

**Report on Examination**

**of**

**Penney Retirement Community, Inc**

**Penney Farms, FL**

**as of**

**June 30, 2022**



## Contents

Scope of Examination .....	1
Company History.....	1
Summary of Findings .....	2
Minimum Liquid Reserve .....	2
Summary of Recommendations.....	3
Conclusion .....	3

## **SCOPE OF EXAMINATION**

The Florida Office of Insurance Regulation (“OIR”), Life & Health Financial Oversight unit, conducted a routine examination of Penney Retirement Community, Inc., 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, 2019, through June 30, 2022.

## **COMPANY HISTORY**

Penney Retirement Community, Inc., a Florida non-profit organization, was granted a certificate of authority by the OIR to offer continuing care contracts on February 23, 1996. Penney Retirement Community, Inc. operates the continuing care retirement community facility located in Penney Farms, Florida.

Penney Retirement Community, Inc. operates on the fiscal year from July 1 through June 30. As of June 30, 2022, Penney Retirement Community, Inc. reported in its Annual Report filed with the OIR: 434 Continuing Care Units consisting of 309 Independent Living Units, 55 Assisted Living Units, 20 Memory Care Units, and 50 Skilled Nursing Units. As of June 30, 2022, there were 276 individuals reported residing at Penney Retirement Community, Inc. The facility reports, pursuant to a continuing care contract, 429 residents in Independent Living, 55 residents in Assisted Living and Memory Care, and 32 residents in Skilled Nursing Units. The facility reported 2 residents without a continuing care contract.

## **SUMMARY OF FINDINGS**

### Notifications to the OIR

#### Finding 1:

In two instances, pursuant to Section 651.043(2), Florida Statutes, and Rule Chapter 69O.193.003(6)(a), Florida Administrative Code, Penney Retirement Community, Inc. failed to notify the OIR, in writing or electronically, of any change in management within 10 business days.

#### Finding 2:

In two instances, pursuant to Section 651.026(2)(a), Florida Statutes, Penney Retirement Community, Inc. failed to notify the OIR of any change in status with respect to the information required to be filed under Section 651.022(2), Florida Statutes, for each new management company or manager not employed by a management company.

## **MINIMUM LIQUID RESERVE**

As of June 30, 2022, Penney Retirement Community, Inc. had a Minimum Liquid Reserve that was funded in accordance with Section 651.035, Florida Statutes.

## SUMMARY OF RECOMMENDATIONS

### Notifications to the OIR

Finding 1 & 2: The OIR recommends Penney Retirement Community, Inc. ensures the OIR is timely provided information and documentation for managers or management companies, in accordance with requirements of Chapter 651, Florida Statutes and Rule Chapter 69O-193, Florida Administrative Code.

## CONCLUSION

This Report of Examination is based upon the information provided to the OIR from Penney Retirement Community, Inc. and additional research conducted by the OIR.

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

Respectfully submitted,



Carolyn M. Morgan, A.P.I.R.  
Director  
Life & Health Financial Oversight  
Florida Office of Insurance Regulation  
Date Signed: 1/24/24