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Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2010

Open to Public Inspection

A For the 2010 calendar year, or tax year beginning 10-01-2010 and ending 09-30-2011

B Check if applicable
- [x] Address change
- [ ] Name change
- [ ] Initial return
- [ ] Terminated
- [ ] Amended return
- [ ] Application pending

C Name of organization
PACIFIC RETIREMENT SERVICES INC

Doing Business As

Number and street (or P O box if mail is not delivered to street address) | Room/suite
965 ELLENDALE DRIVE

City or town, state or country, and ZIP + 4
MEDFORD, OR 97504

D Employer identification number
93-1067253

E Telephone number
(888) 724-6424

G Gross receipts $ 11,431,403

F Name and address of principal officer
WILLIAM THORNDIKE JR
965 ELLENDALE DRIVE
MEDFORD, OR 97504

H(a) Is this a group return for affiliates? [ ] Yes [x] No

H(b) Are all affiliates included? [ ] Yes [ ] No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status [x] 501(c)(3) [ ] 501(c) ( ) ◀ (insert no) [ ] 4947(a)(1) or [ ] 527

J Website: ▶ WWW RETIREMENT ORG

K Form of organization [x] Corporation [ ] Trust [ ] Association [ ] Other ▶ | **L** Year of formation 1990 | **M** State of legal domicile OR

Part I Summary

1 Briefly describe the organization's mission or most significant activities
PACIFIC RETIREMENT SERVICES PROVIDES LEADERSHIP FOR ITS AFFILIATE ORGANIZATIONS AND CREATES AND ENHANCES LIFESTYLE OPPORTUNITIES FOR SENIORS

2 Check this box ▶ [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	**3**	8
4	Number of independent voting members of the governing body (Part VI, line 1b)	**4**	8
5	Total number of individuals employed in calendar year 2010 (Part V, line 2a)	**5**	150
6	Total number of volunteers (estimate if necessary)	**6**	1
7a	Total unrelated business revenue from Part VIII, column (C), line 12	**7a**	61,682
b	Net unrelated business taxable income from Form 990-T, line 34	**7b**	60,682

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	0	0
9	Program service revenue (Part VIII, line 2g)	12,803,299	10,990,560
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	538,982	440,843
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	82,360	0
12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	13,424,641	11,431,403
13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	0	0
14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	8,506,988	6,001,595
16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24f)	2,903,828	2,225,834
18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	11,410,816	8,227,429
19	Revenue less expenses Subtract line 18 from line 12	2,013,825	3,203,974

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	43,956,831	45,001,490
21	Total liabilities (Part X, line 26)	7,602,912	5,512,232
22	Net assets or fund balances Subtract line 21 from line 20	36,353,919	39,489,258

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

****** | 2012-08-13
Signature of officer | Date

BRIAN MCLEMORE PRESIDENT
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check if self-employed ▶ [ ]	PTIN
TRACY S PAGLIA	TRACY S PAGLIA			

Firm's name ▶ MOSS ADAMS LLP | Firm's EIN ▶

Firm's address ▶ 3121 WEST MARCH LANE SUITE 100
STOCKTON, CA 952192303 | Phone no ▶ (209) 955-6100

May the IRS discuss this return with the preparer shown above? (see instructions) [x] Yes [ ] No

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response to any question in this Part III . . . . . ☐

1 Briefly describe the organization's mission

PACIFIC RETIREMENT SERVICES PROVIDES LEADERSHIP FOR ITS AFFILIATE ORGANIZATIONS AND CREATES AND ENHANCES LIFESTYLE OPPORTUNITIES FOR SENIORS

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses $ 7,680,963 including grants of $ 0) (Revenue $ 10,928,878)

PACIFIC RETIREMENT SERVICES, INC PROVIDES STRATEGIES, FINANCIAL PLANNING AND ADMINISTRATIVE SERVICES FOR SEVERAL RELATED 501(C)(3) ORGANIZATIONS, INCLUDING SEVERAL THAT PROVIDE HOUSING FOR SENIOR CITIZENS

4b (Code) (Expenses $ including grants of $) (Revenue $)

4c (Code) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe in Schedule O)

(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses** ▶ $ 7,680,963

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instruction)?	2		No
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4	Yes	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in term, permanent,or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	If the organization's answer to any of the following questions is 'Yes,' then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line10? *If "Yes," complete Schedule D, Part VI.*	11a	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII.*	11b		No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII.*	11c		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX.*	11d	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X.*	11e	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X.*	11f	Yes	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI, XII, and XIII*	12a		No
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered 'No' to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional*	12b	Yes	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, and program service activities outside the United States? *If "Yes," complete Schedule F, Parts I and IV*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the U S ? *If "Yes," complete Schedule F, Parts II and IV*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the U S ? *If "Yes," complete Schedule F, Parts III and IV*	16		No
17	Did the organization report a total of more than $15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I (see instructions)*	17		No
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20a	Did the organization operate one or more hospitals? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach its audited financial statement to this return? **Note.** Some Form 990 filers that operate one or more hospitals must attach audited financial statements (see instructions)	20b		

Part IV Checklist of Required Schedules *(continued)*

21	Did the organization report more than $5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	**21**		No
22	Did the organization report more than $5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	**22**		No
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	**23**	Yes	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b–24d and complete Schedule K. If "No," go to line 25*	**24a**	Yes	
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	**24b**		No
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	**24c**		No
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	**24d**		No
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	**25a**		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	**25b**		No
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? *If "Yes," complete Schedule L, Part II*	**26**		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? *If "Yes," complete Schedule L, Part III*	**27**		No
28	Was the organization a party to a business transaction with one of the following parties? (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28a**		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	**28b**		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV*	**28c**	Yes	
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	**29**		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	**30**		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	**31**		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	**32**		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	**33**	Yes	
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1*	**34**	Yes	
35	Is any related organization a controlled entity within the meaning of section 512(b)(13)?	**35**	Yes	
a	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2* ☑ **Yes** ☐ **No**			
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	**36**		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	**37**		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? **Note.** All Form 990 filers are required to complete Schedule O	**38**	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response to any question in this Part V . . . . . .

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable . .	1a	69		
b	Enter the number of Forms W-2G included in line 1a *Enter -0-* if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	Yes	
2a	Enter the number of employees reported on Form W-3, *Transmittal of Wage and Tax Statements* filed for the calendar year ending with or within the year covered by this return	2a	150		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?			2b	Yes	
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)					
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?			3a	Yes	
b	If "Yes," has it filed a Form 990-T for this year? *If "No," provide an explanation in Schedule O*			3b	Yes	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?			4a		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Accounts					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? . .			5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b		No
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?			5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible?			6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b		
7	**Organizations that may receive deductible contributions under section 170(c).**					
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?			7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e		No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . .			7f		No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			7h		
8	**Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?			8		No
9	**Sponsoring organizations maintaining donor advised funds.**					
a	Did the organization make any taxable distributions under section 4966?			9a		
b	Did the organization make a distribution to a donor, donor advisor, or related person?			9b		
10	**Section 501(c)(7) organizations.** Enter					
a	Initiation fees and capital contributions included on Part VIII, line 12 . . .	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	**Section 501(c)(12) organizations.** Enter					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b				
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?			12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b				
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**					
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O			13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b				
c	Enter the amount of reserves on hand	13c				
14a	Did the organization receive any payments for indoor tanning services during the tax year?			14a		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O* . .			14b		

