3,242,119
Net deficit, beginning of year	(5,133,623)	(8,375,742)
Net assets (deficit), end of year	$ 318,646	$ (5,133,623)

See accompanying notes.

ODD FELLOWS HOME OF CALIFORNIA
STATEMENTS OF CASH FLOWS
Years Ended March 31, 2015 and 2014

	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$ 41,776,394	$ 40,695,039
Advanced fees received	6,661,630	3,594,727
Other operating cash receipts	1,572,579	1,262,428
Cash paid to employees and suppliers	(36,567,065)	(35,298,007)
Interest and bond fees paid	(4,266,406)	(3,650,870)
Contributions received	473,831	492,839
Net cash provided by operating activities	9,650,963	7,096,156
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of property and equipment	(3,872,727)	(4,783,538)
Proceeds from sale of property and equipment	4,396	-
Proceeds from sale of investments	-	3,000
Purchases of investments	(7,818,970)	(8,750,000)
Change in assets restricted under bond indenture agreements	78,711	1,582,654
Net cash used in investing activities	(11,608,590)	(11,947,884)
CASH FLOWS FROM FINANCING ACTIVITIES		
Refundable portion of entrance fees received	9,157,050	10,591,380
Refunds of refundable entrance fees	(3,990,150)	(3,698,992)
Principal payments on long-term debt	(2,695,000)	(1,150,000)
Amortization of bond premium	(768,523)	(790,564)
Net cash provided by financing activities	1,703,377	4,951,824
Net (decrease) increase in cash and cash equivalents	(254,250)	100,096
Cash and cash equivalents - beginning	5,304,229	5,204,133
Cash and cash equivalents - ending	$ 5,049,979	$ 5,304,229
Reconciliation of changes in net assets (deficit) to net cash flows provided by operating activities		
Changes in net assets (deficit)	$ 5,452,269	$ 3,242,119
Adjustments to reconcile to net cash provided by operating activities:		
Depreciation	6,940,637	6,648,426
Amortization	339,634	349,245
Nonrefundable portion of entrance fees received from new residents	6,718,430	3,594,727
Entrance fees earned	(3,296,231)	(3,093,624)
Entrance fee refunds on nonrefundable contracts	(56,800)	-
Unrealized change in value of investments	(1,305,773)	(1,430,353)
Investment income	(2,981,780)	(1,941,269)
Non cash contribution	(3,344,000)	(6,500)
Loss on disposal of property and equipment	101,010	98,984
Net change in:		
Accounts receivable, net	(647,667)	(852,181)
Supplies and other prepaid expenses	71,052	(61,591)
Accounts payable and accrued expenses	1,350,998	554,991
Accrued interest payable	(40,425)	299,440
Due to PRS MC LLC	151,969	(1,481)
Refundable deposits	197,640	(304,777)
Net cash provided by operating activities	$ 9,650,963	$ 7,096,156

See accompanying notes.

	2015	2014
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid during the year for interest	$ 4,675,425	$ 4,416,410
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Property and equipment financed with accounts payable and accrued expenses	$ 104,986	$ 467,250

See accompanying notes.

NOTE 1 – ORGANIZATION

Organization and basis of presentation – The Odd Fellows Home of California (the "Corporation") is a non-profit public benefit corporation organized under the California Non-Profit Public Benefit Corporation Law for charitable purposes. It was originally established by the Grand Lodge of California, Independent Order of Odd Fellows in 1893, and has been operating in Saratoga since 1912. On July 31, 2002, the Corporation merged with the California Odd Fellows Home of Napa, Inc. ("The Meadows"), also a non-profit public benefit corporation, established by the Grand Lodge in 1992. The Meadows continues to operate as in the past, but its corporate structure has been joined with the Odd Fellows Home of California (the surviving corporation).

The Saratoga facility (dba Saratoga Retirement Community), located in Saratoga, California, consists of 143 independent living apartments, 91 assisted living apartments, 94-bed skilled nursing facility, and 18 memory care beds.

The Napa facility (dba The Meadows of Napa Valley), located in Napa, California, consists of 165 independent living apartments, 62 assisted living apartments, 69-bed skilled nursing facility, and 20 memory care beds.

The Saratoga Retirement Community is licensed to operate as a continuing care retirement community ("CCRC"), offering two entrance fee options: nonrefundable or 90% refundable option. The entrance fee and the monthly fee together will provide the resident with use of an apartment or cottage and access to care in assisted living or the skilled nursing facility on a temporary or permanent basis.

The Meadows of Napa Valley offers four levels of care as a Multi-Level Care Facility ("MLCF"). On January 30, 2012, The Meadows of Napa Valley received a Provisional Certificate of Authority from the California State Department of Social Services to enter into Continuing Care Contracts to provide care to residents for a term in excess of one year in exchange for payment. In July 2013, The Meadows of Napa Valley began entering into Continuing Care Contracts on certain apartments. The Meadows of Napa Valley will continue to offer apartments on a month to month rental basis as well as apartments under a continuing care contract. The Community offers either a nonrefundable or a 90% refundable entrance fee contract. On December 23, 2013, the California State Department of Social Services extended the Provisional Certificate of Authority to August 30, 2014. A certificate of authority was issued to the Meadows of Napa Valley by the California State Department of Social Services on October 7, 2014.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation – The accompanying financial statements include only the accounts of the Corporation.

Performance indicator – "Change in unrestricted net assets (deficit)" as reflected in the accompanying statements of activities and "changes in net assets (deficit)" is the performance indicator. Change in unrestricted net assets (deficit) includes all changes in unrestricted net assets (deficit), including unrealized change in value of trading securities, and excluding receipt of restricted contributions, contributions of, and assets released from donor restrictions, and investment returns restricted by donors or law.

Use of estimates – The preparation of financial statements in conformity with generally accepted accounting principles require 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 reported amounts of revenues, expenses, gains and losses during the reporting period. Significant items subject to such estimates and assumptions include workers' compensation, future service obligation, and deferred revenue from entrance fees. Actual results could differ from those estimates.

Cash and cash equivalents – Cash and cash equivalents include cash, money market accounts and other securities with maturities of three months or less at the date of acquisition that are not otherwise held by an investment advisor or restricted under bond indenture agreements.

Investments – Investments are stated at fair value based on quoted market prices. Investments acquired by gift are recorded at fair value on the date received. Investments in marketable securities are adjusted to fair value through recognition of unrealized gains and losses in nonoperating income (loss) as they are classified as trading securities. Gains or losses are calculated based on specific identification of the investments. Dividend, interest, and other investment income are recorded net of related custodial and advisory fees. The Corporation's policy is to recognize transfers in and out of Level 1 and Level 2 as of the end of the reporting period.

Accounts receivable – Accounts receivable primarily represents amounts due from residents for living accommodations, services, amounts due from third parties, and interest receivable. The Corporation receives payment for health services from residents, insurance companies, Medicare, Medi-Cal, HMOs, and other third-party payors. As a result, the Corporation is exposed to certain credit risks. The Corporation manages its risk by regularly reviewing its accounts and by providing appropriate allowances for uncollectible accounts. An allowance for doubtful accounts is established based on past collection history and specific identification of uncollectable amounts.

Accounts receivable are stated at amounts management expects to collect. If necessary, management provides for possible uncollectible amounts through a charge to bad debt and a credit to a valuation allowance based on its assessment of the current status of individuals' balances. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to the residents accounts receivable.

Supplies inventory – The accounting method used to record inventory is the FIFO (First in First Out) method. Inventory is valued at the lower of cost or market value as of March 31, 2015 and 2014.

Assets held for sale – Includes land and buildings that were donated to the Corporation in April 2014. These assets were listed for sale in March 2015. The property is located in Galt, CA in San Joaquin County. The land and buildings are valued at the estimated market value which was determined based on an offer to purchase the land received in August 2015. (See Note 18)

Assets restricted under bond indenture agreements – The bonds indenture agreements require that certain funds be invested and held with a Trustee in various required accounts. These required deposits and their related actual account balances are as follows:

	Investment Location	Invested Balance 2015	Invested Balance 2014
Debt service reserve	Trustee	$ 7,179,174	$ 7,137,671
Bond project fund	Trustee	-	96,639
Interest fund	Trustee	2,317,637	2,358,040
Principal fund	Trustee	2,770,112	2,695,000
Reserve fund	Trustee	74,644	-
Total assets restricted under bond indenture agreements		$ 12,341,567	$ 12,287,350

Property and equipment – Purchased property and equipment are recorded at cost, or fair value when received, if donated. The cost basis includes any interest, finance charges, major replacements and improvements, and other related costs capitalized during construction. Maintenance, repairs, and minor replacements are charged to expense when incurred.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets, which range from 3 to 40 years. When assets are retired or otherwise disposed of, the cost of the asset and its related accumulated depreciation are removed from the accounts, and any resulting gain or loss is recognized in income for the period.

The Corporation, using its best estimates based on reasonable and supportable assumptions and projections, reviews for impairment of long-lived assets when indicators of impairment are identified. The review addresses the estimated recoverability of the assets' carrying value, which is principally determined based on projected undiscounted cash flows generated by the underlying tangible assets. When the carrying value of an asset exceeds estimated recoverability, an asset impairment is recognized. No impairment losses were present for the years ended March 31, 2015 and 2014.

Refundable deposits – Refundable deposits contain application fees paid and deposits paid by residents who have selected a unit for move-in.

