



May 1, 2026

Financial Analysis Division
Pennsylvania Insurance Department
1345 Strawberry Square
Harrisburg, PA 17120

Per the requirements of your department and pursuant to the Continuing Care Provider Registration and Disclosure Act, please find attached the following requested documents:

- Disclosure Statement with Exhibits A—E
- PA Commissioner Letter
- Combined Bethany Village and Springhill Operating Statement
- Pro Forma Operating Statement
- Statement of Material Differences
- Narrative Report of Material Differences of Actual vs. Pro Forma Income Statement
- Residency Agreement
- Resident Handbook (House Rules)

Amendments to the 2026 Disclosure Statement include:

- Update to the number of residents of 2026 on page 3
- Updates to Springhill's expansion and renovations on page 3
- Updates to About the Owner & Parent Corporation on page 4
- Updates to the Organization Chart on page 5
- Updates to the Service Agreements on page 7
- Updates to the Services and fees on page 8
- Updates to the Description of Fees on page 9
- Update to Average Annual Cost of Providing Services on page 10
- Updates to Long Term Financing and Funding Community Enhancement on page 11 in compliance with 40 P.S. §3209
- Updates to Operating Reserves on page 12
- Update under Management of Investments on page 12 pursuant to 40 P.S. §3207(a)(8)
- Update to Exhibit A-1 to Asbury Atlantic, Inc Board of Directors
- Updates to Exhibits B & C
- Modified letter from CliftonLarsonAllen LLP
- Updated Residency Agreement

Also attached is proof of payment by Asbury Atlantic, Inc.

Any questions regarding Springhill's filing may be initially addressed to me at 2323 Edinboro Road, Erie, PA 16509-3492 or you may call me at (814) 860-7003.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Praetzel', with a long horizontal line extending to the right.

Aaron Praetzel
Executive Director

apraetzel@asbury.org

Barris, Debbie (BV)

From: donotreply@snappayglobal.com
Sent: Wednesday, April 1, 2026 11:15 AM
To: Barris, Debbie (BV)
Subject: Invoice Payment Notification



Invoice Payment Notification

Account : 1000886781 - Commonwealth of Pennsylvania – Office of Budget - Comptroller Operations
Customer : 910035 - ASBURY ATLANTIC INC
Company : COPA - COPA
Currency : USD
Transaction Amount : 750.00
Fee Amount : 15.00
Total Amount : 765.00
Paid On : 4/1/2026 11:14:06 AM
Total Invoice : 1

Payment Summary

Type	Last 4	Authorization Code	PG Transaction ID	Transaction Amount	Return Description
VISA	1592	077926	591108640447	750.00	Transaction successful.

Invoice Summary

Invoice	Invoice Type	Pay Item	Original Invoice Amount	Current Open Amount	Paid Amount	Discount Taken	Remaining
1803334240	DX	001	750.00	750.00	750.00	0.00	

Service fee has been charged as a separate transaction.

Contact Information

Customer Service: [717-425-6724](tel:717-425-6724) For further assistance, please email Email: [Customer Service](#)



An Asbury Atlantic, Inc.
Continuing Care Retirement Community
Erie, Pennsylvania

Disclosure Statement

April 30, 2026

The issuance of a Certificate of Authority by the Commonwealth of Pennsylvania does not constitute approval, recommendation or endorsement of the facility by the Insurance Department, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set out in the Disclosure Statement.

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1. ABOUT THIS DOCUMENT

We hope you find this Disclosure Statement useful and that it helps you have a better understanding of our Springhill community. While many of the disclosures provided in this document are required by state regulations, you will also find additional information that we think will be helpful. We believe it is important for you to know and understand the mission, history, ownership, governance, and finances of a continuing care retirement community (CCRC) before making a decision that involves your lifestyle, quality, and comforts of life. Having this information will help you select a community that can meet or exceed your needs and expectations.

Springhill shall amend this disclosure statement at any time, should, in the opinion of Springhill or the Pennsylvania Department of Aging, an amendment be necessary to prevent the document from containing any material misstatement of fact.

Community Address

2323 Edinboro Road, Erie, PA
Marketing Office: 814-860-7042 or 800-755-6784

Name & Address of Owner/Provider

Asbury Atlantic, Inc.
5285 Westview Dr., Ste. 200
Frederick, MD 21703
www.SpringhillErie.org

Name & Address of Parent

Asbury Communities, Inc.
5285 Westview Dr., Ste. 200
Frederick, MD 21703
www.Asbury.org

Statement of Tax Exempt Status

Asbury Atlantic, Inc. and Asbury Communities, Inc. are 501(c)3 not for profit corporations.
*Please see **Exhibit E** for the Asbury Atlantic, Inc. IRS Determination Letter.*

2. ABOUT SPRINGHILL

Springhill is delighted that you are considering making this your new home. Springhill was founded in 1990 by Hamot Health Foundation after local residents approached Hamot with the idea of creating Erie's first continuing care retirement community (CCRC). Groundbreaking occurred in 1988 and the first residents were welcomed two years later. In 1993, Springhill added to its continuum of care with the opening of ForestView Healthcare Center. Recognizing the complexity of operating a CCRC, Hamot later sought a not-for-profit organization with expertise as a senior living provider to further develop Springhill.

In 2001, Springhill was acquired by Asbury Communities, Inc. and transferred to its wholly owned not-for-profit operating company, Asbury Atlantic, Inc., which owns four CCRCs. Since joining the Asbury system, Springhill's growth and success can be attributed to its strong management team and generous contributions from residents, families and community leaders.