Part VI **Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response to any question in this Part VI . . . . . ☑

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	8		
b	Enter the number of voting members included in line 1a, above, who are independent	1b	8		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		2		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person? . .		3		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		4		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets? .		5		No
6	Does the organization have members or stockholders?		6		No
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?		7a		No
b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons? . .		7b		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a	The governing body?		8a	Yes	
b	Each committee with authority to act on behalf of the governing body?		8b	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		9		No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

			Yes	No
10a	Does the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	10b		
11a	Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Does the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	12c	Yes	
13	Does the organization have a written whistleblower policy?	13	Yes	
14	Does the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (See instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		No
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶ CA , OR , WI

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection Indicate how you make these available Check all that apply

☐ Own website ☐ Another's website ☑ Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public See Additional Data Table

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ▶

SHERI DRESSLER
965 ELLENDALE DRIVE
MEDFORD, OR 97504
(541) 857-7644

Part VII Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response to any question in this Part VII . . . . . ☑

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation, and **current** key employees Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) WILLIAM THORNDIKE JR CHAIR	1 00	X		X				4,000	0	0
(2) WILLIAM L LEEVER VICE CHAIR	1 00	X		X				4,000	0	0
(3) EDWARD JOLLY SECRETARY	1 00	X		X				4,000	0	0
(4) HARRY E KNIGHT TREASURER (THROUGH 11/8/10)	1 00	X		X				3,000	0	0
(5) LYNN C JOHNSON DIRECTOR	1 00	X						0	0	0
(6) MARC BAYLISS DIRECTOR	1 00	X						4,000	0	0
(7) TODD MARTIN DIRECTOR	1 00	X						4,000	0	0
(8) DOUG SCHMOR DIRECTOR	1 00	X						1,000	0	0
(9) CAROLYN HENNION TREASURER	1 00	X		X				4,000	0	0
(10) JERRY SCHOEGGL CFO (THROUGH 10/1/10)	50 00			X				277,341	0	33,945
(11) BRIAN MCLEMORE PRESIDENT	60 00			X				247,211	0	78,799
(12) JILL COLLINS COO	50 00				X			289,535	0	70,833
(13) THOMAS BROWN VICE PRESIDENT (THROUGH 1/7/11)	50 00					X		217,271	0	68,141
(14) MICHAEL MORRIS EXEC DIRECTOR - URCAD	40 00					X		164,657	0	43,548
(15) PAUL RIEPMA III VICE PRESIDENT	50 00					X		175,991	0	21,678
(16) DEBBIE RAYBURN VICE PRESIDENT	50 00					X		178,650	0	31,293

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** (continued)

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(17) JOHN LARSON EXEC DIRECTOR - HPP	40 00					X		159,984	0	32,916
(18) THOMAS R BECKER CEO (THROUGH 7/5/10)	60 00						X	2,469,033	0	112,629
1b Sub-Total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								4,207,673	0	493,782

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 in reportable compensation from the organization ▶ 30

			Yes	No
3	Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	**3**	Yes	
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	**4**	Yes	
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	**5**		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization

(A) Name and business address	(B) Description of services	(C) Compensation
MILLER NASH LLP PO BOX 3585 PORTLAND, OR 97208	LEGAL	151,734
DELOITTE & TOUCHE LLP PO BOX 6000 SAN FRANCISCO, CA 94160	AUDITING	148,527

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 in compensation from the organization ▶ 2

Part VIII Statement of Revenue

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a Federated campaigns . .	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations . . .	1d				
	e Government grants (contributions)	1e				
	f All other contributions, gifts, grants, and similar amounts not included above	1f				
	g Noncash contributions included in lines 1a-1f $					
	h **Total.** Add lines 1a-1f . . . . . ▶					
Program Service Revenue		Business Code				
	2a MANAGEMENT FEE REVENUE	561000	8,002,850	7,941,168	61,682	
	b ACCOUNTING FEES	561000	1,224,075	1,224,075		
	c SERVICE FEES	561000	941,604	941,604		
	d DEVELOPMENT FEE REVENU	561000	470,669	470,669		
	e MEDIA & ADVERTISING	541800	71,496	71,496		
	f All other program service revenue		279,866	279,866		
	g **Total.** Add lines 2a–2f . . . . . ▶		10,990,560			
	3 Investment income (including dividends, interest and other similar amounts) . . . . . ▶		386,740			386,740
	4 Income from investment of tax-exempt bond proceeds . . ▶					
	5 Royalties . . . . . ▶					
		(i) Real	(ii) Personal			
	6a Gross Rents					
	b Less rental expenses					
	c Rental income or (loss)					
	d Net rental income or (loss) . . . . . ▶					
		(i) Securities	(ii) Other			
	7a Gross amount from sales of assets other than inventory	54,103				
	b Less cost or other basis and sales expenses					
	c Gain or (loss)	54,103				
	d Net gain or (loss) . . . . . ▶			54,103		54,103
Other Revenue	8a Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18 . . . a					
	b Less direct expenses . . . b					
	c Net income or (loss) from fundraising events . . ▶					
	9a Gross income from gaming activities See Part IV, line 19 . a					
	b Less direct expenses . . . . . b					
	c Net income or (loss) from gaming activities . . . ▶					
	10a Gross sales of inventory, less returns and allowances . a					
	b Less cost of goods sold . . b					
	c Net income or (loss) from sales of inventory . . ▶					
	Miscellaneous Revenue	Business Code				
	11a _____					
	b _____					
	c _____					
	d All other revenue					
	e **Total.** Add lines 11a–11d . . . . . ▶					
	12 **Total revenue.** See Instructions . . . ▶		11,431,403	10,928,878	61,682	440,843