The Meadows of Napa Valley – Each applicant for residency is required to pay a $1,000 application fee deposit. This deposit will be refunded if the application is denied. If the application is approved, but subsequently withdrawn, it is fully refunded. When a unit becomes available, a CCRC applicant is required to pay an entrance fee deposit of $10,000 to reserve the unit prior to occupancy. This deposit is refundable prior to occupancy. For applicants who execute a rental agreement, the $1,000 is nonrefundable after three months of residency.

Saratoga Retirement Community – Each applicant for residency is required to pay a $1,000 application fee deposit. This deposit will be refunded if the application is denied. If the application is approved but subsequently withdrawn, a portion is refunded. When a unit becomes available, the applicant is also required to pay an entrance fee deposit, which varies in amount, to reserve the unit prior to occupancy. This deposit is refundable prior to occupancy.

Deferred revenue from entrance fees – Nonrefundable fees paid by a resident upon entering into a continuing care contract are recorded as deferred revenue. The Corporation has two different continuing care contracts, which include 90% refundable contracts and nonrefundable contracts. The nonrefundable deferred entrance fees are amortized to income over the estimated remaining actuarial life expectancy of the resident. Amounts amortized to income relating to these types of contracts were $3,296,231 and $3,093,624 for the years ended March 31, 2015 and 2014, respectively, as included in entrance fees earned in the statements of activities and changes in net assets (deficit). At March 31, 2015 and 2014, the Corporation had nonrefundable deferred entrance fees of $23,668,002 and $20,323,884, respectively, related to entrance fees received that will be recognized as revenue in future years.

Entrance fees refundable upon reoccupancy – The other contracts are 90% refundable at the time of reoccupancy after termination of the contract. The nonrefundable portion is amortized to income over the estimated remaining actuarial life expectancy of the resident. Included in such balances are amounts expected to be refunded to residents, as actuarially determined. The refundable portion of entrance fees as of March 31, 2015 and 2014, were $58,458,591 and $53,067,110, respectively, of which $355,261 and $1,019,250 were due to residents as included in current portion of entrance fees refundable upon reoccupancy, at the time the apartment is re-occupied by another resident. Actual refunds of such entrance fees were $3,990,150 and $3,698,992 for the years ended March 31, 2015 and 2014, respectively.

Obligation to provide future services – The Corporation annually calculates the present value of the net cost of future services and the use of facilities to be provided to current residents and compares that amount with the balance of deferred revenue from entrance fees. If the present value of the net cost of future services and the use of facilities exceeds the deferred revenue from entrance fees, a liability is recorded (obligation to provide future services and use of facilities) with the corresponding charge to income. The obligation is discounted at 5.5% for 2015 and 2014, based on the expected long-term rate of return on government obligations. At March 31, 2015 and 2014, no additional future service liability is deemed to exist.

Professional and general liability – The Corporation has secured claims-made policies for general and professional liability insurance with self-insured retentions of $50,000 per claim with limits of $1,000,000 per claim and $3,000,000 aggregate per policy period. The Corporation has also secured excess general and professional liability insurance with limits of $10,000,000 per claim and $15,000,000 aggregate per policy period. Policy period begins January 1, 2015, and ends January 1, 2016. The Corporation has accrued $1,325,203 in accounts payable and accrued expenses as its best estimate of the cost of known claims incurred prior to March 31, 2015, that are within the retention amount. The Corporation has accrued $326,214 as a receivable from insurance proceeds. The Corporation has accrued no liability as its best estimate of the cost of known claims incurred prior to March 31, 2014 that are within the retention amount. In addition, the Corporation has accrued no liability at March 31, 2015 and 2014, as its best estimate of the costs of claims incurred but not yet reported. These liabilities would be included in accounts payable and accrued expense in the accompanying statements of financial position.

Net assets – The Corporation reports three classifications of net assets. A description of each classification of net assets is as follows:

Unrestricted net assets – represent unrestricted resources available to support the Corporation's operations and temporarily restricted resources which have become available for use by the Corporation in accordance with the intention of the donor.

Temporarily restricted net assets – represent contributions that are limited in use by the Corporation in accordance with temporary donor-imposed stipulations. These stipulations may expire with time or may be satisfied by the actions of the Corporation according to the intention of the donor. Upon satisfaction of such stipulations, the associated net assets are released from temporarily restricted net assets and recognized as unrestricted net assets.

Permanently restricted net assets – represent net assets subject to donor imposed stipulations that they be maintained by the Corporation in perpetuity. The Board of Directors has interpreted California's enacted Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of permanently restricted donations absent explicit donor stipulations to the contrary. As a result of this interpretation, the Corporation classifies as permanently restricted net assets (a) the original value of gifts donated, (b) the original value of subsequent gifts, and (c) accumulations to the permanently restricted fund made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. Generally, the donors of these assets permit the Corporation to use all or part of the investment return on these assets.

Contributions – The Corporation reports unconditional contributions of cash and other assets at fair value at the date the contribution is made. Conditional contributions are reported at fair value at the date the conditions are substantially met. 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 expires, temporarily restricted net assets are reclassified as unrestricted net assets and reported in the statements of activities and changes in net assets (deficit) as net assets released from restrictions. Donor-restricted contributions whose restrictions are met within the same year as received are reported as temporarily restricted contributions and net assets released from restriction in the accompanying financial statements.

Revenue recognition (service fees, health center revenues, other revenue) – Service fees and health center revenues are recognized in the month in which services are provided and collectability is reasonably assured. In addition, health center revenue is presented net of third party rate adjustments. Other revenue is recognized as the related services are provided and includes guest services income, catering income, and other miscellaneous income.

The Corporation provides health care services primarily to residents of its communities and the surrounding area. Laws and regulations governing Medicare and Medi-Cal programs are complex and subject to interpretation. The Corporation believes that it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegations of potential wrongdoing. While no such regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation as well as significant regulatory action, including fines, penalties, and exclusion from the Medicare and Medi-Cal programs.

Charity care – The Corporation provides care without charge or at amounts less than its established rates to residents who meet certain criteria under its charity care policy. Because the Corporation does not normally pursue collection of amounts determined to qualify as benevolence, they are not reported as revenue.

Tax exempt status – The Corporation has been recognized by the Internal Revenue Service as a not-for-profit corporation as described in Section 501(c)(3) of the Internal Revenue Code and is exempt from federal and state income taxes on related activities. No tax provision has been made in the accompanying statements of activities and changes in net assets (deficit).

The Corporation 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. The Corporation recognizes interest and penalties related to income tax matters in operating expenses. At March 31, 2015 and 2014, there were no such uncertain tax positions.

Concentrations of credit risk – The Corporation's cash, cash equivalents, investments, and assets restricted under bond indenture agreement consist of various financial instruments. These financial instruments may subject the Corporation to concentrations of risk as, from time to time, cash and investment balances may exceed amounts insured by the Federal Deposit Insurance Corporation and the Securities Investor Protection Corporation, the fair value of debt securities are dependent on the ability of the issuer to honor its contractual commitments, and the fair value of investments are subject to change. Management monitors the financial condition of these institutions on an ongoing basis and does not believe significant credit risk exists at this time.

Concentration of credit risk results from the Corporation granting credit without collateral to its residents and patients, most of whom are local residents and are insured under third-party payor agreements. The mix of receivables as of March 31, 2015 and 2014, from residents and third-party payors is listed at Note 4.

Fair value of financial instruments – The carrying values of cash, investments, accounts receivable, accounts payable and accrued liabilities, refundable deposits and due to affiliates approximate fair value due to the short maturity of such instruments. The carrying value of the long-term debt approximates its fair value due to the floating variable interest pay rate of such instruments. The fair value of debt is disclosed in Note 8. The fair values of investments and assets restricted under bond indenture agreements are disclosed in Note 15.

Advertising – The Corporation expenses advertising costs as incurred. The Corporation incurred advertising costs of $295,871 and $329,358 for the years ended March 31, 2015 and 2014, respectively.

New accounting pronouncements – In October 2012, the FASB issued ASU No. 2012-05, *Classification of the Sale Proceeds of Donated Financial Assets in the Statement of Cash Flows* ("ASU 2012-05") to classify cash receipts from the sale of donated financial assets consistently with cash donations received in the statement of cash flows if those cash receipts were from the sale of donated financial assets that upon receipt were directed without any not-for-profit (NFP) imposed limitations for sale and were converted nearly immediately into cash. Accordingly, the cash receipts from the sale of those financial assets should be classified as cash inflows from operating activities, unless the donor restricted the use of the contributed resources to long-term purposes, in which case those cash receipts should be classified as cash flows from financing activities. Otherwise, cash receipts from the sale of donated financial assets should be classified as cash flows from investing activities by the NFP. The adoption of ASU 2012-05 was effective for the Corporation beginning April 1, 2014. The adoption of ASU 2012-05 did not have a material impact on the Corporation's financial statements.

In April 2013, the FASB issued ASU No. 2013-06, *Services Received from Personnel of an Affiliate* ("ASU 2013-06") to recognize all services received from personnel of an affiliate that directly benefit the recipient not-for-profit entity. Those services should be measured at the cost recognized by the affiliate for the personnel providing those services. However, if measuring a service received from personnel of an affiliate at cost will significantly overstate or understate the value of the service received, the recipient not-for-profit entity may elect to recognize that service received at either (1) the cost recognized by the affiliate for the personnel providing that service or (2) the fair value of that service. The adoption of ASU 2013-06 is effective for the Corporation beginning April 1, 2015. The adoption of ASU 2013-06 is not expected to have a material impact on the Corporation's financial statements.