About the Community

Springhill is a suburban community located on 45 scenic acres which include a natural pond with a gazebo and walking path, beautiful flower beds, woods and rolling hills. The community is just a few miles from many shops, restaurants, hotels and the local mall.

Springhill has 123 residential apartments and 36 duplex Garden Homes. The community's continuum of care includes OakView Personal Care Residence with 35 apartments and ForestView Healthcare Center, offering skilled nursing for 76 residents, including 20 residents in its Woodlands Memory Support Neighborhood. The Willows is the central Springhill apartment building that contains a large, well-appointed dining room, social lounge, All Faiths chapel, fitness center, aquatic center, library, billiards room, access to computers, common areas and other resident amenities. A greenhouse is available near the pond.

Springhill is an equal housing opportunity provider and welcomes prospective residents, age 55 years and older. Minimum age waivers may be granted in special circumstances. As of January 1, 2026,

Statement regarding religious and other affiliations

Asbury Atlantic, Inc. has a historical relationship with the United Methodist Church; however, there are no financial or contractual obligations between Asbury Atlantic or Asbury Communities and the United Methodist Church. Our charitable mission continues to flow from the teachings of John Wesley, founder of the Methodist Church, who believed that a faith-based life is blessed by grace and carried outward into the world in service for others. Today, we translate those values by working toward excellence and doing all the good we can for seniors.

Asbury Atlantic is an affiliate of Asbury Communities, Inc., the not-for-profit parent of a system of senior living and health service providers.

189 residents resided in Garden Home or apartments, 29 in personal care, and 71 in skilled nursing. Total resident population as of that date was 289.

More information about Springhill is available at www.SpringhillErie.org.

Expansions and Renovations

Work is planned on the service road located on the north side of the Springhill Campus. Currently, the service road is not paved and used primarily by the grounds crew. Once paving is completed, this road will be used for deliveries and garbage pick-up thus reducing wear and tear on the primary road around the community and reducing the noise level for residents as well.

Plans are being finalized to improve the outdoor space accessible to the Residents who reside in the Woodlands, our memory support unit. The outdoor space will focus on items that are specifically geared towards individuals with cognitive impairments such as Alzheimer's and dementia. This space will feature a continuous walking path, a wheelchair glide/swing, benches and raised flower beds

Window replacements will be occurring during the summer/fall months of 2026. Many of the windows are original to the construction of Springhill. There are 33 windows in the Four Seasons Restaurant dining room, 39 windows in combined in the A/B & C/D Connector Links and 24 windows at the top of the Cupola

A rebuild of the elevator that services OakView Personal Care will be completed during the summer of 2026. Anticipated time for completion will be approximately four to five weeks from the start of the work to the final occupancy inspection. During this time, Residents in personal care will maneuver between the first and second floors using the stairs. For individuals who cannot negotiate steps with assistance will be assisted up and down the steps with the "Stryker" Stair Climber.

Replacement of the original water lines in Independent Living apartments continues. We update roughly eight (8) apartments per year. Up to this date, we have completed 55 apartments out of the 123 available apartments, or approximately 45% of the project is completed. Work will continue for at least eight more years.

Resident Associations

Springhill has active and vibrant resident association groups that promote resident interests, facilitate communication, interact with management, and organize events and activities. The Springhill Resident Council is comprised of elected representatives who meet monthly with administration to focus on various aspects of campus life and to receive and integrate resident and staff suggestions for improving the quality of life at Springhill.

ABOUT THE OWNER & PARENT CORPORATION

Springhill is owned and operated by Asbury Atlantic, Inc., which is the legal entity responsible for providing services to the residents of Springhill. Asbury Atlantic owns and operates three other CCRCs: Asbury Methodist Village (Gaithersburg, MD), Asbury Solomons (Solomons, MD), and Bethany Village (Mechanicsburg, PA). Asbury Atlantic also owns and operates Asbury Chandler Estate, Pen Argyl, PA, which offers rentals for seniors and personal care.

Asbury Communities is the sole member of Asbury Atlantic; however, Asbury Communities is not responsible for the financial or contractual obligations of Asbury Atlantic. Asbury Communities, Inc. has other affiliated and related entities as follows:

ASBURY COMMUNITIES, INC. is a not for profit supporting organization, organized for the benefit of its affiliated and related entities ("Asbury System") through the provision of business operations and consulting services. Unless otherwise noted below, Asbury Communities is the sole member and supporting organization for the following legal entities (NFP is not for profit; FP is for profit):

Asbury Living, Inc. (NFP) owns and operates Asbury Grace Park (Stroudsburg, PA) and Asbury Ivy Gables (Wilmington, DE).

Asbury Atlantic, Inc. (NFP) owns and operates Asbury Methodist Village (Gaithersburg, MD), Asbury Solomons (Solomons, MD), Bethany Village (Mechanicsburg, PA), and Springhill (Erie, PA).

Asbury Chandler Estate, LLC (NFP) is a disregarded entity for tax purposes. Asbury Atlantic is the sole member of Asbury Chandler Estate.

1569 Teels Road LLC (NFP) is a disregarded entity for tax purposes and it owns and operates Asbury Chandler Estate (Pen Argyl, PA). Asbury Chandler Estate is the sole member of 1569 Teels Road.

IVA, Inc. (FP) holds liquor licenses for several of the CCRC communities located in MD and PA. Asbury Atlantic is an owner of IVA.

Albright Care Services (NFP) owns and operates Normandie Ridge (York, PA), Riverwoods (Lewisburg, PA), Pharmacies located at Riverwoods and Asbury Methodist Village, as well as LIFE centers located in Lancaster, Lebanon, Lycoming, Cumberland, and Franklin, PA.