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.
All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U S See Part IV, line 21				
2 Grants and other assistance to individuals in the U S See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the U S See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	789,752	789,752		
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	3,354,013	3,354,013		
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	652,038	652,038		
9 Other employee benefits	715,205	715,205		
10 Payroll taxes	490,587	490,587		
a Fees for services (non-employees) Management				
b Legal	361,365		361,365	
c Accounting	69,782		69,782	
d Lobbying				
e Professional fundraising services *See Part IV, line 17*				
f Investment management fees	6,256		6,256	
g Other	155,340	155,340		
12 Advertising and promotion	94,199	94,199		
13 Office expenses	215,481	168,348	47,133	
14 Information technology	213,041	213,041		
15 Royalties				
16 Occupancy	144,425	144,425		
17 Travel	160,314	160,314		
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	77,868	77,868		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	473,675	473,675		
23 Insurance	51,397	51,397		
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24f If line 24f amount exceeds 10% of line 25, column (A) amount, list line 24f expenses on Schedule O)				
a EDUCATION	62,532	62,532		
b HOUSING PROGRAM	49,631	49,631		
c BOARD EXPENSE	38,770		38,770	
d DUES AND SUBSCRIPTIONS	24,908	24,908		
e ASSET DISPOSALS	23,160		23,160	
f All other expenses	3,690	3,690		
25 **Total functional expenses.** Add lines 1 through 24f	8,227,429	7,680,963	546,466	0
26 **Joint costs.** Check here ▶ ☐ if following SOP 98-2 (ASC 958-720) Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		3,677,960	1	1,285,769
	2	Savings and temporary cash investments		4,321,025	2	444,107
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		27,756	4	24,115
	5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L		0	5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers, and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use		6,463	8	1,440
	9	Prepaid expenses and deferred charges		96,117	9	295,280
	10a	Land, buildings, and equipment cost or other basis *Complete Part VI of Schedule D*	10a 5,011,402			
	b	Less accumulated depreciation	10b 2,599,314	2,748,893	10c	2,412,088
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11		3,722,027	12	3,722,027
	13	Investments—program-related See Part IV, line 11		1,325,818	13	1,325,840
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		28,030,772	15	35,490,824
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		43,956,831	16	45,001,490
Liabilities	17	Accounts payable and accrued expenses		3,339,834	17	3,413,314
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability *Complete Part IV of Schedule D*			21	
	22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons *Complete Part II of Schedule L*			22	
	23	Secured mortgages and notes payable to unrelated third parties		2,096,311	23	1,756,641
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities Complete Part X of Schedule D		2,166,767	25	342,277
	26	**Total liabilities.** Add lines 17 through 25		7,602,912	26	5,512,232
Net Assets or Fund Balances		**Organizations that follow SFAS 117, check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		36,353,919	27	39,489,258
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117, check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		36,353,919	33	39,489,258
	34	Total liabilities and net assets/fund balances		43,956,831	34	45,001,490

Part XI Reconcilliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI . . . . . ☑

1	Total revenue (must equal Part VIII, column (A), line 12)	1	11,431,403
2	Total expenses (must equal Part IX, column (A), line 25)	2	8,227,429
3	Revenue less expenses Subtract line 2 from line 1	3	3,203,974
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	36,353,919
5	Other changes in net assets or fund balances (explain in Schedule O)	5	-68,635
6	Net assets or fund balances at end of year Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B))	6	39,489,258

Part XII Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII . . . . . ☐

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
c	If "Yes," to 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	2c	Yes	
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both ☐ Separate basis ☑ Consolidated basis ☐ Both consolidated and separated basis			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		No
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b		

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SCHEDULE A (Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state

_____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☑ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h

a ☐ Type I **b** ☐ Type II **c** ☑ Type III - Functionally integrated **d** ☐ Type III - Other

e ☑ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)

f If the organization received a written determination from the IRS that it is a Type I, Type II or Type III supporting organization, check this box ☐

g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

	Yes	No
(i) a person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the the supported organization? **11g(i)**		No
(ii) a family member of a person described in (i) above? **11g(ii)**		No
(iii) a 35% controlled entity of a person described in (i) or (ii) above? **11g(iii)**		No

h Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section (see instructions))	(iv) Is the organization in col (i) listed in your governing document? Yes	(iv) No	(v) Did you notify the organization in col (i) of your support? Yes	(v) No	(vi) Is the organization in col (i) organized in the U S ? Yes	(vi) No	(vii) Amount of support
See Additional Data Table									
Total									6,875,364

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2006	(b) 2007	(c) 2008	(d) 2009	(e) 2010	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public Support.** Subtract line 5 from line 4						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2006	(b) 2007	(c) 2008	(d) 2009	(e) 2010	(f) Total
7 Amounts from line 4						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
11 **Total support** (Add lines 7 through 10)						

12 Gross receipts from related activities, etc (See instructions) **12**

13 **First Five Years** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and **stop here** ▶☐

Section C. Computation of Public Support Percentage

14 Public Support Percentage for 2010 (line 6 column (f) divided by line 11 column (f)) **14**

15 Public Support Percentage for 2009 Schedule A, Part II, line 14 **15**

16a **33 1/3% support test—2010.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

b **33 1/3% support test—2009.** If the organization did not check the box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

17a **10%-facts-and-circumstances test—2010.** If the organization did not check a box on line 13, 16a, or 16b and line 14 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization ▶☐

b **10%-facts-and-circumstances test—2009.** If the organization did not check a box on line 13, 16a, 16b, or 17a and line 15 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization ▶☐

18 **Private Foundation** If the organization did not check a box on line 13, 16a, 16b, 17a or 17b, check this box and see instructions ▶☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	**(a)** 2006	**(b)** 2007	**(c)** 2008	**(d)** 2009	**(e)** 2010	**(f)** Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public Support** (Subtract line 7c from line 6)						

Section B. Total Support

Calendar year (or fiscal year beginning in)	**(a)** 2006	**(b)** 2007	**(c)** 2008	**(d)** 2009	**(e)** 2010	**(f)** Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)						
13 **Total support** (Add lines 9, 10c, 11 and 12)						

14 **First Five Years** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section501(c)(3) organization, check this box and **stop here** ▶☐

Section C. Computation of Public Support Percentage

15	Public Support Percentage for 2010 (line 8 column (f) divided by line 13 column (f))	**15**	
16	Public support percentage from 2009 Schedule A, Part III, line 15	**16**	

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2010** (line 10c column (f) divided by line 13 column (f))	**17**	
18	Investment income percentage from **2009** Schedule A, Part III, line 17	**18**	

19a **33 1/3% support tests—2010.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3% and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

b **33 1/3% support tests—2009.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

20 **Private Foundation** If the organization did not check a box on line 14, 19a or 19b, check this box and see instructions ▶☐

Part IV **Supplemental Information.** Supplemental Information. Complete this part to provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Also complete this part for any additional information. (See instructions).

Additional Data

Software ID:
Software Version:
EIN: 93-1067253
Name: PACIFIC RETIREMENT SERVICES INC

Form 990, Schedule A, Part I, Line 11h - Provide the following information about the organizations the organization supports.

(i) Name of Supported Organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section)	(iv) Is the organization in (i) listed in your governing document?		(v) Did you notify the organization in (i) of your support?		(vi) Is the organization in (i) organized in the U S ?		(vii) Amount of support?
			Yes	No	Yes	No	Yes	No	
(A) ROGUE VALLEY MANOR	930453216	LINE 9	Yes		Yes		Yes		0
(B) THE CUMBERLAND REST INC	750891470	LINE 9	Yes		Yes		Yes		0
(C) CASCADE MANOR INC	930557803	LINE 9	Yes		Yes		Yes		0
(D) UNIV RET COMM AT DAVIS	931179254	LINE 9	Yes		Yes		Yes		0
(E) HOLLADAY PARK PLAZA	930513697	LINE 9	Yes		Yes		Yes		0
(F) CAPITOL LAKES INC	391412320	LINE 9	Yes		Yes		Yes		0
(G) RVM FOUNDATION	930712867	LINE 7	Yes		Yes		Yes		0
(H) URCAD FOUNDATION	931301816	LINE 7	Yes		Yes		Yes		0
(I) TRINITY TERR FDN INC	912162130	LINE 7	Yes		Yes		Yes		0
(J) HPP FOUNDATION	264529118	LINE 7	Yes		Yes		Yes		0
(K) MIRABELLA WA FDN	450574348	LINE 7	Yes		Yes		Yes		0
(L) CASCADE MANOR FDN	931330100	LINE 7	Yes		Yes		Yes		0
(M) CAPITOL LAKES FDN	383781089	LINE 7	Yes		Yes		Yes		0
(N) MIRABELLA	342030255	LINE 9	Yes		Yes		Yes		391282
(O) MIRABELLA PORTLAND FDN	452508860	LINE 7	Yes		Yes		Yes		0
(P) MIRABELLA AT SOUTH WATERFRONT	711016384	LINE 9	Yes		Yes		Yes		6484082
(Q) MIRABELLA SAN FRANCISCO BAY	200428927	LINE 9	Yes		Yes		Yes		0
(R) RVM COMMUNITY SERVICES INC	930892261	LINE 9	Yes		Yes		Yes		0
(S) RVM HOUSING CORPORATION	930864466	LINE 9	Yes		Yes		Yes		0
(T) RVM ASHLAND HOUSING CORPORATION	930942933	LINE 9	Yes		Yes		Yes		0