NOTE 3 – INVESTMENT INCOME

Income from investments, assets restricted under bond indenture agreements, and cash and cash equivalents is comprised of the following:

	2015	2014
Dividends and interest	$ 1,287,070	$ 918,087
Net realized gains on investments	1,694,710	1,023,182
	$ 2,981,780	$ 1,941,269

Investment income is reported net of investment expenses of $287,827 and $220,442 for the years ended March 31, 2015 and 2014, respectively.

NOTE 4 – ACCOUNTS RECEIVABLE

Accounts receivable consists of the following:

	2015	2014
Resident monthly fees	$ 901,228	$ 660,732
Medicare	1,662,865	1,289,996
Medi-cal	2,528,142	981,326
HMO/secondary insurance	807,309	495,511
Entrance fees	223,300	-
Other accounts receivables	660,049	864,981
Subtotal accounts receivable	6,782,893	4,292,546
Less allowance for doubtful accounts	(1,881,436)	(257,660)
Total accounts receivable	$ 4,901,457	$ 4,034,886

Accounts receivable, gross by payor at March 31, consisted of the following:

	2015	2014
Self pay	15%	19%
Medicare	27%	38%
Medi-Cal	41%	29%
HMO/secondary	13%	14%
Entrance fees	4%	0%
Other	0%	0%

NOTE 5 – PROPERTY AND EQUIPMENT

Property and equipment consists of the following:

	2015	2014
Land	$ 6,329,109	$ 6,377,100
Land improvements	5,513,270	5,491,547
Buildings	146,676,865	145,349,804
Furniture and equipment	14,155,236	13,573,192
Automobiles	591,831	588,294
	173,266,311	171,379,937
Less accumulated depreciation	(67,796,267)	(62,500,090)
Construction in progress	1,358,220	1,479,601
	$ 106,828,264	$ 110,359,448

NOTE 6 – UNAMORTIZED DEBT ISSUANCE COSTS

Debt issuance costs associated with the 2012 series bond issuance are being amortized over the terms of the bonds. Amortization expense amounted to $94,913 and $97,585 for the years ended March 31, 2015 and 2014, respectively.

The balance of unamortized debt issuance costs consists of the following:

	2015	2014
Costs related to 2012 bond issuance	$ 1,417,893	$ 1,417,893
Less accumulated amortization	(232,822)	(137,910)
Unamortized debt issuance costs	$ 1,185,071	$ 1,279,983

NOTE 7 – DEFERRED FINANCING COSTS

In connection with the issuance of $98.5 million bonds (see Note 8), the Office of Statewide Health Planning and Development of the State of California (Cal-Mortgage) was paid $3,638,187 at the bond closing on October 1, 2012, for the cost of insuring the bonds over the 29 years and 5 months term.

Amortization expense amounted to $244,721 and $251,660 for the years ended March 31, 2015 and 2014, respectively. The unamortized balance is as follows:

	2015	2014
Deferred finance costs	$ 3,638,187	$ 3,638,187
Less accumulated amortization	(600,382)	(355,660)
Unamortized deferred financing costs	$ 3,037,805	$ 3,282,527

NOTE 8 – LONG-TERM DEBT

Long-term debt at March 31 consisted of the following:

	2015	2014
Insured Senior Living Revenue Bonds, Series 2012	$ 94,705,000	$ 97,400,000
Add: Unamortized premium	9,446,418	10,214,941
Less current portion	(2,770,000)	(2,695,000)
Total long-term debt	$ 101,381,418	$ 104,919,941

Series 2012A Insured Senior Living Revenue Bonds – The insured senior living revenue bonds ("2012 Series A") are insured by the Office of Statewide Health Planning and Development of the State of California (Cal-Mortgage) and were issued to refinance the 1993 Certificates, the 1999 Certificates and the 2003 Series A bonds. The terms of the bond require that the Corporation maintain deposits with a trustee. Such deposits are reflected as assets restricted under bond indenture (see Note 2). Principal maturities for the serial bonds range from $1,150,000 to $4,220,000 are due beginning April 1, 2013 through 2024. Mandatory sinking fund prepayments start in 2025 at $4,430,000 and increase up to $6,235,000 in 2032. Mandatory sinking fund payments start in 2033 at $1,455,000 and increase up to $2,215,000 in 2042. Interest on the bonds is payable semi-annually on April 1 and October 1 at rates ranging from 3.1% to 5.0%. The term bond matures in 2032 and 2042.

The 2012 Bonds and the interest thereon are payable from revenues, and are secured by a pledge and assignment of said revenues and of the amounts held in the funds and accounts established pursuant to the indenture between ABAG Finance Authority for Non-profit Corporation (the Authority) and U.S. Bank, N.A. The bonds are further secured by assignment of the right, title and interest of the Authority in the loan agreement between the Authority and the Corporation.

Under the loan agreement, the 2012 Bonds and related loan repayments are further secured by a deed of trust on all of the Corporations real property and security interest in fixtures and personal property. The bonds are also subject to a regulatory agreement more fully described below, under "Regulatory Agreements."

Bond interest expense on the 2012 Series A bonds was $4,635,000 and $4,715,850 for the years ended March 31, 2015 and 2014, respectively.

The fair value of long-term debt is based on quoted market prices in an active market. At March 31, 2015 and 2014, the fair value of long-term debt was $116,768,448 and $114,856,445, respectively.

Aggregate mandatory maturities of long-term debt, shown net of discounts and premiums, are as follows:

Year Ending March 31,	Total
2016	$ 2,770,000
2017	2,880,000
2018	3,000,000
2019	3,150,000
2020	3,305,000
Thereafter	79,600,000
Total	94,705,000
Add: Unamortized premium	9,446,418
	$ 104,151,418

Regulatory agreements – On October 1, 2012, the Corporation entered into a regulatory agreement with Cal-Mortgage which establishes the requirements of Cal-Mortgage with respect to certain details of the financing transaction related to the 2012 Series A. This regulatory agreement supersedes the previous regulatory agreements. As part of the regulatory agreement, the Corporation is required to comply with certain financial covenants such as debt service coverage ratio, days cash on hand and current ratio. As of March 31, 2015 and 2014, management believes the Corporation was in compliance with these financial covenants.

Grand Lodge guarantees – In October 2012, the Grand Lodge entered into a guarantee agreement with the Office of Statewide Health Planning and Development of the State of California (Cal-Mortgage), the mortgage insurers of the 2012 Series A bonds. The 2012 bonds were issued to refinance the 1993, 1999, and 2003 bonds, these refunded bonds were also under guarantee by the Grand Lodge. The Guarantee has been a required prerequisite by Cal Mortgage. The 2012 Guarantee agreement allows for release of the agreement by submission of written request to Cal Mortgage if the Corporation has met all payment obligations, is not in default with any covenants, and has for at least 5 consecutive years maintained, as of each fiscal year end, a debt service coverage ratio of at least 1.30, maintained greater than 300 days cash on hand, and a current ratio of at least 1.5. As of March 31, 2015 and 2014, management believes the Corporation has met and exceeded the covenant levels.

NOTE 9 – MANAGEMENT AGREEMENTS

On May 23, 2010, the Corporation renewed the management contract with PRS Management & Consulting, LLC ("PRS MC, LLC"), which commenced on August 2, 2010, and will continue for a term of seven (7) years.

Management and accounting fees charged by PRS MC, LLC were, as follows:

	2015	2014
Management and accounting services for Saratoga Retirement Community	$ 1,812,083	$ 1,736,393
Management and accounting services for The Meadows	798,234	768,722
	$ 2,610,317	$ 2,505,115

The amount owed for management services and other expenses to these related parties was $202,944 and $50,975 as of March 31, 2015 and 2014, respectively.

In addition to management services, the Corporation pays for travel and other services provided by PRS MC, LLC personnel. Other significant expenditures involving entities related to PRS MC, LLC include marketing expenses.

Management fee commitments for Saratoga Retirement Community and The Meadows are as follows:

Fiscal Year Ended March 31,	Saratoga Retirement Community	The Meadows
2016	$ 1,933,696	$ 870,961
2017	2,006,390	903,757
2018	693,939	312,596
	$ 4,634,025	$ 2,087,314

NOTE 10 – RELATED PARTY TRANSACTIONS

The Odd Fellows Home of California is under the control of the Grand Lodge of California, Independent Order of Odd Fellows (Grand Lodge), a non-profit corporation exempt under Internal Revenue Code section 501(c)(8) and California Revenue and Taxation Code Section 23701(b). Also affiliated with the Odd Fellows Home of California is the Rebekah Assembly of California, a related non-profit corporation, which is exempt under the same code sections as the Grand Lodge.

The composition of the members of the board of directors of the Corporation is determined in the bylaws. Four directors, who are members of the order, and four directors, who may or may not be members of the order, but are from the professional sector (legal, accounting, medical, financial) are elected by the Grand Lodge. Three directors, who are members of the order, are elected by the Rebekah Assembly. In addition, the Grand Secretary and Grand Treasurer of the Grand Lodge are ex-officio members of the board with voting rights.

The Grand Lodge provided administrative services to the Corporation. In the years ended March 31, 2015 and 2014, a total of $175,856 and $169,627 were paid to the Grand Lodge ($57,385 from The Meadows and $118,471 from Saratoga Retirement Community as of March 31, 2015, and $55,713 from The Meadows and $113,914 from Saratoga Retirement Community as of March 31, 2014).