Warrior Run Manor, Inc. (NFP) owns and operates a section 202 HUD senior housing apartment building (Watsonstown, PA). Albright Care Services controls 5 of 9 Board seats, 4 of 9 Board seats are controlled by Watsonstown Area Senior Citizens Housing Corporation.

Forest Ridge Manor, Inc. (NFP) owns and operates a section 202 HUD senior housing apartment building (Kingsport, TN). Asbury Communities, Inc. is the Sponsor and controlling entity of Forest Ridge Manor, Inc.

Asbury Foundation, Inc. (NFP) operates all of the charitable fundraising for Asbury Communities' NFP affiliates.

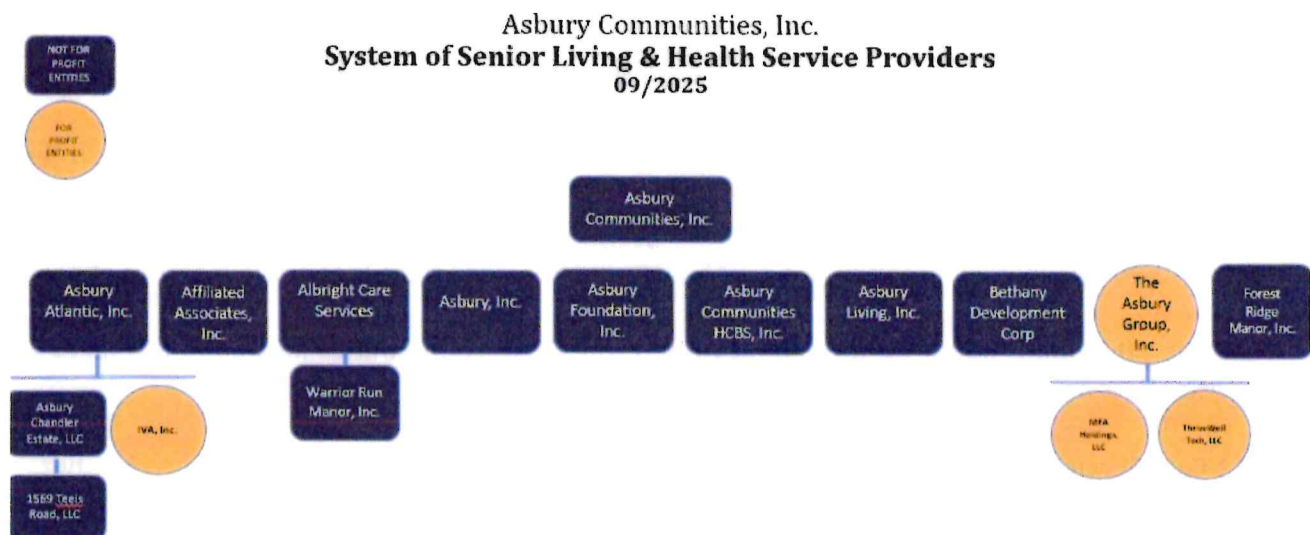
Affiliated Associates, Inc. (NFP) is a payroll holding company which leases employees to the affiliated entities of Asbury Communities.

Bethany Development Corp (NFP) owns and operates a section 202 HUD senior housing apartment building (Mechanicsburg, PA).

The Asbury Group, Inc. (FP) a for-profit which Asbury Communities is the 100% stockholder. The Asbury Group, Inc. owns or has a partial ownership interest in the following:

ThriveWell Tech LLC (FP) provides IT products and services to Asbury Communities, Inc. and other third-party entities.

MFA Holdings LLC (FP) owns and operates Asbury Place Maryville, Asbury Place Kingsport/Baysmont, and Asbury Place Kingsport/Steadman Hill. The Asbury Group, holds a minority (38.1%) interest in MFA Holdings.



4. GOVERNANCE & MANAGEMENT

Management of Springhill is led by Aaron Praetzel. Mr. Praetzel has over twenty-five (25) years of experience in the senior care field and is the Executive Director of Springhill. Management is responsible for the day-to-day operations and overall functioning of Springhill.

The Springhill Community Advisory Committee works directly with the Executive Director and is focused exclusively on Springhill's programs, quality of care and service, and supports fundraising activities (in conjunction with the Asbury Foundation). The Asbury Atlantic, Inc. Board of Directors is legally responsible for control of Springhill and is primarily responsible for approving budget and maintaining financial health as well as monitoring quality of care and services. The Asbury Communities, Inc. Board of Directors is focused on enhancing the strength of the entire fulfillment of its purpose and recognizing its full potential for providing services to the aging.

All decisions regarding Springhill are made in accordance with the Asbury mission, vision, core values, and the charitable purpose of the organization. In making decisions and setting strategic direction, the management and governing boards are responsible for considering what is best for current and future residents of Springhill as well as the organization as a whole. It is important to bear in mind that resident input is sought and highly regarded and residents have a voice in many decisions; however, residents are not part of management and do not direct the operation of the campus.

*Please see **Exhibit A** for a listing of the Springhill Community Advisory Committee and Asbury Atlantic, Inc., directors and officers.*

Asbury Atlantic, Inc. Governance

The Asbury Atlantic, Inc. Board of Directors is comprised of members with the responsibility of governing the corporation and its CCRCs, including Springhill. Two of the Asbury Atlantic Directors are current CCRC residents. None of the Directors have a financial interest in Asbury Atlantic, Inc. The officers, with the exception of the chair and vice chair of the Board of Directors, are compensated staff members.