Form 990, Schedule A, Part I, Line 11h - Provide the following information about the organizations the organization supports.

(i) Name of Supported Organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section)	(iv) Is the organization in (i) listed in your governing document?		(v) Did you notify the organization in (i) of your support?		(vi) Is the organization in (i) organized in the U S ?		(vii) Amount of support?
			Yes	No	Yes	No	Yes	No	
(U) RVM GRANTS PASS HOUSING CORPORATION	943136037	LINE 9	Yes		Yes		Yes		0
(V) RVM ROSEBURG HOUSING CORPORATION	943179782	LINE 9	Yes		Yes		Yes		0
(W) RVM MYRTLE CREEK HOUSING CORPORATION	943162074	LINE 9	Yes		Yes		Yes		0
(X) RVM BEND HOUSING CORPORATION	943163349	LINE 9	Yes		Yes		Yes		0
(Y) RVM EAGLE POINT HOUSING CORPORATION	943191447	LINE 9	Yes		Yes		Yes		0
(Z) RVM KLAMATH FALLS HOUSING CORPORATION	943196455	LINE 9	Yes		Yes		Yes		0
(AA) RVM MEDFORD II HOUSING CORPORATION	943212537	LINE 9	Yes		Yes		Yes		0
(AB) RVM LIVELY OAKS HOUSING CORPORATION	943194409	LINE 9	Yes		Yes		Yes		0
(AC) RVM REEDSPORT HOUSING CORPORATION	943212538	LINE 9	Yes		Yes		Yes		0
(AD) RVM YREKA HOUSING CORPORATION	943212540	LINE 9	Yes		Yes		Yes		0
(AE) RVM EUGENE HOUSING CORPORATION	943247154	LINE 9	Yes		Yes		Yes		0
(AF) RVM FORT WORTH I HOUSING CORPORATION	311520436	LINE 9	Yes		Yes		Yes		0
(AG) RVM BEND II HOUSING CORPORATION	943260016	LINE 9	Yes		Yes		Yes		0
(AH) RVM FORT WORTH II HOUSING CORPORATION	311587415	LINE 9	Yes		Yes		Yes		0
(AI) RVM MEDFORD III HOUSING CORPORATION	311587418	LINE 9	Yes		Yes		Yes		0
(AJ) RVM ROSEBURG II HOUSING CORPORATION	311587420	LINE 9	Yes		Yes		Yes		0
(AK) RVM GRANTS PASS II HOUSING CORPORATION	311662259	LINE 9	Yes		Yes		Yes		0
(AL) RVM DAVIS HOUSING CORPORATION	311662208	LINE 9	Yes		Yes		Yes		0
(AM) RVM MYRTLE CREEK II HOUSING CORPORATION	311715321	LINE 9	Yes		Yes		Yes		0
(AN) RVM PORTLAND HOUSING CORPORATION	311780332	LINE 9	Yes		Yes		Yes		0

Form 990, Schedule A, Part I, Line 11h - Provide the following information about the organizations the organization supports.

(i) Name of Supported Organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section)	(iv) Is the organization in (i) listed in your governing document?		(v) Did you notify the organization in (i) of your support?		(vi) Is the organization in (i) organized in the U S ?		(vii) Amount of support?
			Yes	No	Yes	No	Yes	No	
(AO) RVM PORTLAND II HOUSING CORPORATION	300037898	LINE 9	Yes		Yes		Yes		0
(AP) RVM CENTRAL POINT HOUSING CORPORATION	300315618	LINE 9	Yes		Yes		Yes		0
(AQ) RVM MANSFIELD HOUSING CORPORATION	900292647	LINE 9	Yes		Yes		Yes		0
(AR) PRS SCHOOL OF AGING SERVICES INC	262477424	LINE 2	Yes		Yes		Yes		0
(AS) CORBINTON RETIREMENT	262987036	LINE 9	Yes		Yes		Yes		0
(AT) MIRABELLA MARIN	263800433	LINE 9	Yes		Yes		Yes		0
(AU) MIRABELLA AT MORRISON	271016196	LINE 9	Yes		Yes		Yes		0

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SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶ Complete if the organization is described below.
▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

If the organization answered "Yes," to Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations Complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations Complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations Complete Part I-A only

If the organization answered "Yes," to Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) Complete Part II-A Do not complete Part II-B
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A

If the organization answered "Yes," to Form 990, Part IV, Line 5 (Proxy Tax) or Form 990-EZ, Part V, line 35a (Proxy Tax), then

- Section 501(c)(4), (5), or (6) organizations Complete Part III

Name of the organization	Employer identification number
PACIFIC RETIREMENT SERVICES INC	93-1067253

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV

2 Political expenditures ▶ $ _____

3 Volunteer hours _____

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ $ _____

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ $ _____

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No

4a Was a correction made? ☐ Yes ☐ No

b If "Yes," describe in Part IV

Part I-C Complete if the organization is exempt under section 501(c) except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ $ _____

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt funtion activities ▶ $ _____

3 Total exempt function expenditures Add lines 1 and 2 Enter here and on Form 1120-POL, line 17b ▶ $ _____

4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments For each organization listed, enter the amount paid from the filing organization's funds Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds If none, enter -0-	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization If none, enter -0-

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ☐ if the filing organization belongs to an affiliated group
B Check ☐ if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)	(a) Filing Organization's Totals	(b) Affiliated Group Totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)		
c Total lobbying expenditures (add lines 1a and 1b)	0	
d Other exempt purpose expenditures	8,227,429	
e Total exempt purpose expenditures (add lines 1c and 1d)	8,227,429	
f Lobbying nontaxable amount Enter the amount from the following table in both columns	561,371	
g Grassroots nontaxable amount (enter 25% of line 1f)	140,343	
h Subtract line 1g from line 1a If zero or less, enter -0-	0	
i Subtract line 1f from line 1c If zero or less, enter -0-	0	

If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:
Not over $500,000	20% of the amount on line 1e
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000
Over $17,000,000	$1,000,000

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ Yes ☐ No

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) Total
2a Lobbying non-taxable amount				561,371	561,371
b Lobbying ceiling amount (150% of line 2a, column(e))					842,057
c Total lobbying expenditures					
d Grassroots non-taxable amount				140,343	140,343
e Grassroots ceiling amount (150% of line 2d, column (e))					210,515
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

		(a) Yes	(a) No	(b) Amount
1	During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a	Volunteers?			
b	Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c	Media advertisements?			
d	Mailings to members, legislators, or the public?			
e	Publications, or published or broadcast statements?			
f	Grants to other organizations for lobbying purposes?			
g	Direct contact with legislators, their staffs, government officials, or a legislative body?			
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i	Other activities? If "Yes," describe in Part IV			
j	Total lines 1c through 1i			
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b	If "Yes," enter the amount of any tax incurred under section 4912			
c	If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d	If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1		
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	2		
3	Did the organization agree to carryover lobbying and political expenditures from the prior year?	3		

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, lines 1 and 2 are answered "No" OR if Part III-A, line 3 is answered "Yes".

