

**Report on Examination**

**of**

**CCRC OPCO – Cypress Village, LLC**

**d/b/a**

**Cypress Village**

**Jacksonville, FL**

**as of**

**December 31, 2023**



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## **SCOPE OF EXAMINATION**

The Florida Office of Insurance Regulation (“OIR”), Life & Health Financial Oversight unit, conducted a routine examination of CCRC OPCO – Cypress Village, LLC d/b/a Cypress Village (“Cypress Village”), pursuant to section 651.105, Florida Statutes. The objective of the examination was to determine the extent of compliance with the provisions of Chapter 651, Florida Statutes, and Rule Chapter 690-193, Florida Administrative Code. The examination covered the period of January 1, 2021, through December 31, 2023.

## **COMPANY HISTORY**

CCRC OPCO – Cypress Village, LLC, a Florida for-profit limited liability company, was granted a certificate of authority by the OIR to offer continuing care contracts on December 12, 2014. CCRC OPCO – Cypress Village, LLC operates the continuing care retirement community (“CCRC”) facility Cypress Village, and is not affiliated with a religious organization.

Cypress Village operates on the calendar year from January 1 through December 31. As of December 31, 2023, Cypress Village reported in its Annual Report filed with the OIR: 556 Continuing Care units consisting of 345 Independent Living units, 27 Assisted Living units, 18 Memory Care units, 120 Skilled Nursing units, and 46 Rental units. As of December 31, 2023, there were 604 individuals reported residing at Cypress Village. The facility reports, pursuant to a continuing care contract, 429 residents in Independent Living, 40 residents in Assisted Living, and 11 residents in Skilled Nursing. The facility reported 124 residents without a continuing care contract.

## **SUMMARY OF FINDINGS**

### Minimum Liquid Reserve

#### Finding 1:

In one instance, pursuant to section 651.035(11), Florida Statutes, Cypress Village failed to fund the Minimum Liquid Reserve shortfall within 10 business days after the end of any fiscal quarter due to a change in the market value of the invested funds.

#### Finding 2:

In one instance, pursuant to section 651.011(16)(a), Florida statutes, Cypress Village was Impaired, as the facility failed to maintain its minimum liquid reserve as required under section 651.035, Florida Statutes.

### Resident Council Required Disclosures

#### Finding 3:

In three instances, pursuant to section 651.091(2)(j), Florida Statutes, Cypress Village failed to provide documentation demonstrating that a copy of the quarterly statement was delivered to the President or Chair of the Residents' Council within 30 days after the quarterly statement is filed with the OIR.

## **MINIMUM LIQUID RESERVE**

As of December 31, 2023, Cypress Village had a Minimum Liquid Reserve that was funded in accordance with section 651.035, Florida Statutes.

## **SUMMARY OF RECOMMENDATIONS**

### Minimum Liquid Reserve

Findings 1 and 2: The OIR recommends Cypress Village establish adequate procedures and controls to ensure that the statutory required Minimum Liquid Reserve remains funded in accordance with section 651.035, Florida Statutes.

### Resident Council Required Disclosures

Finding 3: The OIR recommends Cypress Village establish adequate procedures and controls to ensure that the statutory availability, distribution, and posting of reports and records are distributed to the President or Chair of the Residents' Council, in accordance with section 651.091(2), Florida Statutes.

## CONCLUSION

This Report of Examination is based upon the information provided to the OIR from Cypress Village and additional research conducted by the OIR.

The following individuals from the Florida Office of Insurance Regulation participated in the examination: Michael Rockwell, Financial Administrator; Steven Waites, Financial Specialist; Al Garabedian, Financial Specialist.

Respectfully submitted,



Carolyn M. Morgan  
Director  
Life & Health Financial Oversight  
Florida Office of Insurance Regulation  
Date Signed: 4/29/25