The Odd Fellows Home Endowment Fund of the Grand Lodge was created to help fund the operations of the Corporation. Investment income earned by the fund and passed through to the Corporation in the years ended March 31, 2015 and 2014, amounted to $408,000, of which $34,000 was receivable by the Corporation at March 31, 2015 and 2014.

NOTE 11 – THIRD-PARTY RATE ADJUSTMENTS AND REVENUE

Approximately 67% and 64% of health center revenue for the years ended March 31, 2015 and 2014, were derived under federal and state third-party reimbursement programs. These revenues are based, in part, on cost reimbursement principles and are subject to audit and retroactive adjustment by the respective third-party fiscal intermediary. In the opinion of management, retroactive adjustments, if any, would not be material to the financial position, the changes in net assets, or cash flows of the Corporation.

NOTE 12 – RETIREMENT PLAN

The Corporation has a 403(b) matching retirement plan that covers employees who have reached the age of 21 and have completed one year of service of at least 1,000 hours. Contributions to the plan are based on a match of the employee's own contribution (determined for each plan year at its discretion), up to a maximum of 2% of plan compensation, evaluated each pay cycle. Total contributions charged to expense for the plan was $177,068 and $163,074 for the years ended March 31, 2015 and 2014, respectively.

NOTE 13 – TEMPORARILY AND PERMANENTLY RESTRICTED NET ASSETS

Temporarily and permanently restricted contributions have been received and are available for the following purposes:

	2015	2014
Living Legacy General Fund	$ 480,625	$ 429,951
IOOF Members Fund (financial assistance in paying rents, medical supplies, etc. for Odd Fellows and Rebekahs)	230,969	230,969
Living Legacy Resident Assistance Fund	73,763	73,713
Miscellaneous Temporarily Restricted	34,133	36,535
Lifeline Pendant Fund	1,361	1,361
Living Legacy Admin Fund	9,839	9,839
Living Legacy In Home Assistance Fund	4,300	4,300
Living Legacy Misc Temp Restricted Fund	2,290	2,290
Living Legacy Employee Education Fund	6,375	2,925
Employee Christmas Fund	370	55
Living Legacy Library Fund	1,003	400
Temporarily restricted net assets	$ 845,028	$ 792,338
Permanently restricted net assets	$ 84,305	$ 84,305

Contributions received in prior years of $84,305 have been permanently restricted by donors to allow only earnings to be used for general purposes.

NOTE 14 – UNRESTRICTED NET ASSETS (DEFICIT)

Unrestricted net assets (deficit) include amounts designated by Board action for the following purposes:

	2015	2014
SRC IOOF Members Fund	$ 492,894	$ 443,896
SRC Cemetery Fund	33,825	31,011
Total Board Designated net assets	526,719	474,907
Unrestricted net assets (deficit)	(1,137,406)	(6,485,173)
Total unrestricted net assets (deficit)	$ (610,687)	$ (6,010,266)

NOTE 15 – FAIR VALUE OF FINANCIAL INSTRUMENTS

FASB ASC Topic 820, *Fair Value Measurements and Disclosures* defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. FASB ASC Topic 820 also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. FASB ASC Topic 820 describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices in active markets for identical assets or liabilities.

Level 2 – Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in active markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities; or net asset value per share (or its equivalent) with the ability to redeem the investment in the near term.

Level 3 – Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

Following is a description of the valuation methodologies used for instruments measured at fair value on a recurring basis and recognized in the accompanying statements of financial position at March 31, 2015 and 2014, as well as the general classification of such instruments pursuant to the valuation hierarchy.

Investments – Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. Level 1 securities include exchange traded equities, fixed income securities, mutual funds and cash equivalents included in money market funds.

Hedge fund – The Corporation owns limited partnership interests in a hedge fund. All limited partnerships are structured as closed-end, commitment-based investment funds where the Corporation commits a specified amount of capital upon inception of the fund (committed capital) which is then drawn down over a specified period of the fund's life. Such limited partnerships generally do not provide redemption options for investors and, subsequent to final closing, do not permit subscriptions by new or existing investors. Accordingly, the Corporation generally holds interests in such limited partnerships for which there are no active markets, although, in some situations, a transaction may occur in the secondary market where an investor purchases a limited partner's existing interest and remaining commitment.

The Corporation's ownership is based upon their percentage of Limited Partnership interests divided by the total commitment of the fund. The investment utilizes underlying fair values as a practical expedient. Specifically, inputs used to determine fair value include financial statements provided by the investment partnerships, which typically include fair market value capital account balances.

The hedge fund is currently undergoing a scheduled liquidation which provides quarterly distributions through January 2016. The value was derived from the liquidation worksheet provided by Coast Access Fund, LTD and is classified as a Level 3 investment. Modifications were made to the liquidation schedule during the year ended March 31, 2015.

The carrying values of cash, accounts receivable, accounts payable and accrued liabilities, and refundable deposits approximate fair value due to the short maturity of such instruments.

The following table presents the fair value hierarchy for those assets measured at fair value on a recurring basis at March 31:

	2015			
	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 6,873,311	$ -	$ -	$ 6,873,311
Fixed income				
AAA - short & intermediate term	10,266,024	-	-	10,266,024
Intermediate - investment grade	5,992,254	-	-	5,992,254
Treasury inflation-protected securities	28,573	-	-	28,573
Floating rate bonds	1,636,849	-	-	1,636,849
Global (foreign) bonds	1,791,961	-	-	1,791,961
Equity securities				
Large cap core	9,184,497	-	-	9,184,497
Large cap value	4,218,334	-	-	4,218,334
Large cap growth	6,142,359	-	-	6,142,359
Mid cap growth	2,555,686	-	-	2,555,686
Mid cap value	2,911,449	-	-	2,911,449
Small cap core	2,308,830	-	-	2,308,830
International	4,486,972	-	-	4,486,972
Mutual funds	10,523,230	-	-	10,523,230
Hedge fund	-	-	178,451	178,451
Total assets	$ 68,920,329	$ -	$ 178,451	$ 69,098,780

	2014			
	Level 1	Level 2	Level 3	Total
Assets				
Cash and cash equivalents	$ 12,189,807	$ -	$ -	$ 12,189,807
Fixed income				
AAA - short & intermediate term	9,642,110	-	-	9,642,110
Intermediate - investment grade	4,047,605	-	-	4,047,605
Treasury inflation-protected securities	822,007	-	-	822,007
Floating rate bonds	1,616,267	-	-	1,616,267
Global (foreign) bonds	1,616,267	-	-	1,616,267
Equity securities				
Large cap core	3,895,963	-	-	3,895,963
Large cap value	5,817,502	-	-	5,817,502
Large cap growth	4,559,981	-	-	4,559,981
Mid cap growth	1,862,776	-	-	1,862,776
Mid cap value	2,191,847	-	-	2,191,847
Small cap core	1,739,374	-	-	1,739,374
International	3,731,428	-	-	3,731,428
Mutual funds	8,382,239	-	-	8,382,239
Hedge fund	-	-	230,752	230,752
Total assets	$ 62,115,173	$ -	$ 230,752	$ 62,345,925

The following table reconciles the beginning and ending balances of recurring fair value measurements recognized in the accompanying financial statements using significant unobservable (Level 3) inputs:

	2015	2014
Hedge fund		
Beginning of year balance	$ 230,752	$ 385,214
Total realized and unrealized gains and losses		
Included in changes in unrestricted net assets	13,801	(1,576)
Purchases, issuances and settlements	(66,102)	(152,886)
End of year balance	$ 178,451	$ 230,752

As required by FASB ASC Topic 820, the investments are classified within the level of the lowest significant input considered in determining fair value. In evaluating the level at which the Corporation's investments have been classified, the Corporation has assessed factors including, but not limited to, the ability to redeem at net asset value ("NAV") at the measurement date and the existence or absence of certain restrictions at the measurement date. In accordance with this guidance, if the Corporation has the ability to redeem from the investment at the measurement date or in the near-term at NAV, the investment would be classified as a Level 2 fair value measurement. Alternatively, if the Corporation will never have the ability to redeem from the investment or is restricted from redeeming for an uncertain or extended period of time from the measurement date, the investment would be classified as a Level 3 fair value measurement.

The following table provides the fair value and redemption terms and restrictions for investments redeemable at net asset value at March 31, 2015:

Fund Type	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Hedge fund	$ 178,451	$ -	None	N/A

The following table provides the fair value and redemption terms and restrictions for investments redeemable at net asset value at March 31, 2014:

Fund Type	Fair Value	Unfunded Commitments	Redemption Frequency (if Currently Eligible)	Redemption Notice Period
Hedge fund	$ 230,752	$ -	None	N/A

The Board of Directors, in conjunction with the external investment advisors and management, monitors and analyzes the valuation of the investments on a quarterly basis. The valuations consider variables such as financial performance of several publicly traded companies in the oil and gas market, recent sales prices of investments, and other pertinent information.

Short-term investments consist of the following at fair value at March 31:

	2015	2014
Cash and cash equivalents including amounts held for investment purposes	$ 6,873,311	$ 6,885,578
Equity, fixed income, mutual funds, hedge funds investments	62,225,469	50,156,118
Total	69,098,780	57,041,696
Less assets restricted under bond indenture agreements	(12,341,567)	(12,287,350)
Less assets held in trust	(5,849)	(2,818)
Total short-term investments	$ 56,751,364	$ 44,751,528

NOTE 16 – COMMITMENTS AND CONTINGENCIES

Litigation – The Corporation is party to various claims and legal actions in the normal course of business. In the opinion of management, the Corporation has substantial meritorious defenses to pending or threatened litigation and, based upon current facts and circumstances, the resolution of these matters is not expected to have a material adverse effect on the financial position of the Corporation.