Periodic Meetings between Residents and Management

The Executive Director and various members of the Springhill management team meet monthly with the residents of the Springhill Community in a scheduled town hall meeting. The topic of these meetings generally includes operational updates and other issues of interest to residents. The meetings are held on the same day and time and in the same location each month. All residents are invited and copies of the meeting minutes are distributed in the weekly resident news bulletin. Additionally, the Executive Director conducts financial update reviews on a quarterly basis at these town hall meetings.

Service Agreements

Springhill receives management services from Asbury Communities, pursuant to a business Services Agreement. Services include financial, information technology, legal, human resources, governance, clinical, and marketing.

Associates on the Springhill campus are not employees of Asbury Communities. Rather, Asbury Communities employs additional staff to provide support to its affiliated entities. For example, the human relations department at Asbury Communities negotiates the benefits packages for all employees in the Asbury Communities system. This arrangement eliminates the need for Springhill to shoulder the burden of hiring all necessary staff or expertise to provide such services.

The organization also contracts with third party service providers. Examples are its management services agreement with Sodexo to provide Environmental Services and Aramark to provide food services in Asbury Communities' continuing care retirement communities. Sodexo Provides housekeeping and maintenance services to the entire campus and its contract is reviewed annually. Contract was awarded originally in 2012 and is renewed annually. Aramark provided Food and Nutritional Services and support to the entire campus. Contract was awarded in 2025 after reviewing proposals from a total of three vendor submissions. Contracts is reviewed annually. Depending on the community, these contracts may include dining, housekeeping, maintenance, and laundry services. The employees in these departments are Springhill employees, but the manager of each department is a Sodexo or Aramark employee. By contracting services with Sodexo and Aramark, Springhill receives a consistently high level of service for a lower cost than if each continuing care retirement community procured or provided these services on its own.

At no time have Asbury Atlantic, Inc., Asbury Communities, Inc., third party service providers, affiliates and their Directors and Officers been convicted of a felony or pled nolo contendere to a felony charge or been held liable or enjoined in a civil action by final judgment. Further, neither the entities nor their respective Directors and Officers are subject to a currently effective injunctive or restrictive order of a court of record, or within the past five (5) years has any State or Federal license or permit been suspended or revoked as a result of an action brought by a governmental agency or department, arising out of or relating to business activity or healthcare, including without limitation, action affecting a license to operate a nursing home, retirement home, home for the aged or facility registered under the State of Pennsylvania or similar acts in another state.

5. SERVICES & FEES

The contact information for SpringHill Sales team are:

- Independent Living and Personal Care (OakView): Tabitha Bemiss 814-860-7043 TBemiss@Aasbury.org
- Skill Nursing (ForestView): Chip Comstock 814-860-7143 RComstock@asbury.org

The following services are included in the monthly fee for apartments and Garden Homes:

- Interior and exterior maintenance
- Ground maintenance, trash removal, snow removal
- Utilities (except Garden Homes)
- Housekeeping (only for apartment home residents under contract for this service)
- Flat Laundry Service, i.e., bedding and towels (only for apartment home residents under contract for this service)
- Dining (only for apartment home residents under contract for this service)
- 24-hour security services; 24-hour in-home Emergency System
- Parking (cost for underground parking not included)
- Use of all campus outdoor areas
- Use of private meeting rooms and entertainment areas
- Access to campus amenities, social and recreational programs
- Wellness programming
- Scheduled transportation
- Move-in assistance

The following services are available for an extra charge:

- Meal/dining services for residents and guests
- Flat linen/laundry services
- Catering services
- Hair salon
- Massage Therapy
- Additional housekeeping services
- Additional maintenance services
- Unscheduled transportation
- Garage Parking for apartment home residents (included for Garden Homes)
- Satellite Television and Internet Service
- Home health, rehabilitation and personal care services
- *Interim Health Care of Erie*, Personal Care Attendant and Catered Living

The cost of residence in the ForestView Healthcare Center or OakView Personal Care is not included in the monthly fee for apartments and Garden Homes. See **Exhibit B** for a list of those costs and ancillary fees.

Description of Fees

Springhill offers two entry fee options: (1) 50 percent refundable entrance fee and (2) standard entrance fee (apartments only). The standard fee option is lower in cost than the refundable fee options. The standard entrance fee amortizes over the first 50 months of residency. After 50 months, there is no refundable portion of the standard entrance fee remaining. The 50 percent refundable entrance fee option returns 50 percent, based upon the amount paid by the resident. Refundable entrance fees are paid when Springhill receives an entrance fee from a successor resident for the vacated unit and the vacating resident no longer resides in any accommodation at Springhill. Please see the Residency Agreement for additional details regarding Entrance Fee refunds.

Type of Fee	Entrance Fee	Monthly Fee	Ancillary Fees
Frequency of Payment	Paid once upon entrance to community	Paid Monthly	Paid Monthly
Other Info	Includes refundable* and standard entrance fee options. Amount depends upon fee option and unit type/size.	Covers cost of unit and other services (see previous page).	Covers cost of additional products and services that are not covered in the Monthly Fee (see previous page).
* According to terms and conditions of the Residency Agreement.			