1	Dues, assessments and similar amounts from members	1	
2	Section 162(e) non-deductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid).**		
a	Current year	2a	
b	Carryover from last year	2b	
c	Total	2c	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5	Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV Supplemental Information

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1i. Also, complete this part for any additional information.

Identifier	Return Reference	Explanation

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SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate contributions to (during year)		
3	Aggregate grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit ☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)
☐ Preservation of land for public use (e g , recreation or pleasure)
☐ Preservation of an historically importantly land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a–2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

			Held at the End of the Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ $ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenues included in Form 990, Part VIII, line 1 ▶ $ _____

(ii) Assets included in Form 990, Part X ▶ $ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items

a Revenues included in Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply)

- a ☐ Public exhibition
- b ☐ Scholarly research
- c ☐ Preservation for future generations
- d ☐ Loan or exchange programs
- e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV and complete the following table

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current Year	(b) Prior Year	(c) Two Years Back	(d) Three Years Back	(e) Four Years Back
1a Beginning of year balance					
b Contributions					
c Investment earnings or losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the year end balance held as

- a Board designated or quasi-endowment ▶
- b Permanent endowment ▶
- c Term endowment ▶

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIV the intended uses of the organization's endowment funds

Part VI Investments—Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		400,000		400,000
b Buildings		2,233,041	764,796	1,468,245
c Leasehold improvements				
d Equipment		2,298,283	1,812,888	485,395
e Other		80,078	21,630	58,448
Total. Add lines 1a-1e *(Column (d) should equal Form 990, Part X, column (B), line 10(c).)* ▶				2,412,088

Part VII Investments—Other Securities. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests	3,722,027	F
Other		
Total. *(Column (b) should equal Form 990, Part X, col (B) line 12)* ▶	3,722,027	

Part VIII Investments—Program Related. See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. *(Column (b) should equal Form 990, Part X, col (B) line 13)* ▶		

Part IX Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) DUE FROM AFFILIATES	35,135,176
(2) DEBT ISSUE COSTS & LOAN FEES	13,371
(3) OTHER NONCURRENT ASSETS	342,277
Total. *(Column (b) should equal Form 990, Part X, col.(B) line 15.)* . . . . . ▶	35,490,824

Part X Other Liabilities. See Form 990, Part X, line 25.

1 (a) Description of Liability	(b) Amount
Federal Income Taxes	
OTHER LONG TERM LIABILITIES	342,277
Total. *(Column (b) should equal Form 990, Part X, col (B) line 25)* ▶	342,277

2. Fin 48 (ASC 740) Footnote In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC740)

Part XI Reconciliation of Change in Net Assets from Form 990 to Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV)	8	
9	Total adjustments (net) Add lines 4 - 8	9	
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIV)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIV)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total Revenue Add lines **3** and **4c.** (This should equal Form 990, Part I, line 12)			5	

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIV)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIV)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses Add lines **3** and **4c.** (This should equal Form 990, Part I, line 18)			5	

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b Also complete this part to provide any additional information

Identifier	Return Reference	Explanation
DESCRIPTION OF UNCERTAIN TAX POSITIONS UNDER FIN 48	PART X	THE ORGANIZATION 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 ORGANIZATION RECOGNIZES INTEREST AND PENALTIES RELATED TO INCOME TAX MATTERS IN OPERATING EXPENSES AT SEPTEMBER 30, 2011, THERE WERE NO SUCH UNCERTAIN TAX POSITIONS

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Schedule J (Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
▶ Complete if the organization answered "Yes" to Form 990, Part IV, question 23.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropiate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items			
	☐ First-class or charter travel	☐ Housing allowance or residence for personal use		
	☑ Travel for companions	☐ Payments for business use of personal residence		
	☐ Tax idemnification and gross-up payments	☑ Health or social club dues or initiation fees		
	☐ Discretionary spending account	☐ Personal services (e g , maid, chauffeur, chef)		
b	If any of the boxes in line 1a are checked, did the organization follow a written policy regarding payment or reimbursement orprovision of all the expenses described above? If "No," complete Part III to explain	**1b**	Yes	
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	**2**	Yes	
3	Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply			
	☑ Compensation committee	☐ Written employment contract		
	☑ Independent compensation consultant	☑ Compensation survey or study		
	☐ Form 990 of other organizations	☑ Approval by the board or compensation committee		
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a with respect to the filing organization or a related organization			
a	Receive a severance payment or change-of-control payment from the organization or a related organization?	**4a**	Yes	
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	**4b**	Yes	
c	Participate in, or receive payment from, an equity-based compensation arrangement?	**4c**		No
	If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III			
	Only 501(c)(3) and 501(c)(4) organizations only must complete lines 5-9.			
5	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of			
a	The organization?	**5a**		No
b	Any related organization?	**5b**		No
	If "Yes," to line 5a or 5b, describe in Part III			
6	For persons listed in form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of			
a	The organization?	**6a**		No
b	Any related organization?	**6b**		No
	If "Yes," to line 6a or 6b, describe in Part III			
7	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	**7**		No
8	Were any amounts reported in Form 990, Part VII, paid or accured pursuant to a contract that was subject to the initial contract exception described in Regs section 53 4958-4(a)(3)? If "Yes," describe in Part III	**8**		No
9	If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53 4958-6(c)?	**9**		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions on row (ii) Do not list any individuals that are not listed on Form 990, Part VII

Note. The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

(A) Name		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) JERRY SCHOEGGL	(i)	277,341	0	0	33,799	146	311,286	0
	(ii)	0	0	0	0	0	0	0
(2) BRIAN MCLEMORE	(i)	247,211	0	0	59,652	19,147	326,010	0
	(ii)	0	0	0	0	0	0	0
(3) JILL COLLINS	(i)	289,535	0	0	66,114	4,719	360,368	0
	(ii)	0	0	0	0	0	0	0
(4) THOMAS BROWN	(i)	217,271	0	0	47,805	20,336	285,412	0
	(ii)	0	0	0	0	0	0	0
(5) MICHAEL MORRIS	(i)	164,657	0	0	26,983	16,565	208,205	0
	(ii)	0	0	0	0	0	0	0
(6) PAUL RIEPMA III	(i)	175,991	0	0	15,573	6,105	197,669	0
	(ii)	0	0	0	0	0	0	0
(7) DEBBIE RAYBURN	(i)	178,650	0	0	11,817	19,476	209,943	0
	(ii)	0	0	0	0	0	0	0
(8) JOHN LARSON	(i)	159,984	0	0	20,257	12,659	192,900	0
	(ii)	0	0	0	0	0	0	0
(9) THOMAS R BECKER	(i)	315,371	0	2,153,662	95,867	16,762	2,581,662	1,221,435
	(ii)	0	0	0	0	0	0	0
(10)								
(11)								
(12)								
(13)								
(14)								
(15)								
(16)								