Asbestos abatement – The Corporation is aware of the existence of asbestos in certain areas of its building. The Corporation has not recorded a liability for any asbestos abatement costs because the cost cannot be reasonably estimated at this time. At such time in the future that plans are made to make changes to structures with asbestos and the related asbestos removal cost estimates are completed, the Corporation will record an estimate of the costs of the requirement asbestos abatement.

Health care reform – In March 2010, President Obama signed the Health Care Reform Legislation into law. The new law will result in sweeping changes across the health care industry. The primary goal of this comprehensive legislation is to extend health care coverage to approximately 32 million uninsured legal U.S. residents through a combination of public program expansion and private sector health insurance reforms. To fund the expansion of insurance coverage, the legislation contains measures designed to promote quality and cost efficiency in health care delivery and to generate budgetary savings in the Medicare and Medicaid programs. The Corporation is unable to predict the full impact of the Health Care Reform Legislation at this time due to the law's complexity and current lack of implementing regulations or interpretive guidance. However, the Corporation expects that provisions of the Health Care Reform Legislation may have a material effect on its business.

NOTE 17 – HEALTH AND SAFETY CODE SECTION 1790(a)(3) DISCLOSURE

In order to provide up-to-date health care facilities for the Corporations continuum of care, the Board of Directors in 2012 issued $98,550,000 of Insured Revenue Bonds (the "Bonds"), $4,845,307 of which was allocated to the Project Fund. Withdrawals for construction costs and capital improvements totaled $3,496,638 for the fiscal year ended March 31, 2014. Withdrawals from the project fund for capital improvements totaled $112,814 for the fiscal year ended March 31, 2015, and the account was closed in February 2015. Consistent with the Corporation's non-profit status, the Bonds were necessary to refinance existing bonds and to improve facilities essential to their provision of housing, health care, and financial security to their aged residents.

NOTE 18 – SUBSEQUENT EVENTS

Subsequent events are events or transactions that occur after the statement of financial position date but before financial statements are issued. The Corporation recognizes in the 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 financial statements. The Corporation's 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 financial statements are issued.

The Meadows continues to update the master plan for the campus to include additional amenities and Independent Living units. The updated plans are a continual work in progress as the management team and the board study the options for expansion and enhancement to the programs and services offered to our existing residents as well as our prospective residents. The Board Strategic Planning committee together with the Building and Grounds committee continue to look at all options to improve the campus and respond to the market demand.

Land donated to the Corporation in April 2014 was listed for sale in March 2015. The land is located in Galt, California in San Joaquin County. An offer to purchase the land dated August 3, 2015, was received and counteroffers were made. As of the date of the financial statements, the transaction was in escrow and is expected to be finalized on December 21, 2015.

On October 2, 2015, the Corporation self-reported overpayments that were received from the Medi-Cal program to the office of the Inspector General ("OIG") in accordance with the requirements of the Self Disclosure Protocol. The initial overpayments were unpaid to the California Department of Health Care Services ("DHCS") on June 4, 2015, as a result of a DHCS audit. The remaining balance of overpayment was reported and returned to DHCS on the same date as the submission to OIG.

The Corporation has evaluated subsequent events through October 28, 2015, which is the date the financial statements are issued.

SUPPLEMENTARY INFORMATION

ODD FELLOWS HOME OF CALIFORNIA
SARATOGA RETIREMENT COMMUNITY
STATEMENTS OF ACTIVITIES
Years Ended March 31, 2015 and 2014

	2015	2014
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	$ 15,314,298	$ 14,525,384
Health center revenues, net	9,493,037	9,691,033
Entrance fees earned	2,937,488	2,972,326
Contributions	3,757,626	428,557
Investment income	2,702,529	1,906,234
Other revenue	886,454	885,065
Total revenues	35,091,432	30,408,599
Net assets released from restrictions	17,059	18,765
Total revenue, gains, and support	35,108,491	30,427,364
Expenses:		
Program expenses:		
Dietary services	4,544,610	4,350,908
Facility services and utilities	4,437,550	4,199,552
Health and social services	5,952,609	6,053,875
Assisted living	2,083,997	2,036,295
General and administrative:		
Administrative and marketing	2,821,102	2,301,006
Interest	3,540,971	3,605,025
Depreciation	4,490,219	4,375,189
Fund disbursement	17,059	18,765
Management services	1,812,083	1,736,393
Loss on disposal of property and equipment	57,181	57,410
Total expenses	29,757,381	28,734,418
Operating income	5,351,110	1,692,946
Nonoperating income:		
Unrealized change in value of investments	1,181,832	1,366,197
Total nonoperating income	1,181,832	1,366,197
Change in unrestricted net assets	6,532,942	3,059,143
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	54,340	52,050
Investment income	22,121	19,332
Unrealized change in value of investments	23,074	29,685
Fund disbursement	(31,911)	-
Net assets released from restrictions	(17,059)	(18,765)
Increase in temporarily restricted net assets	50,565	82,302
CHANGES IN NET ASSETS (DEFICIT)	$ 6,583,507	$ 3,141,445

ODD FELLOWS HOME OF CALIFORNIA
THE MEADOWS OF NAPA VALLEY
STATEMENTS OF ACTIVITIES
Years Ended March 31, 2015 and 2014

	2015	2014
CHANGES IN UNRESTRICTED NET ASSETS		
Revenues:		
Service fees	$ 10,462,412	$ 10,096,958
Health center revenues, net	7,161,606	7,588,513
Entrance fees earned	358,743	121,298
Contributions	1,568	16,426
Investment income (loss)	257,130	15,703
Other revenue	481,193	468,471
Total revenues	18,722,652	18,307,369
Net assets released from restrictions	2,172	13,081
Total revenue, gains, and support	18,724,824	18,320,450
Expenses:		
Program expenses:		
Dietary	3,454,561	3,098,201
Facility services and utilities	3,192,718	3,078,602
Health and social services	4,808,217	4,593,062
Assisted living	1,770,779	1,644,192
General and administrative:		
Administrative and marketing	2,753,116	2,038,271
Interest	685,010	694,530
Depreciation	2,450,418	2,273,237
Fund disbursement	2,172	13,081
Management services	798,234	768,722
Loss on disposal of property and equipment	43,829	41,574
Total expenses	19,959,054	18,243,472
Operating (loss) income	(1,234,230)	76,978
Nonoperating income:		
Unrealized change in value of investments	100,867	34,471
Total nonoperating income	100,867	34,471
Change in unrestricted net assets	(1,133,363)	111,449
CHANGES IN TEMPORARILY RESTRICTED NET ASSETS		
Contributions	4,297	2,306
Net assets released from restrictions	(2,172)	(13,081)
Change in temporarily restricted net assets	2,125	(10,775)
CHANGES IN NET ASSETS (DEFICIT)	$ (1,131,238)	$ 100,674

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Report of Independent Auditor and
Continuing Care Liquid Reserve Schedules with
Supplementary Information

Odd Fellows Home of California

As of and for the Year Ended March 31, 2015

MOSS-ADAMS LLP

Certified Public Accountants | Business Consultants

CONTENTS

PAGE

REPORT OF INDEPENDENT AUDITORS 1

CONTINUING CARE LIQUID RESERVE SCHEDULES

Form 5-1, Long-Term Debt Incurred in a Prior Fiscal Year (including Balloon Debt) 3

Form 5-2, Long-Term Debt Incurred during Fiscal Year (including Balloon Debt) 4

Form 5-3, Calculation of Long-Term Debt Reserve Amount 5

Form 5-4, Calculation of Net Operating Expenses – Saratoga Retirement Community 6

Form 5-4, Calculation of Net Operating Expenses – Meadows of Napa Valley 7

Form 5-5, Annual Reserve Certification 8

SUPPLEMENTARY INFORMATION

Attachment I to Form 5-5: Schedule of Qualifying Assets – Operating Reserve Schedule 9

Attachment I to Form 5-4: Reconciliation of Interest Expense to Interest Paid 10

MOSS-ADAMS LLP
Certified Public Accountants | Business Consultants

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REPORT OF INDEPENDENT AUDITORS

The Board of Directors
Odd Fellows Home of California

Report on the Financial Statements

We have audited the accompanying financial statements of Odd Fellows Home of California, which comprise the continuing care liquid reserve schedules, Forms 5-1 through 5-5, as of and for the year ended March 31, 2015.

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 these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 misstatements 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 we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the continuing care reserve of Odd Fellows Home of California as of and for the year ended March 31, 2015, in conformity with the liquid reserve requirements of California Health and Safety Code Section 1792.

Praxity

Basis of Accounting

We draw attention to the basis of accounting used to prepare the financial statements. The financial statements are prepared by Odd Fellows Home of California 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.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements, as a whole. The accompanying supplementary schedules of Attachment I to Form 5-5: Schedule of Qualifying Assets – Operating Reserve Schedule and Attachment I to Form 5-4: Reconciliation of Interest Expense to Interest paid for the year ended March 31, 2014, presented as supplementary information, are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of financial statements, and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the 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 financial statements, taken as a whole.

Restriction on Use

Our report is intended solely for the information and use of the members of the Board of Directors and management of Odd Fellows Home of California, 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

San Francisco, California
October 29, 2015

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	10/24/2012	$ 2,695,000	$ 4,675,425	-	$ 7,370,425
		TOTAL	$ 4,675,425	-	$ 7,370,425

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

Note: For column (b), do not include voluntary payments made to paydown principal.