In addition to the entrance fee, residents pay a monthly fee, depending upon the size and type of unit, as well as an ancillary fee for products and services not included in the monthly fee. *A listing of current residential living fees is located in **Exhibit B** and the historical monthly fees by unit are located in **Exhibit C**.*

Use of Fees

All fees paid by residents to Asbury Atlantic may be used by Asbury Atlantic for any legal purpose, including the payment of debt (principal and interest), the payment of management fees to Asbury Communities (to be used by Asbury Communities for any purpose in keeping with its mission, vision and tax exempt charitable purpose), the transfer of funds to Asbury Communities (to be used by Asbury Communities for any purpose in keeping with its mission, vision and tax

Fee for Service CCRC

Springhill is a *Type C*, fee for service continuing care retirement community. A resident who has paid an entrance fee is referred to as a *Continuing Care "Subscriber."* Subscribers pay a reduced per diem fee if they need OakView Personal Care or ForestView Health Care Center services. These residents receive priority admission for services. Residents who do not pay an entrance fee ("Non-Subscribers") and move directly to OakView or to ForestView pay the standard per diem fees.

exempt charitable purpose), the expansion of services on the Springhill campus or through the purchase or construction of a CCRC or other business or entity serving the organization's mission and tax exempt purpose, the creation of a new line of business serving the organization's mission and tax exempt purpose, and/or any other purpose.

Average Annual Cost of Providing Services

The average annual cost of providing care and services during the most recent twelve-month period is \$42,777. Actual costs will vary substantially according to the size of the living unit, the number of occupants, and upon the extent of additional services which an occupant uses during the course of the year.

Benevolent Care



A significant part of the organization's charitable mission is to ensure that residents who have outlived their resources through no fault of their own are able to continue to reside at Springhill. This means that residents who have conserved resources will be eligible to apply for and receive benevolent care support, as long as the provision of such support does not impair the ability of the organization to operate on a sound financial basis and maintain the facilities and services for other residents at Springhill.

The Asbury Foundation, a 501 (c)(3) not-for-profit organization, actively seeks donations for benevolent care, including a special endowment fund, to offset the costs of providing this support.

6. FINANCIAL STRENGTH & STEWARDSHIP

The proforma income statement is filed pursuant to P.S. 3207 either as part of the application for registration and annual disclosure statement.

The financial statements for the year ending December 31, 2025, for Asbury Atlantic, Inc. as audited by CliftonLarsonAllen LLP, a qualified independent certified public accountant who has not entered into indemnity clauses, which are prohibited in 31 Pa. Code §147.6(b)(4). Financial Statements are located at **Exhibit D**.

Pennsylvania Obligated Group (Non-Maryland Obligated Group)*

Asbury Atlantic, Inc is the member of an obligated group, known as the Pennsylvania Obligated Group (“PA Obligated Group”) for purposes of securing long-term debt financing for Bethany Village and Springhill. Only the assets and operational revenue of Bethany Village and Springhill are pledged as security for the long-term debt of the PA Obligated Group. For financial statement purposes, the long-term debt principal and interest is allocated to the respective community for which the debt was incurred. Since the inception of the PA Obligated Group, there has never been a time that Bethany Village or Springhill were unable to pay their share of the debt of the PA Obligated Group. The PA Obligated Group enables Bethany Village and Springhill greater access to the capital markets and ability to obtain debt financing at a lower interest rate than they would otherwise obtain on their own.

* Also referred to as the Non-Maryland Obligated Group in financial statements.

Long Term Financing

Currently, the PA Obligated Group is responsible for a total long-term debt of \$108,956,016, which is allocated into the following four separate tax-exempt bond issuances.

Bond Series	Type	Maturity Date	Principal Outstanding (as of 12/31/2025)
Series 2019 PA Bonds			
Bethany Village	Fixed Rate Revenue Bonds	2021-2045	\$39,085,436
Springhill	Fixed Rate Revenue Bonds	2021-2045	<u>10,029,564</u>
Total			\$49,115,000
Series 2021A PA Bonds			
Bethany Village	Fixed Rate Revenue Bonds	2034-2041	\$20,997,804
Springhill	Fixed Rate Revenue Bonds	2034-2041	<u>6,237,196</u>
Total			\$27,235,000
Series 2021B PA Bonds			
Bethany Village	Variable Rate Revenue Bonds	2022-2034	\$12,482,263
Springhill	Variable Rate Revenue Bonds	2022-2034	<u>3,707,737</u>
Total			\$16,190,000
Series 2022A PA Bonds			
Bethany Village	Variable Rate Revenue Bonds	2025-2037	\$11,697,356
Springhill	Variable Rate Revenue Bonds	2025-2037	<u>4,718,660</u>
Total			\$16,416,016

Operating Reserves

Springhill maintains a statutory reserve of \$1,309,105 that is required by Pennsylvania law.

Management of Investments

All investment funds are managed pursuant to Investment Guidelines established by the System Audit & Finance/Investment Committee, which meets quarterly. At each quarterly meeting, fund performance for the various funds is reported upon, and as necessary, the Investment Guidelines are changed to meet the needs of the organizational investment structure. The Committee is populated by Directors with various professional backgrounds and expertise and are supported by the Chief Financial Officer and Vice President & Controller. Further, the Committee engages third party consultants as the Committee's advisors of its investment portfolio. The advisors provide reports during the Committee's meetings, make investments recommendation based on the Investment guidelines, and are available to answer questions.

