

Report on Examination

of

CCRC OPCO – Bradenton, LLC

d/b/a

Freedom Village of Bradenton

Bradenton, 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 – Bradenton, LLC d/b/a Freedom Village of Bradenton (“Freedom 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 69O-193, Florida Administrative Code. The examination covered the period of January 1, 2021, through December 31, 2023.

COMPANY HISTORY

CCRC OPCO – Bradenton, 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 – Bradenton, LLC operates the continuing care retirement community (“CCRC”) facility Freedom Village of Bradenton, and is not affiliated with a religious organization.

Freedom Village operates during the calendar year from January 1 through December 31. As of December 31, 2023, Freedom Village reported in its Annual Report filed with the OIR: 657 Continuing Care units consisting of 402 Independent Living units, 48 Assisted Living units, 22 Memory Care units, 120 Skilled Nursing units, and 65 Rental units. As of December 31, 2023, there were 537 individuals reported residing at Freedom Village. The facility reports, pursuant to a continuing care contract, 343 residents in Independent Living, 45 residents in Assisted Living, and 5 residents in Skilled Nursing. The facility reported 144 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, Freedom 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, Freedom 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 one instance, pursuant to section 651.091(2)(d), Florida Statutes, Freedom Village failed to provide documentation demonstrating that notice was given to the President or Chair of the Residents' Council within 10 business days after issuance of a final examination report or the initiation of any legal or administrative proceeding by the OIR or the department and include a copy of such document.

Finding 4:

In two instances, pursuant to section 651.091(2)(g), Florida Statutes, Freedom Village failed to provide documentation demonstrating that a copy of the full annual statement was distributed to the President or Chair of the Residents' Council within 30 days after filing with the OIR.

Finding 5:

In two instances, pursuant to section 651.091(2)(g), Florida Statutes, Freedom Village failed to provide documentation demonstrating that a copy of the full third-party financial audit filed with the Annual Report was distributed to the President or Chair of the Residents' Council within 30 days after filing with the OIR.

Finding 6:

In three instances, pursuant to section 651.091(2)(h), Florida Statutes, Freedom Village failed to provide documentation demonstrating that the information described in s. 651.085(4) was delivered in writing to the President or Chair of the Residents' Council and make supporting documentation available upon request.

Finding 7:

In two instances, pursuant to section 651.091(2)(i), Florida Statutes, Freedom Village failed to provide documentation demonstrating that a summary of entrance fees collected and refunds made during the time period covered in the Annual Report and the refund balances due at the end of the report period were delivered to the President or Chair of the Residents' Council.

Quarterly Meetings with Residents

Finding 8:

In four instances, pursuant to section 651.085(1), Florida Statutes, Freedom Village failed to accurately report the dates in which quarterly meetings were held in the Annual Report as required under section 651.026, Florida Statutes.

Finding 9:

In three instances, pursuant to section 651.085(3), Florida Statutes, Freedom Village failed to provide documentation demonstrating that the designated representative was notified at least 14 days in advance of any meeting of the full governing body at which proposed changes in resident fees or services will be discussed. The representative shall be invited to attend and participate in that portion of the meeting designated for the discussion of such changes.

Finding 10:

In one instance, pursuant to section 651.085(4), Florida Statutes, Freedom Village failed to provide documentation to demonstrate that at a quarterly meeting prior to the implementation of any increase in the monthly maintenance fee, the designated representative of the provider provided the reasons, by department cost centers, for any increase in the fee that exceeds the most recently published Consumer Price Index for All Urban Consumers, all items, Class A Areas of the Southern Region.

MINIMUM LIQUID RESERVE

As of December 31, 2023, Freedom 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 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

Findings 3 through 7: The OIR recommends Freedom 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.

Quarterly Meetings with Residents

Finding 8: The OIR recommends that Freedom Village ensures that the dates of quarterly meetings with residents pursuant to section 651.085(1), Florida Statutes, are properly reported, in accordance with section 651.026(2)(d), Florida Statutes.

Finding 9: The OIR recommends that Freedom Village establish adequate procedures and controls to ensure that the designated resident representative was notified at least 14 days in advance of any meeting of the full governing body at which the annual budget and proposed changes or increases in resident fees or services are on the agenda or will be discussed and maintain supporting documentation.

Finding 10: The OIR recommends that Freedom Village establish adequate procedures and controls to ensure that the reasons, by department cost centers, for any increase in the fee that exceeds the most recently published Consumer Price Index for All Urban Consumers, all items, Class A Areas of the Southern Region are provided at a quarterly meeting prior to the implementation of any increase in the monthly maintenance fee and maintain supporting documentation.

CONCLUSION

This Report of Examination is based upon the information provided to the OIR from Freedom 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