Provider: **Odd Fellows Home of California**

FORM 5-2
LONG-TERM DEBT INCURRED
During Fiscal Year
(Including Balloon Debt)

Long-Term Debt Obligation	(a) Date Incurred	(b) Principal Paid During Fiscal Year	(c) Amount of Most Recent Payment on the Debt	(d) Number of Payments next 12 months	(e) Reserve Requirement (see instruction 5) (columns (c) x (d))
1					N/A
2					
3					
4					
5					
6					
7					
8					
			-	-	-

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

Note: For column (b), do not include voluntary payments made to paydown principal.

Provider: **Odd Fellows Home of California**

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

LINE		TOTAL
1	Total from Form 5-1 bottom of column (e)	$ 7,370,425
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)	-
4	TOTAL AMOUNT REQUIRED FOR LONG-TERM DEBT RESERVE:	$ 7,370,425

FORM 5-4
CALCULATION OF NET OPERATING EXPENSES

			Amounts	TOTAL
1		Total operating expenses from financial statements		$ 29,757,381
2		Deductions		
	a	Interest paid on long-term debt (see instructions)	3,962,825	
	b	Credit enhancement premiums paid for long-term debt (see instructions)	-	
	c	Depreciation	4,490,219	
	d	Amortization	(398,719)	
3		Total Deductions		8,054,325
4		Net Operating Expenses		21,703,056
5		Divide Line 4 by 365 and enter the result.		59,460
6		Multiply Line 5 by 75 and enter the result.		$ 4,459,500
		This is the provider's operating expense reserve amount for this community.		

PROVIDER: **Odd Fellows Home of California**
COMMUNITY: **Saratoga Retirement Community**

FORM 5-4
CALCULATION OF NET OPERATING EXPENSES

			Amounts	TOTAL
1		Total operating expenses from financial statements		$ 19,959,054
2		Deductions		
	a	Interest paid on long-term debt (see instructions)	712,600	
	b	Credit enhancement premiums paid for long-term debt (see instructions)	-	
	c	Depreciation	2,450,418	
	d	Amortization	(30,172)	
3		Total Deductions		3,132,846
4		Net Operating Expenses		16,826,208
5		Divide Line 4 by 365 and enter the result.		46,099
6		Multiply Line 5 by 75 and enter the result.		$ 3,457,425
		This is the provider's operating expense reserve amount for this community.		

PROVIDER: **Odd Fellows Home of California**
COMMUNITY: **Meadows of Napa Valley**

FORM 5-5
ANNUAL RESERVE CERTIFICATION

Provider Name:	Odd Fellows Home of California
Fiscal Year Ended:	March 31, 2015

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

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

		Amount
[1]	Debt Service Reserve Amount	$ 7,370,425
[2]	Operating Expense Reserve Amount	$ 7,916,925
[3]	**Total Liquid Reserve Amount:**	$ 15,287,350

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

	Qualifying Asset Description	Amount (market value at end of quarter)	
	Description	**Debt Service Reserve**	**Operating Reserve**
[4]	Cash and Cash Equivalents		$ 6,564,651
[5]	Investment Securities		$ 23,428,562
[6]	Equity Securities		$ 31,808,130
[7]	Unused/Available Lines of Credit		
[8]	Unused/Available Letters of Credit		
[9]	Debt Service Reserve	$ 7,179,174	
[10]	Other:	$ 5,162,393	
	(describe qualify asset)		
	Total Amount of Qualifying Assets Listed for Reserve Obligation:	[11] $ 12,341,567	[12] $ 61,801,343
	Reserve Obligation Amount:	[13] $ 7,370,425	[14] $ 7,916,925
	Surplus/(Deficiency):	[15] $ 4,971,142	[16] $ 53,884,418

Signature:

(Authorized Representative)

Chairman of the Board, Odd Fellows Home of California
(Title)

Operating Reserve Supporting Schedule

	Cash and Cash Equivalent (operating)	$	5,049,979	[4]
	Cash and Cash Equivalent		1,514,672	[4]
	Fixed Income		12,726,881	[5]
	Equities		31,808,130	[6]
	Mutual Funds		10,523,230	[5]
	Coast Access LTD		178,451	[5]
	Total	$	61,801,343	
Per Financial Statements:				
	Cash and cash equivalents	$	5,049,979	
	Investments		56,751,364	
	Total	$	61,801,343	
Form 5-5:				
sum of [4]	Cash and Cash Equivalents	$	6,564,651	
sum of [5]	Investment Securities	$	23,428,562	
sum of [6]	Equity Securities	$	31,808,130	

ODD FELLOWS HOME OF CALIFORNIA
ATTACHMENT I TO FORM 5-4: RECONCILIATION OF INTEREST EXPENSE TO INTEREST PAID

For the Year Ended March 31, 2015

Interest expense/paid schedule

2012 MNV interest paid	$	712,600
2012 SRC interest paid		3,962,825
Total interest paid per audited financials		4,675,425
less: 3/31/2014 accrued interest		(2,357,925)
add: 3/31/2015 accrued interest		2,317,500
Interest expense		4,635,000
add: bond fees		19,449
add: SRC bond amortization, net		(398,719)
add: MNV bond amortization, net		(30,172)
add: bond legal fees		423
Total interest expense per audited financials	$	4,225,981

CONTINUING CARE RETIREMENT COMMUNITY
DISCLOSURE STATEMENT
GENERAL INFORMATION

Date Prepared: 10/29/15

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CONTINUING CARE CONTRACTS BRANCH

FACILITY NAME: The Meadows of Napa Valley
ADDRESS: 1800 Atrium Pakwy., Napa, CA ZIP CODE: 94559 PHONE: (541) 857-7624
PROVIDER NAME: Odd Fellows Home of California (OFHC) FACILITY OPERATOR: PRS Management & Consulting, LLC
RELATED FACILITIES: See Attached RELIGIOUS AFFILIATION:
YEAR OPENED: 1992 NO. OF ACRES: 20 MULTI-STORY: ____ SINGLE STORY: ____ BOTH: X
MILES TO SHOPPING CTR: 1 MILES TO HOSPITAL: 6

NUMBER OF UNITS:

RESIDENTIAL LIVING		HEALTH CARE	
APARTMENTS -STUDIO	11	ASSISTED LIVING	40
APARTMENTS -1 BDRM	91	SKILLED NURSING	69
APARTMENTS - 2 BDRM	53	SPECIAL CARE	20
APARTMENTS - 3 BDRM	0	DESCRIBE SPECIAL CARE:	Memory/cognitive loss
COTTAGES/HOUSES	0		
% OCCUPANCY AT YEAR END	90.91%		

TYPE OF OWNERSHIP: ☑ NOT FOR PROFIT ☐ FOR PROFIT ACCREDITED: ☐ Y ☑ N BY: ____

FORM OF CONTRACT: ☑ CONTINUING CARE ☐ LIFE CARE ☑ ENTRANCE FEE ☐ FEE FOR SERVICE
☐ ASSIGNMENT OF ASSETS ☐ EQUITY ☐ MEMBERSHIP ☑ RENTAL

REFUND PROVISIONS (check all that apply): ☑ 90% ☐ 75% ☐ 50% ☐ FULLY AMORTIZED ☑ OTHER: Prorated to 0% over 3 years

RANGE OF ENTRANCE FEES: $ 104,700 - 598,300 LONG -TERM CARE INSURANCE REQUIRED? ☐ Y ☑ N

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: ____

ENTRY REQUIREMENTS: MIN. AGE: 60 PRIOR PROFESSION: ____ OTHER: ____

RESIDENT REPRESENTATIVE ON THE BOARD (briefly describe their involvement): The Meadows of Napa Valley's resident representative attends bimonthly OFHC Board Meetings and participates as a nonvoting representative of the Resident Association to Board of Directors

FACILITY SERVICES AND AMENITIES

COMMON AREA AMENITIES

	AVAILABLE	FEE FOR SERVICE
BEAUTY/BARBER SHOP	☑	☑
BILLIARD ROOM	☑	☐
BOWLING GREEN	☑	☐
CARD ROOMS	☑	☐
CHAPEL	☑	☐
COFFEE SHOP	☑	☑
CRAFT ROOMS	☑	☐
EXERCISE ROOM	☑	☐
GOLF COURSE ACCESS	☐	☐
LIBRARY	☑	☐
PUTTING GREEN	☑	☐
SHUFFLEBOARD	☑	☐
SPA	☐	☐
SWIMMING POOL-INDOOR	☐	☐
SWIMMING POOL-OUTDOOR	☑	☐
TENNIS COURT	☐	☐
WORKSHOP	☑	☐
OTHER Computer Lab	☑	☐
On-site Physical Therapist	☑	☑

SERVICES AVAILABLE

	INCLUDED IN FEE	FOR EXTRA CHARGE
HOUSEKEEPING TIMES/MONTH	4	
NUMBER OF MEALS/DAY	3	
SPECIAL DIETS AVAILABLE	☑	☐
24-HOUR EMERGENCY RESPONSE	☑	☐
ACTIVITIES PROGRAM	☑	☐
ALL UTILITIES EXCEPT PHONE	☐	☑
APARTMENT MAINTENANCE	☑	☐
CABLE TV	☑	☐
LINENS FURNISHED	☐	☑
LINENS LAUNDERED	☐	☑
MEDICATION MANAGEMENT	☐	☑
NURSING/WELLNESS CLINIC	☐	☑
PERSONAL HOME CARE	☐	☑
TRANSPORTATION-PERSONAL	☐	☑
TRANSPORTATION-PREARRANGED	☑	☑
OTHER ____	☐	☐