Part III Supplemental Information

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8 Also complete this part for any additional information

Identifier	Return Reference	Explanation
	PART I, LINE 1A	TRAVEL FOR COMPANIONS - THOMAS BECKER, PRESIDENT AND CEO, RECEIVED REIMBURSEMENT FOR TWO COMPANION TRIPS TO THE AAHSA ANNUAL MEETING IN THE FALL AND THE AAHSA SPRING MEETING OR IAHSA CONFERENCE THE BENEFIT WAS NOT TAXABLE HEALTH AND SOCIAL CLUBS - THOMAS BECKER, PRESIDENT AND CEO, HAD MEMBERSHIPS AT THE FOLLOWING CLUBS, ROGUE VALLEY COUNTRY CLUB, UNIVERSITY CLUB, AND ARLINGTON CLUB PACIFIC RETIREMENT SERVICES, INC PAYS THE CLUB DUES, AS WELL AS ANY BUSINESS RELATED EXPENDITURES ALL PERSONAL EXPENSES WERE PAID FOR BY THOMAS BECKER
	PART I, LINES 4A-B	THE CORPORATION HAD TWO SERPS DURING THE YEAR SELECTIVE EXECUTIVE EMPLOYEES OF THE CORPORATION WERE ENTITLED TO PLAN BENEFITS CONTRIBUTIONS AND EARNINGS WERE HELD IN A TRUST THE FOLLOWING INDIVIDUALS HAD SERP CONTRIBUTIONS DURING 2010 - THOMAS BECKER - $59,438, JERRY SCHOEGGL - $24,000 THOMAS BECKER'S EMPLOYMENT ENDED 7/5/10 AND HE RECEIVED A SEVERANCE PAYMENT, ALONG WITH DISTRIBUTIONS FROM THE AFOREMENTIONED SERP PLAN THE PARTIES ENTERED INTO A SETTLEMENT AGREEMENT AND MUTUAL GENERAL RELEASES (THE "AGREEMENT") THE AGREEMENT PROVIDES FOR CERTAIN PAYMENTS TO MR BECKER, IMPOSES AND CLARIFIES CERTAIN OBLIGATIONS ON MR BECKER, CONTAINS MUTUAL RELEASES OF ALL CLAIMS BETWEEN THE PARTIES, AND IMPOSES MUTUAL CONFIDENTIALITY OBLIGATIONS

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Schedule K (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information on Tax Exempt Bonds

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 24a. Provide descriptions, explanations, and any additional information in Schedule O (Form 990).
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Part I Bond Issues

	(a) Issuer Name	(b) Issuer EIN	(c) CUSIP #	(d) Date Issued	(e) Issue Price	(f) Description of Purpose	(g) Defeased		(h) On Behalf of Issuer		(i) Pool financing	
							Yes	No	Yes	No	Yes	No
A	THE HOSPITAL FACILITIES AUTHORITY OF THE CITY OF MEDFORD OR	52-1378932		03-31-2005	2,094,750	CONSTRUCTION OF OFFICE BUILDING		X		X		X

Part II Proceeds

		A	B	C	D
1	Amount of bonds retired				
2	Amount of bonds legally defeased				
3	Total proceeds of issue	2,094,750			
4	Gross proceeds in reserve funds				
5	Capitalized interest from proceeds				
6	Proceeds in refunding escrow				
7	Issuance costs from proceeds				
8	Credit enhancement from proceeds				
9	Working capital expenditures from proceeds	2,094,750			
10	Capital expenditures from proceeds				
11	Other spent proceeds				
12	Other unspent proceeds				
13	Year of substantial completion	2006			

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
14	Were the bonds issued as part of a current refunding issue?		X						
15	Were the bonds issued as part of an advance refunding issue?		X						
16	Has the final allocation of proceeds been made?	X							
17	Does the organization maintain adequate books and records to support the final allocation of proceeds?	X							

Part III Private Business Use

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
1	Was the organization a partner in a partnership, or a member of an LLC, which owned property financed by tax-exempt bonds?	X							
2	Are there any lease arrangements that may result in private business use of bond-financed property?		X						

Part III Private Business Use *(Continued)*

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
3a	Are there any management or service contracts that may result in private business use?		X						
b	Are there any research agreements that may result in private business use of bond-financed property?		X						
c	Does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts or research agreements relating to the financed property?								
4	Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government ▶	0 %							
5	Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government ▶	0 %							
6	Total of lines 4 and 5	0 %							
7	Has the organization adopted management practices and procedures to ensure the post-issuance compliance of its tax-exempt bond liabilities?	X							

Part IV Arbitrage

		A		B		C		D	
		Yes	No	Yes	No	Yes	No	Yes	No
1	Has a Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate, been filed with respect to the bond issue?		X						
2	Is the bond issue a variable rate issue?	X							
3a	Has the organization or the governmental issuer entered into a hedge with respect to the bond issue?		X						
b	Name of provider								
c	Term of hedge								
d	Was the hedge superintegrated?								
e	Was a hedge terminated?								
4a	Were gross proceeds invested in a GIC?		X						
b	Name of provider								
c	Term of GIC								
d	Was the regulatory safe harbor for establishing the fair market value of the GIC satisfied?								
5	Were any gross proceeds invested beyond an available temporary period?		X						
6	Did the bond issue qualify for an exception to rebate?	X							

Part V Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule K (see instructions)

Identifier	Return Reference	Explanation

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Schedule L (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Transactions with Interested Persons

▶ Complete if the organization answered "Yes" on Form 990, Part IV, lines 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V lines 38a or 40b.
▶ Attach to Form 990 or Form 990-EZ. ▶See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Part I Excess Benefit Transactions (section 501(c)(3) and section 501 (c)(4) organizations only).