EXHIBIT A

ATLANTIC, INC. BOARD OF DIRECTORS 2026 (updated 1/21/2026)

DIRECTORS (3-9)
Efonda Sproles, Chair
Veronica Hill-Milbourne
Barbara Harbison*
Raymond Pepe**
Mariana Matus
Carla Robinson
James Shepherd***
Todd Andrews, <i>Ex Officio Voting</i>
* MD Community Resident (voting)
** PA Community Resident (voting)
*** Alt MD Community Resident (non-voting)

Class of 2026	Class of 2027	Class of 2028
B. Harbison (2021-26)	E. Sproles (2022-27)	C. Robinson (2026-31)
R. Shuman (2023-28)	M. Matus (2025-2030)	J. Shepherd (2026-31)
	V. Hill-Milbourne (2025-2030)	
	R. Pepe (2025-2030)	

Officers

Efonda Sproles, Chair
Todd Andrews, President
Andrew Joseph, Secretary
Andrew Jeanneret, Treasurer

SPRINGHILL ADVISORY COMMITTEE 2024-20225

Advisory Committee

Christine Hall McClure, Chair
Robert J. Heibel, Vice Chair
John R. Weber
George H. Willis, P.E.
M. Roy Strausbaugh*
Kevin E. Moore
Aaron Praetzel

*Resident

EXHIBIT A

EXHIBIT B

Springhill												50%			
2026 Published Rates eff 1/1/2026															
Facility	Level of Care	Unit Type		Number of Units	Square Footage	Monthly Fees	Daily Fees	Standard Entry Fees	Refundable Entry Fees						
Springhill	IL	**	The Hawthorne - One Bedroom Traditional (unbundled)		15	551	\$2,937		\$132,500	\$215,200					
Springhill	IL	**	The Juniper - One Bedroom Deluxe (unbundled)		37	632	\$3,193		\$134,600	\$218,600					
Springhill	IL	**	The Laurel - One Bedroom with Den (unbundled)		34	816	\$4,095		\$203,800	\$309,200					
Springhill	IL	**	The Magnolia - Two Bedroom Traditional (unbundled)		27	968	\$4,800		\$242,400	\$367,700					
Springhill	IL	**	The Maple - Two Bedroom Special (unbundled)		9	1,019	\$4,813		\$254,900	\$386,700					
Springhill	IL	**	The Oak - Two Bedroom Combination 1 (unbundled)		1	1,109	\$5,954		\$277,800	\$421,400					
Springhill	IL	**	Second Person Fee (unbundled)				\$446								
Springhill	IL		Garden Home		35	1,598	\$2,953		\$366,200	\$555,500					
Springhill	IL		Garden Home Special (#15)		1	1,598	\$2,953		\$392,600	\$595,600					
Springhill	IL		Second Person Fee				\$268								
Springhill	PCU		The Bayberry - Alcove Style Apt		28	352	\$6,326	\$207.98							
Springhill	PCU		The Chestnut - One Bedroom Apt		6	436	\$7,174	\$235.86							
Springhill	PCU		Wellness Room		1	504		\$205							
Springhill	PCU		Second Person Fee - Without Assistance				\$2,062	\$67.79							
Springhill	PCU		Supplemental Nursing Level 2				\$406	\$13.35							
Springhill	PCU		Supplemental Nursing Level 3				\$630	\$20.71							
Springhill	PCU		Non-Subscriber Premium					\$30							
Forestview	SNF		Semi Private		40	158		\$403							
Forestview	SNF		Semi Private - Memory Support		10	158		\$449							
Forestview	SNF		Private w/o shower		8	273		\$510							
Forestview	SNF		Private w/ shower		8	273		\$524							
Forestview	SNF		Private - Memory Support		10	273		\$559							
Forestview	SNF		Non-Subscriber Premium					\$30							
					76										

EXHIBIT C

RESIDENTIAL FEE HISTORY

RESIDENTIAL LIVING MONTHLY SERVICE FEE

	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	Average Annual Increase (Decrease)
THE HAWTHORNE	2289	2415	2611	2722	2838	2937	130
THE JUNIPER	2487	2624	2838	2959	3085	3193	141
THE LAUREL	3191	3367	3641	3796	3957	4095	181
THE MAGNOLIA	3741	3947	4268	4449	4638	4800	212
THE MAPLE	3749	3995	4278	4460	4650	4813	213
THE OAK	5632	4639	4894	5293	4685	5954	64
GARDEN HOME	2340	2469	2670	2750	2853	2953	123
Apartment Homes Second Person Fee	347	366	396	413	431	446	20
Garden Homes Second Person Fee	N/A	N/A	N/A	N/A	259	268	54

EXHIBIT D

ASBURY ATLANTIC, INC.
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEARS ENDED DECEMBER 31, 2025 AND 2024



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**ASBURY ATLANTIC, INC.
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YEARS ENDED DECEMBER 31, 2025 AND 2024**

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INDEPENDENT AUDITORS' REPORT

Audit Committee
Asbury Atlantic, Inc.
Frederick, Maryland

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Asbury Atlantic, Inc., which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations and changes in net assets (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Asbury Atlantic, Inc. as of December 31, 2025 and 2024, and the results of its operations, changes in net assets (deficit), and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Asbury Atlantic, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Asbury Atlantic, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Asbury Atlantic, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Asbury Atlantic, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Audit Committee
Asbury Atlantic, Inc.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The information listed under "Supplementary Information" on the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Timonium, Maryland
April 16, 2026