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: Odd Fellows Home of California

CCRCs	LOCATION (City, State)	PHONE (with area code)
Saratoga Retirement Community	Saratoga, CA	(800) 996-3467
The Meadows of Napa Valley	Napa, CA	(707) 257-7885

MULTI-LEVEL RETIREMENT COMMUNITIES

FREE-STANDING SKILLED NURSING

SUBSIDIZED SENIOR HOUSING

***PLEASE INDICATE IF THE FACILITY IS LIFE CARE.**

ODD FELLOWS HOME OF CALIFORNIA
FINANCIAL DISCLOSURE STATEMENT

FACILITY NAME: THE MEADOWS OF NAPA VALLEY

	2012	2013	2014	2015
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	45,784,870	44,134,441	45,177,361	46,758,659
LESS OPERATING EXPENSES (excluding depreciation, amortization, & interest)	36,799,706	35,604,447	36,054,936	38,569,689
NET INCOME FROM OPERATIONS	8,985,164	8,529,994	9,122,425	8,188,970
LESS INTEREST EXPENSE	5,910,024	5,717,218	4,715,850	4,635,000
PLUS CONTRIBUTIONS	112,222	198,810	499,339	3,817,831
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)	-	-	-	-
NET INCOME (LOSS) BEFORE ENTRANCE FEES, DEPRECIATION AND AMORTIZATION	3,187,362	3,011,586	4,905,914	7,371,801
NET CASH FLOW FROM ENTRANCE FEES (Total Deposits Less Refunds)	2,130,569	8,032,941	10,487,115	11,885,330

DESCRIPTION OF SECURED DEBT AS OF MOST RECENT FISCAL YEAR END

LENDER	OUTSTANDING BALANCE	INTEREST RATE	DATE OF ORIGINATION	DATE OF MATURITY	AMORTIZATION PERIOD
Insured Senior Living Revenue Bonds, 2012 Series A	94,705,000	3% - 5%	10/24/2012	51,957	29 YR 5 MO

FINANCIAL RATIOS (see next page for ratio formulas)

	2012	2013	2014	2015
DEBT TO ASSET RATIO	0.61	0.56	0.52	0.47
OPERATING RATIO	0.93	0.94	0.90	0.92
DEBT SERVICE COVERAGE RATIO	0.93	2.03	3.87	3.42
DAYS CASH-ON-HAND RATIO	271	336	448	522

HISTORICAL MONTHLY SERVICE FEES
AVERAGE FEE AND PERCENT CHANGE

	2012		2013		2014		2015
STUDIO	$ 2,370.00	2.0%	$ 2,417.00	-11.5%	$ 2,140.00	3.0%	$ 2,204.00
ONE BEDROOM	$ 2,521.00	2.3%	$ 2,578.00	-10.6%	$ 2,305.00	4.2%	$ 2,402.00
TWO BEDROOM	$ 3,885.00	2.6%	$ 3,986.00	-11.1%	$ 3,543.00	1.6%	$ 3,598.00
COTTAGE/HOUSE							
ASSISTED LIVING	$ 4,680.00	-2.3%	$ 4,573.00	-9.7%	$ 4,128.00	3.0%	$ 4,252.00
SKILLED NURSING	$ 9,571.00	2.0%	$ 9,764.00	-11.5%	$ 8,638.00	2.8%	$ 8,882.00
SPECIAL CARE	$ 5,933.00	3.0%	$ 6,111.00	-12.5%	$ 5,347.00	3.0%	$ 5,507.00

COMMENTS FROM PROVIDER: The historical Monthly Service Fees listed represent the rates that were charged prior to the facility becoming a CCRC. In 2012 and 2013 the average monthly fees and % calculations are reflective of annual budgeted fee increase, renovations (resulting in increased fees) and promotional incentives (resulting in decreased fees). 2014 is the first year that includes CCRC rates which affects the average monthly fees and % calculations. In 2015 there were adjustments made to some rates which affects the average monthly fees and % calculations.

PROVIDER NAME: Odd Fellows Home of California

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

OPERATING RATIO

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

DEBT SERVICE COVERAGE RATIO

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

DAYS CASH ON HAND RATIO

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

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

CONTINUING CARE RETIREMENT COMMUNITY
DISCLOSURE STATEMENT
GENERAL INFORMATION

Date Prepared: 10/29/15

RECEIVED
OCT 30 2015
CONTINUING CARE
CONTRACTS BRANCH

FACILITY NAME: Saratoga Retirement Community
ADDRESS: 14500 Fruitvale Ave., Saratoga, CA ZIP CODE: 95070 PHONE: (541) 857-7624
PROVIDER NAME: Odd Fellows Home of California (OFHC) FACILITY OPERATOR: PRS Management & Consulting, LLC
RELATED FACILITIES: See Attached RELIGIOUS AFFILIATION:
YEAR OPENED: 2004 NO. OF ACRES: 37 MULTI-STORY: ____ SINGLE STORY: ____ BOTH: X
MILES TO SHOPPING CTR: 2 MILES TO HOSPITAL: Under 3

NUMBER OF UNITS:

RESIDENTIAL LIVING

APARTMENTS -STUDIO	
APARTMENTS -1 BDRM	24
APARTMENTS - 2 BDRM	80
APARTMENTS - 3 BDRM	0
COTTAGES/HOUSES	39
% OCCUPANCY AT YEAR END	97.20%

HEALTH CARE

ASSISTED LIVING	90
SKILLED NURSING	94
SPECIAL CARE	18
DESCRIBE SPECIAL CARE:	Memory/cognitive loss

TYPE OF OWNERSHIP: ☑ NOT FOR PROFIT ☐ FOR PROFIT ACCREDITED: ☑ Y ☐ N BY: CARF-CCAC

FORM OF CONTRACT: ☑ CONTINUING CARE ☐ LIFE CARE ☑ ENTRANCE FEE ☐ FEE FOR SERVICE
☐ ASSIGNMENT OF ASSETS ☐ EQUITY ☐ MEMBERSHIP ☐ RENTAL

REFUND PROVISIONS (check all that apply): ☑ 90% ☐ 75% ☐ 50% ☐ FULLY AMORTIZED ☑ OTHER: Prorated to 0% over 3 years

RANGE OF ENTRANCE FEES: $ 257,000 TO $ 1,487,000 LONG -TERM CARE INSURANCE REQUIRED? ☐ Y ☑ N

HEALTH CARE BENEFITS INCLUDED IN CONTRACT:

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

RESIDENT REPRESENTATIVE ON THE BOARD (briefly describe their involvement): Saratoga Retirement Community's resident representative is elected to this position by the resident council. They attend all board meetings and provide a report to the board in which they communicate the resident association sentiment. They report back to the resident council about board issues.

FACILITY SERVICES AND AMENITIES

COMMON AREA AMENITIES

	AVAILABLE	FEE FOR SERVICE
BEAUTY/BARBER SHOP	☑	☑
BILLIARD ROOM	☑	☐
BOWLING GREEN	☑	☐
CARD ROOMS	☑	☐
CHAPEL	☐	☐
COFFEE SHOP	☑	☑
CRAFT ROOMS	☑	☐
EXERCISE ROOM	☑	☐
GOLF COURSE ACCESS	☐	☐
LIBRARY	☑	☐
PUTTING GREEN	☑	☐
SHUFFLEBOARD	☐	☐
SPA	☑	☐
SWIMMING POOL-INDOOR	☑	☐
SWIMMING POOL-OUTDOOR	☐	☐
TENNIS COURT	☐	☐
WORKSHOP	☑	☐
OTHER Computer Lab	☑	☐
On-site Physical Therapist	☑	☑

SERVICES AVAILABLE

	INCLUDED IN FEE	FOR EXTRA CHARGE
HOUSEKEEPING TIMES/MONTH	2	
NUMBER OF MEALS/DAY	1	
SPECIAL DIETS AVAILABLE	☑	☐
24-HOUR EMERGENCY RESPONSE	☑	☐
ACTIVITIES PROGRAM	☑	☐
ALL UTILITIES EXCEPT PHONE	☐	☑
APARTMENT MAINTENANCE	☑	☐
CABLE TV	☑	☐
LINENS FURNISHED	☐	☑
LINENS LAUNDERED	☑	☐
MEDICATION MANAGEMENT	☐	☐
NURSING/WELLNESS CLINIC	☐	☑
PERSONAL HOME CARE	☐	☑
TRANSPORTATION-PERSONAL	☐	☑
TRANSPORTATION-PREARRANGED	☑	☑
OTHER	☐	☐

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CCRCs	LOCATION (City, State)	PHONE (with area code)
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The Meadows of Napa Valley	Napa, CA	(707) 257-7885

MULTI-LEVEL RETIREMENT COMMUNITIES

FREE-STANDING SKILLED NURSING

SUBSIDIZED SENIOR HOUSING

***PLEASE INDICATE IF THE FACILITY IS LIFE CARE.**

ODD FELLOWS HOME OF CALIFORNIA
FINANCIAL DISCLOSURE STATEMENT

FACILITY NAME: SARATOGA RETIREMENT COMMUNITY

	2012	2013	2014	2015
INCOME FROM ONGOING OPERATIONS				
OPERATING INCOME (excluding amortization of entrance fee income)	45,784,870	44,134,441	45,177,361	46,758,659
LESS OPERATING EXPENSES (excluding depreciation, amortization, & interest)	36,799,706	35,604,447	36,054,936	38,569,689
NET INCOME FROM OPERATIONS	8,985,164	8,529,994	9,122,425	8,188,970
LESS INTEREST EXPENSE	5,910,024	5,717,218	4,715,850	4,635,000
PLUS CONTRIBUTIONS	112,222	198,810	499,339	3,817,831
PLUS NON-OPERATING INCOME (EXPENSES) (excluding extraordinary items)	-	-	-	-
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FINANCIAL RATIOS (see next page for ratio formulas)