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b

1 (a) Name of disqualified person	(b) Description of transaction	(c) Corrected? Yes	(c) Corrected? No

2 Enter the amount of tax imposed on the organization managers or disqualified persons during the year under section 4958 . . . . . ▶ $

3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization . . . . . ▶ $

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 26, or Form 990-EZ, Part V, line 38a

(a) Name of interested person and purpose	(b) Loan to or from the organization? To	(b) From	(c) Original principal amount	(d) Balance due	(e) In default? Yes	(e) No	(f) Approved by board or committee? Yes	(f) No	(g) Written agreement? Yes	(g) No
Total . . . . . ▶ $										

Part III Grants or Assistance Benefitting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of grant or type of assistance

Part IV **Business Transactions Involving Interested Persons.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) CARING COMMUNITIES INSURANCE COMPANY	THOMAS BECKER/BOARD MEMBER	1,076,484	INSURANCE PREMIUMS		No

Part V **Supplemental Information**

Complete this part to provide additional information for responses to questions on Schedule L (see instructions)

Identifier	Return Reference	Explanation

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SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Identifier	Return Reference	Explanation
FORM 990, PART VI, SECTION B, LINE 11		THE FINAL FORM 990 IS PREPARED BY AN OUTSIDE ACCOUNTING FIRM WITH INFORMATION PROVIDED BY THE PACIFIC RETIREMENT SERVICES, INC ACCOUNTING DEPARTMENT THE FORM 990 IS THEN REVIEWED BY MANAGEMENT AND PROVIDED TO THE BOARD BEFORE FILING WITH THE IRS

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION B, LINE 12C	THE CONFLICT OF INTEREST POLICY AND QUESTIONNAIRE ARE SENT TO ALL BOARD MEMBERS AND KEY EMPLOYEES ANNUALLY THERE ARE TWO POLICIES RELATED TO CONFLICTS OF INTEREST 1) BOARD OF DIRECTORS, 2) KEY EMPLOYEES, WHICH IDENTIFY THE PURPOSE, DEFINITIONS, AND PROCEDURES IF A CONFLICT IS SELF-IDENTIFIED BY A BOARD MEMBER OR KEY EMPLOYEE IN THE QUESTIONNAIRE AND/OR MEETING, PROCEDURES ARE FOLLOWED AND DOCUMENTED ACCORDING TO THE POLICY

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION B, LINE 15	A COMPENSATION COMMITTEE OF THE PRS BOARD EXISTS TO DETERMINE COMPENSATION FOR THE EXECUTIVE DIRECTOR OF EACH COMMUNITY THIS COMMITTEE IS COMPRISED OF THE OFFICERS OF THE PRS BOARD OF DIRECTORS THE COMMITTEE HAS A CHARTER THAT OUTLINES ITS DUTIES AND RESPONSIBILITIES IT ALSO HAS AGENDA ELEMENTS THAT DESCRIBE THE ACTIVITIES THAT THE COMMITTEE UNDERTAKES DURING THE YEAR THE VP OF HUMAN RESOURCES PROVIDED SALARY STUDIES FROM THE FOLLOWING RESOURCES TO THE COMMITTEE RELATIVE TO EXECUTIVE STAFF COMPENSATION SALARY COM, PAYSCALE COM, 990 REVIEW (LIKE SIZE ORGANIZATIONS), CEMO (CHIEF EXECUTIVE OFFICERS OF MULTI-FACILITY ORGANIZATIONS) SALARY STUDY RESULTS RECOMMENDATION FOR BASE COMPENSATION AND INCENTIVE ARE PROVIDED BY IMMEDIATE SUPERVISOR, BASED ON STUDY FINDINGS AND PERFORMANCE FACTORS

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION C, LINE 19	THE ORGANIZATION MAKES ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL AND STATEMENTS AVAILABLE TO THE GENERAL PUBLIC UPON REQUEST

Identifier	Return Reference	Explanation
HOURS PER WEEK DEVOTED TO RELATED ORGANIZATIONS	PART VII, SECTION A	WILLIAM L LEEVER DEVOTES TIME TO RELATED ORGANIZATIONS AS FOLLOWS ROGUE VALLEY MANOR 1 HOUR UNIVERSITY RETIREMENT COMMUNITY AT DAVIS, INC 1 HOUR EDWARD JOLLY DEVOTES TIME TO RELATED ORGANIZATIONS AS FOLLOWS ROGUE VALLEY MANOR 1 HOUR HARRY E KNIGHT DEVOTES TIME TO RELATED ORGANIZATIONS AS FOLLOWS ROGUE VALLEY MANOR 1 HOUR TRINITY TERRACE 1 HOUR UNIVERSITY RETIREMENT COMMUNITY AT DAVIS, INC 1 HOUR MARC BAYLISS DEVOTES TIME TO RELATED ORGANIZATIONS AS FOLLOWS ROGUE VALLEY MANOR FOUNDATION 1 HOUR TODD MARTIN DEVOTES TIME TO RELATED ORGANIZATIONS AS FOLLOWS HOLLADAY PARK PLAZA, INC 1 HOUR MIRABELLA AT SOUTH WATERFRONT 1 HOUR MIRABELLA 1 HOUR MIRABELLA PORTLAND FOUNDATION 1 HOUR MICHAEL MORRIS IS AN EMPLOYEE OF PACIFIC RETIREMENT SERVICES, AND DEVOTES 100% OF HIS TIME PROVIDING MANAGEMENT SERVICES TO UNIVERSITY RETIREMENT COMMUNITY AT DAVIS, INC , A RELATED ORGANIZATION JOHN LARSON IS AN EMPLOYEE OF PACIFIC RETIREMENT SERVICES, AND DEVOTES 100% OF HIS TIME PROVIDING MANAGEMENT SERVICES TO HOLLADAY PARK PLAZA, INC , A RELATED ORGANIZATION

Identifier	Return Reference	Explanation
CHANGES IN NET ASSETS OR FUND BALANCES	FORM 990, PART XI, LINE 5	NET UNREALIZED LOSSES ON INVESTMENTS -68,635

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SCHEDULE R (Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2010

Open to Public Inspection

Name of the organization
PACIFIC RETIREMENT SERVICES INC

Employer identification number
93-1067253

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) 965 ELLENDALE DRIVE LLC 965 ELLENDALE DRIVE MEDFORD, OR 97504 93-1067253	OFFICE BLDG	OR	539,500	1,846,891	N/A
(2) CORBINTON LLC 965 ELLENDALE DRIVE MEDFORD, OR 97504 93-1067253	CCRC DEVELOPMENT	OR	0	0	N/A

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
See Additional Data Table							

Part III **Identification of Related Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproprtionate allocations? Yes	(h) No	(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner? Yes	(j) No	(k) Percentage ownership

Part IV **Identification of Related Organizations Taxable as a Corporation or Trust** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership
(1) CREST PARK INC 965 ELLENDALE DRIVE MEDFORD, OR97504 93-1169683	HOTEL	OR	N/A	C	2,892,135	13,920,055	100 000 %
(2) RETIREMENT SERVICES INC 965 ELLENDALE DRIVE MEDFORD, OR97504 93-1328250	MGMT COMPANY	OR	N/A	C	5,632,817	18,159,173	100 000 %
(3) PRS SCHOOL OF AGING SERVICES INC 965 ELLENDALE DRIVE MEDFORD, OR97504 26-2477424	SCHOOL	OR	N/A	C			100 000 %

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, 35A, or 36.)