ASBURY ATLANTIC, INC.
BALANCE SHEETS
DECEMBER 31, 2025 AND 2024

ASSETS	<u>2025</u>	<u>2024</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 8,659,600	\$ 8,332,523
Investments	69,355,804	43,484,907
Accounts Receivable	7,145,378	7,835,496
Allowance for Credit Losses	(1,624,320)	(1,658,188)
Other Receivables and Prepaid Expenses	7,316,154	10,862,056
Investments Held under Bond Indenture	9,549,047	9,553,877
Total Current Assets	<u>100,401,663</u>	<u>78,410,671</u>
PROPERTY AND EQUIPMENT		
Due from ACOMM, Net	106,640,941	108,217,175
Property and Equipment, Net	275,620,607	272,973,012
Right-Of-Use Assets - Operating Leases, Net	1,027,281	590,641
Right-Of-Use Assets - Finance Leases, Net	119,181	137,178
Investments Restricted by Donors	16,395,850	14,237,891
Deposits and Other Assets	180,274	275,572
Other Intangible Assets	537,500	-
Investments Held under Bond Indenture	16,856,440	16,849,695
Statutory Reserves	29,731,883	28,793,630
Investments Restricted by Board	5,901,801	5,319,953
Funds Held in Trust	2,613,790	2,426,491
Beneficial Interest in Net Assets of Foundation	36,193,749	35,166,561
Valuation of Derivative Instruments	2,406,995	2,698,986
Total Assets	<u><u>\$ 594,627,955</u></u>	<u><u>\$ 566,097,456</u></u>

See accompanying Notes to Financial Statements.

ASBURY ATLANTIC, INC.
BALANCE SHEETS (CONTINUED)
DECEMBER 31, 2025 AND 2024

LIABILITIES AND NET ASSETS (DEFICIT)	<u>2025</u>	<u>2024</u>
CURRENT LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 1,804,614	\$ 1,330,522
Accrued Interest Payable	4,673,459	4,887,748
Obligations under Charitable Gift Annuities	60,613	61,303
Deposits from Prospective Residents	4,819,324	4,600,095
Entrance Fees - Refundable	2,133,556	5,584,436
Deferred Revenue	913,043	1,070,408
Current Portion of Lease Liabilities - Operating Leases	317,318	413,830
Current Portion of Lease Liabilities - Finance Leases	58,179	76,338
Current Portion of Long-Term Debt	12,846,295	11,431,357
Total Current Liabilities	<u>27,626,401</u>	<u>29,456,037</u>
LONG-TERM LIABILITIES		
Long-Term Lease Liabilities - Operating Leases, Net of Current	709,962	176,811
Long-Term Lease Liabilities - Finance Leases, Net of Current	61,993	29,955
Long-Term Debt, Less Current Portion	222,260,691	230,116,202
Contingent Refundable Entrance Fee Liability	120,308,906	135,549,148
Entrance Fees - Deferred Revenue	210,323,977	194,486,275
Obligations under Charitable Gift Annuities	72,310	79,844
Other Liabilities	1,500,000	1,500,000
Total Liabilities	<u>582,864,240</u>	<u>591,394,272</u>
NET ASSETS (DEFICIT)		
Without Donor Restrictions	(31,726,851)	(67,812,755)
With Donor Restrictions	43,490,566	42,515,939
Total Net Assets (Deficit)	<u>11,763,715</u>	<u>(25,296,816)</u>
Total Liabilities and Net Assets (Deficit)	<u><u>\$ 594,627,955</u></u>	<u><u>\$ 566,097,456</u></u>

See accompanying Notes to Financial Statements.

ASBURY ATLANTIC, INC.
STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS (DEFICIT)
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
REVENUES, GAINS, AND OTHER SUPPORT		
Resident Services Revenue	\$ 161,698,949	\$ 153,443,704
Other Operating Revenue	4,742,278	2,436,045
Amortization of Entrance Fees	30,869,103	30,025,130
Interest and Dividend Income, Net	5,138,505	5,826,139
Net Realized Gain (Loss) on Investments	(1,226,099)	9,633,955
Net Unrealized Gain (Loss) on Equity Security Investments	12,114,417	(3,070,610)
Allocations from Asbury Foundation, Inc.	8,792,602	7,952,066
Total Revenues, Gains, and Other Support	<u>222,129,755</u>	<u>206,246,429</u>
EXPENSES		
Salaries	62,837,572	61,866,713
Employee Benefits	11,518,519	13,590,832
Contract Labor	9,789,343	9,030,195
Food Purchases	7,010,955	6,620,006
Medical Supplies and Other Resident Costs	5,568,544	5,148,809
General and Administrative	3,517,396	2,827,225
Building and Maintenance	19,566,461	17,806,853
Professional Fees and Insurance	2,249,529	2,095,322
Interest	10,310,130	10,496,937
Taxes	4,415,450	4,342,667
Provision for Credit Losses	1,225,957	918,067
Depreciation and Amortization	28,843,871	28,797,143
Service and Other Fees	19,847,292	19,713,418
Total Expenses	<u>186,701,019</u>	<u>183,254,187</u>
INCOME FROM OPERATIONS PRIOR TO NET UNREALIZED GAIN (LOSS) ON CHANGE IN MARKET VALUE OF DERIVATIVE INSTRUMENTS AND GAIN (LOSS) ON DISPOSAL OF ASSETS	35,428,736	22,992,242
Net Unrealized Gain (Loss) on Change in Market Value of Derivative Instruments	(1,283,860)	439,439
Gain (Loss) on Disposal of Assets	<u>(285,243)</u>	<u>528,564</u>
INCOME FROM OPERATIONS	33,859,633	23,960,245

See accompanying Notes to Financial Statements.