	2012	2013	2014	2015
DEBT TO ASSET RATIO	0.61	0.56	0.52	0.47
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DEBT SERVICE COVERAGE RATIO	0.93	2.03	3.87	3.42
DAYS CASH-ON-HAND RATIO	271	336	448	522

HISTORICAL MONTHLY SERVICE FEES
AVERAGE FEE AND PERCENT CHANGE

	2012		2013		2014		2015
STUDIO							
ONE BEDROOM	$ 3,307.00	2.5%	$ 3,389.00	3.5%	$ 3,508.00	4.0%	$ 3,648.00
TWO BEDROOM	$ 5,049.00	2.5%	$ 5,175.00	3.5%	$ 5,356.00	4.0%	$ 5,570.00
COTTAGE/HOUSE	$ 5,867.00	2.5%	$ 6,014.00	3.5%	$ 6,224.00	4.0%	$ 6,473.00
ASSISTED LIVING	$ 5,295.00	2.1%	$ 5,405.00	2.0%	$ 5,513.00	3.0%	$ 5,679.00
SKILLED NURSING	$ 9,368.00	3.9%	$ 9,733.00	3.8%	$ 10,098.00	4.0%	$ 10,504.00
SPECIAL CARE	$ 5,582.00	2.2%	$ 5,707.00	1.0%	$ 5,765.00	3.0%	$ 5,938.00

COMMENTS FROM PROVIDER:

PROVIDER NAME: Odd Fellows Home of California

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

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

OPERATING RATIO

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

DEBT SERVICE COVERAGE RATIO

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DAYS CASH ON HAND RATIO

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

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

FORM 7-1
REPORT ON CCRC MONTHLY SERVICE FEES

		INDEPENDENT LIVING	ASSISTED LIVING	SKILLED NURSING
[1]	Monthly Service Fees at beginning of reporting period:	$1,363 - $5,132	$2,472 - $6,342	$6,479 - $11,133
[2]	Indicate percentage of increase in fees imposed during reporting period:	3.00%	3.00%	3.00%

[ ] Check here if monthly service fees at this community were not increased during the reporting period.

[3] Indicate the date the fee increase was implemented: April 1, 2014

[4] Check each of the appropriate boxes:

[X] Each fee increase is based on the provider's projected costs, prior year per capita costs, and economic indicators.

[X] All affected residents were given written notice of this fee increase at least 30 days prior to its implementation.

[X] 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.

[X] 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.

[X] The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases.

[X] 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 NAME: The Odd Fellows Home of California
COMMUNITY NAME: The Meadows of Napa Valley

Each year as part of our budget process we incorporate suggestions from residents on ways in which we can improve the services we provide. We also work closely with our department heads to include those suggestions where possible and to refine our program of services

With so many different individuals: residents, employees and board members, our budget takes several months each year to prepare before it is finalized. The Odd Fellows Home of California Board and Pacific Retirement Services have reviewed and approved the budget for

Our goal each year is to produce a budget, which keeps monthly rate increases reasonable while continuing to maintain and improve the services we provide. The budget must cover inflationary increases (including the necessary adjustments to salaries and benefits to retain and attract quality employees) and meet regulatory requirements, bond covenants, and our

We raised Independent Living rates by 3.00%, Assisted Living rates an average of 3.0%, Special Care rates by 3.0% and Health Center rates by 3.0%. Our goal has been to build and staff The Meadows at Napa Valley to provide a great place for you to live a happy and healthy life. We will be monitoring our services and implementing change as necessary.

We realize the importance of keeping fee increases to the most reasonable level possible and have made every effort to do so.

FORM 7-1
REPORT ON CCRC MONTHLY SERVICE FEES

		INDEPENDENT LIVING	ASSISTED LIVING	SKILLED NURSING
[1]	Monthly Service Fees at beginning of reporting period:	$2,964 - $7,222	$3,911 - $7,244	$8,182 - $13,475
[2]	Indicate percentage of increase in fees imposed during reporting period:	4.00%	3.00%	4.00%

[ ] Check here if monthly service fees at this community were not increased during the reporting period.

[3] Indicate the date the fee increase was implemented: April 1, 2014

[4] Check each of the appropriate boxes:

[X] Each fee increase is based on the provider's projected costs, prior year per capita costs, and economic indicators.

[X] All affected residents were given written notice of this fee increase at least 30 days prior to its implementation.

[X] 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.

[X] 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.

[X] The provider provided residents with at least 14 days advance notice of each meeting held to discuss the fee increases.

[X] 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 NAME: The Odd Fellows Home of California
COMMUNITY NAME: Saratoga Retirement Community

Each year as part of our budget process we incorporate suggestions from residents on ways in which we can improve the services we provide. We also work closely with our department heads to include those suggestions where possible and to refine our program of services while keeping the costs as low as possible.

With so many different individuals: residents, employees and board members, our budget takes several months each year to prepare before it is finalized. The Odd Fellows Home of California Board and Pacific Retirement Services have reviewed and approved the budget for this next fiscal year.

Our goal each year is to produce a budget, which keeps monthly rate increases reasonable while continuing to maintain and improve the services we provide. The budget must cover inflationary increases (including the necessary adjustments to salaries and benefits to retain and attract quality employees) and meet regulatory requirements, bond covenants, and our actuarial reserve requirements.

We raised Independent Living rates by 4.0%, Assisted Living rates by 3.0%, Special Care rates by 3.0% and Health Center rates by 4.0%. The Health Care rate increase is necessary to accommodate the rising costs of providing health care. Our goal has been to build and staff Saratoga Retirement Community to provide a great place for you to live a happy and healthy life. We will be monitoring our services and implementing change as necessary.

We realize the importance of keeping fee increases to the most reasonable level possible and have made every effort to do so.

KEY INDICATORS REPORT

Odd Fellows Home of California

Chairman of the Board, Odd Fellows Home of California

RECEIVED
NOV 27 2015
CONTINUING CARE CONTRACTS BRANCH

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

	2010	2011	2012	2013	2014	2015	Forecast 2016	2017	2018	2019	2020	Preferred Trend Indicator
OPERATIONAL STATISTICS												
1. Average Annual Occupancy by Site (%)												N/A
Saratoga Retirement Community	93.41%	91.95%	89.66%	88.35%	89.83%	92.58%	92.90%	92.90%	92.90%	92.90%	92.90%	
The Meadows of Napa Valley	76.36%	72.60%	78.38%	84.36%	85.74%	85.83%	89.70%	90.80%	70.90%	70.90%	70.90%	
MARGIN (PROFITABILITY) INDICATORS												
2. Net Operating Margin (%)	14.19%	17.21%	12.42%	16.31%	16.65%	11.94%	17.89%	16.24%	14.96%	18.66%	18.83%	↑
3. Net Operating Margin - Adjusted (%)	19.20%	22.31%	17.79%	29.60%	32.91%	30.66%	33.36%	29.34%	28.47%	30.67%	31.64%	↓
LIQUIDITY INDICATORS												
4. Unrestricted Cash and Investments ($000)	32,241	32,660	31,182	37,681	50,056	61,801	73,464	81,761	86,913	97,206	112,467	↑
5. Days Cash on Hand (Unrestricted)	295	288	269	333	458	533	619	679	678	705	791	↑
CAPITAL STRUCTURE INDICATORS												
6. Deferred Revenue from Entrance Fees ($000)	54,913	51,398	49,197	54,189	20,324	23,688	26,630	27,068	30,234	33,875	34,818	N/A
7. Net Annual E/F proceeds ($000)	2,428	2,815	2,724	8,033	10,487	11,829	11,224	8,936	9,526	9,837	11,155	N/A
8. Unrestricted Net Assets ($000)	2,149	4,836	3,165	1,047	-6,010	-611	2,303	4,086	4,938	7,923	12,537	N/A
9. Annual Capital Asset Expenditure ($000)	7,839	2,364	3,445	2,628	4,784	3,873	9,244	46,023	34,111	4,531	4,612	N/A
10. Annual Debt Service Coverage Revenue Basis (x)	0.99	1.00	0.95	1.27	1.46	1.81	1.63	1.47	1.39	1.70	1.90	↑
11. Annual Debt Service Coverage (x)	1.24	1.29	1.22	2.44	3.04	3.59	3.31	2.80	2.74	3.00	3.45	↑
12. Annual Debt Service/Revenue (%)	19.81%	19.38%	20.76%	13.84%	13.20%	12.04%	12.38%	12.32%	12.29%	11.79%	10.60%	↓
13. Average Annual Effective Interest Rate (%)	5.53%	5.54%	5.55%	5.57%	3.87%	3.92%	3.95%	3.95%	4.31%	4.76%	4.30%	↓
14. Unrestricted Cash & Investments/ Long-Term Debt (%)	42.67%	31.32%	30.77%	37.40%	50.69%	64.39%	78.90%	90.74%	99.95%	116.43%	140.86%	↑
15. Average Age of Facility (years)	6.85	7.43	8.09	8.80	9.40	9.77	10.46	10.34	9.96	9.51	10.13	↓