Note. Complete line 1 if any entity is listed in Parts II, III or IV

		Yes	No
1 During the tax year, did the orgranization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?			
a Receipt of **(i)** interest **(ii)** annuities **(iii)** royalties **(iv)** rent from a controlled entity	1a		No
b Gift, grant, or capital contribution to other organization(s)	1b		No
c Gift, grant, or capital contribution from other organization(s)	1c		No
d Loans or loan guarantees to or for other organization(s)	1d		No
e Loans or loan guarantees by other organization(s)	1e		No
f Sale of assets to other organization(s)	1f		No
g Purchase of assets from other organization(s)	1g		No
h Exchange of assets	1h		No
i Lease of facilities, equipment, or other assets to other organization(s)	1i		No
j Lease of facilities, equipment, or other assets from other organization(s)	1j		No
k Performance of services or membership or fundraising solicitations for other organization(s)	1k	Yes	
l Performance of services or membership or fundraising solicitations by other organization(s)	1l		No
m Sharing of facilities, equipment, mailing lists, or other assets	1m		No
n Sharing of paid employees	1n		No
o Reimbursement paid to other organization for expenses	1o		No
p Reimbursement paid by other organization for expenses	1p	Yes	
q Other transfer of cash or property to other organization(s)	1q		No
r Other transfer of cash or property from other organization(s)	1r		No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount involved	(d) Method of determining amount involved
(1) See Additional Data Table			
(2)			
(3)			
(4)			
(5)			
(6)			

Part VI **Unrelated Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 37.)

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization See instructions regarding exclusion for certain investment partnerships

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Are all partners section 501(c)(3) organizations?		(e) Share of end-of-year assets	(f) Disproprtionate allocations?		(g) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(h) General or managing partner?	
			Yes	No		Yes	No		Yes	No

Part VII Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

Identifier	Return Reference	Explanation

Additional Data Return to Form

Software ID:
Software Version:
EIN: 93-1067253
Name: PACIFIC RETIREMENT SERVICES INC

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
ROGUE VALLEY MANOR 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0453216	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
THE CUMBERLAND REST INC 965 ELLENDALE DRIVE MEDFORD, OR97504 75-0891470	SENIOR HOUSING	TX	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
CASCADE MANOR INC 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0557803	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
UNIVERSITY RETIREMENT COMMUNITY AT DAVIS 965 ELLENDALE DRIVE MEDFORD, OR97504 93-1179254	SENIOR HOUSING	CA	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
HOLLADAY PARK PLAZA 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0513697	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
HOLLADAY PARK PLAZA ENDOWMENT FUND 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0776291	ASSISTANCE TRUST	OR	501(C)(3)	LINE 7	HOLLADAY PARK PLAZA		No
CAPITOL LAKES INC 965 ELLENDALE DRIVE MEDFORD, OR97504 39-1412320	SENIOR HOUSING	WI	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
ROGUE VALLEY MANOR FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0712867	PUBLIC FOUNDATION	OR	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
UNIVERSITY RETIREMENT COMMUNITY AT DAVIS FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 93-1301816	PUBLIC FOUNDATION	CA	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
TRINITY TERRACE FOUNDATION INC 965 ELLENDALE DRIVE MEDFORD, OR97504 91-2162130	PUBLIC FOUNDATION	TX	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
HOLLADAY PARK PLAZA FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 26-4529118	PUBLIC FOUNDATION	OR	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA WASHINGTON FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 45-0574348	PUBLIC FOUNDATION	WA	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
CASCADE MANOR FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 93-1330100	PUBLIC FOUNDATION	OR	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
CAPITOL LAKES FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 38-3781089	PUBLIC FOUNDATION	OR	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA 965 ELLENDALE DRIVE MEDFORD, OR97504 34-2030255	SENIOR HOUSING	WA	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA PORTLAND FOUNDATION 965 ELLENDALE DRIVE MEDFORD, OR97504 45-2508860	PUBLIC FOUNDATION	OR	501(C)(3)	LINE 7	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA AT SOUTH WATERFRONT 965 ELLENDALE DRIVE MEDFORD, OR97504 71-1016384	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA SAN FRANCISCO BAY 965 ELLENDALE DRIVE MEDFORD, OR97504 20-0428927	SENIOR HOUSING	CA	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM COMMUNITY SERVICES INC 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0892261	COMM SRVCS	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0864466	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM ASHLAND HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 93-0942933	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM GRANTS PASS HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3136037	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM ROSEBURG HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3179782	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM MYRTLE CREEK HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3162074	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
RVM BEND HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3163349	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM EAGLE POINT HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3191447	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM KLAMATH FALLS HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3196455	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM MEDFORD II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3212537	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM LIVELY OAKS HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3194409	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM REEDSPORT HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3212538	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM YREKA HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3212540	SENIOR HOUSING	CA	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM EUGENE HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3247154	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM FORT WORTH I HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1520436	SENIOR HOUSING	TX	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM BEND II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 94-3260016	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM FORT WORTH II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1587415	SENIOR HOUSING	TX	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM MEDFORD III HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1587418	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No

Form 990, Schedule R, Part II - Identification of Related Tax-Exempt Organizations

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
RVM ROSEBURG II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1587420	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM GRANTS PASS II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1662259	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM DAVIS HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1662208	SENIOR HOUSING	CA	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM MYRTLE CREEK II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1715321	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM PORTLAND HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 31-1780332	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM PORTLAND II HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 30-0037898	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM CENTRAL POINT HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 30-0315618	SENIOR HOUSING	OR	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
RVM MANSFIELD HOUSING CORPORATION 965 ELLENDALE DRIVE MEDFORD, OR97504 90-0292647	SENIOR HOUSING	TX	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
CORBINTON RETIREMENT 965 ELLENDALE DRIVE MEDFORD, OR97504 26-2987036	SENIOR HOUSING	NC	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA MARIN 965 ELLENDALE DRIVE MEDFORD, OR97504 26-3800433	SENIOR HOUSING	CA	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No
MIRABELLA AT MORRISON 965 ELLENDALE DRIVE MEDFORD, OR97504 27-1016196	SENIOR HOUSING	NC	501(C)(3)	LINE 9	PACIFIC RETIREMENT SERVICES INC		No

Form 990, Schedule R, Part V - Transactions With Related Organizations

	(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount Involved ($)	(d) Method of determining amount involved
(1)	ROGUE VALLEY MANOR	K	2,650,392	PERCENTAGE OF REVENUES
(2)	THE CUMBERLAND REST INC	K	1,238,137	PERCENTAGE OF REVENUES
(3)	CASCADE MANOR INC	K	514,719	PERCENTAGE OF REVENUES
(4)	UNIVERSITY RETIREMENT COMMUNITY AT DAVIS	K	1,251,984	PERCENTAGE OF REVENUES
(5)	HOLLADAY PARK PLAZA	K	864,010	PERCENTAGE OF REVENUES
(6)	CAPITOL LAKES INC	K	948,717	PERCENTAGE OF REVENUES
(7)	MIRABELLA INC	K	688,999	PERCENTAGE OF REVENUES
(8)	MIRABELLA AT SOUTH WATERFRONT	K	458,452	PERCENTAGE OF REVENUES
(9)	RVM EUGENE HOUSING CORPORATION	K	55,625	PERCENTAGE OF REVENUES
(10)	ROGUE VALLEY MANOR	P	662,064	FMV
(11)	THE CUMBERLAND REST INC	P	183,091	FMV
(12)	CASCADE MANOR INC	P	87,076	FMV
(13)	UNIVERSITY RETIREMENT COMMUNITY AT DAVIS	P	222,128	FMV
(14)	HOLLADAY PARK PLAZA	P	190,017	FMV
(15)	CAPITOL LAKES INC	P	288,918	FMV
(16)	MIRABELLA INC	P	297,718	FMV
(17)	MIRABELLA AT SOUTH WATERFRONT	P	276,392	FMV