ASBURY ATLANTIC, INC.
STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS (DEFICIT) (CONTINUED)
YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
NET DEFICIT WITHOUT DONOR RESTRICTIONS		
Income from Operations	\$ 33,859,633	\$ 23,960,245
Net Unrealized Gain on Fixed Income Securities and Other Investments	190,779	1,078,589
Net Assets Released from Restrictions Used for Purchase of Capital Items	1,331,239	1,863,186
Net Asset Transfer	1,640,253	-
Transfers to ACOMM	<u>(936,000)</u>	<u>(608,500)</u>
Changes in Net Deficit Without Donor Restrictions	36,085,904	26,293,520
NET ASSETS WITH DONOR RESTRICTIONS		
Net Assets Released from Restriction Used for Purchase of Capital Items	(1,331,239)	(1,863,186)
Change in Beneficial Interest in Net Assets of Asbury Foundation, Inc.	2,358,427	1,993,018
Changes in Value of Obligations under Charitable Gift Annuities	<u>(52,561)</u>	<u>(24,074)</u>
Changes in Net Assets With Donor Restrictions	<u>974,627</u>	<u>105,758</u>
CHANGES IN NET ASSETS (DEFICIT)	37,060,531	26,399,278
Net Deficit - Beginning of Year	<u>(25,296,816)</u>	<u>(51,696,094)</u>
NET ASSETS (DEFICIT) - END OF YEAR	<u><u>\$ 11,763,715</u></u>	<u><u>\$ (25,296,816)</u></u>

See accompanying Notes to Financial Statements.

ASBURY ATLANTIC, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in Net Assets (Deficit)	\$ 37,060,531	\$ 26,399,278
Adjustments to Reconcile Changes in Net Assets (Deficit) to Net Cash Provided by Operating Activities:		
Provision for Credit Losses	1,225,957	918,067
Depreciation and Amortization	28,711,165	28,632,626
Amortization of Deferred Financing Costs	238,417	234,025
Amortization of Bond Premium/Discount	(780,550)	(780,550)
Amortization of Right-of-Use Asset - Finance Leases	132,706	164,517
Amortization of Entrance Fees	(30,869,103)	(30,025,130)
Net Proceeds from Nonrefundable Entrance Fees	49,925,603	38,301,150
Net Unrealized (Gain) Loss on Investments	(12,305,196)	1,992,021
Net Realized (Gain) Loss on Investments	1,226,099	(9,633,955)
(Gain) Loss on Disposal of Assets	285,243	(528,564)
Net Unrealized (Gain) Loss on Change in Market Value of Derivative Instruments	1,283,860	(439,439)
Changes in Beneficial Interest in Net Assets of Foundation	(1,027,188)	(129,832)
Changes in Value of Obligations Under Charitable Gift Annuities	52,561	24,074
Transfers to ACOMM	936,000	608,500
Net Asset Transfer	(1,640,253)	-
Changes in Assets and Liabilities:		
Accounts Receivable	(542,740)	(1,605,238)
Other Receivables and Prepaid Expenses	148,295	405,589
Deferred Entrance Fees	3,460,163	(1,545,791)
Other Assets	(3,322)	112,751
Deferred Revenue	(3,612,819)	(1,871,369)
Accounts Payable and Accrued Expenses	389,743	(61,158)
Accrued Interest Payable	(224,714)	(191,926)
Net Cash Provided by Operating Activities	74,070,458	50,979,646
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of Property and Equipment, Net	(21,886,141)	(34,700,398)
Purchases of Investments	(25,635,528)	(103,036,342)
Sales of Investments	8,103,921	107,660,704
Funds Held in Trust	(187,299)	(98,001)
Cash Received Upon Net Asset Transfer	1,355,990	-
Net Cash Used by Investing Activities	(38,249,057)	(30,174,037)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from Refundable Entrance Fees and Refundable Deposits	7,925,300	7,321,477
Proceeds from Issuance of Debt	-	8,029,603
Refunds from Refundable Entrance Fees and Refundable Deposits	(26,408,107)	(17,139,076)
Payments on Long-Term Debt	(12,278,285)	(10,923,194)
Payments for Deferred Financing Costs	-	(2,100)
Payments on Finance Leases	(101,031)	(166,198)
Payments on Obligations under Charitable Gift Annuities	(60,785)	(74,494)
Change in Due to ACOMM, Net	(2,695,248)	(9,408,541)
Transfers to ACOMM	(936,000)	(608,500)
Net Cash Used by Financing Activities	(34,554,156)	(22,971,023)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,267,245	(2,165,414)
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	63,529,725	65,695,139
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	<u>\$ 64,796,970</u>	<u>\$ 63,529,725</u>

See accompanying Notes to Financial Statements.

ASBURY ATLANTIC, INC.
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash Paid for Interest	<u>\$ 11,076,977</u>	<u>\$ 11,235,388</u>
SUPPLEMENTAL DISCLOSURE OF NONCASH INVESTING AND FINANCING ACTIVITIES		
Right-of-Use Asset Received in Exchange for Operating Leases	<u>\$ 918,369</u>	<u>\$ 313,356</u>
Right-of-Use Asset Received in Exchange for Finance Leases	<u>\$ 91,638</u>	<u>\$ 170,154</u>

See accompanying Notes to Financial Statements.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 1 ORGANIZATION

Asbury Communities, Inc. (Asbury Atlantic or the Company) is a nonprofit, nonstock corporation organized under the laws of the state of Maryland and is a supported organization of Asbury Communities, Inc. (ACOMM). ACOMM is the sole member of Asbury Atlantic. Asbury Atlantic has operating entities comprised of Asbury Methodist Village (AMV), Asbury Solomons (AS), Bethany Village (BV), Springhill (SH), and effective January 1, 2025, Asbury Chandler Estate, LLC (CE).

AMV and AS are continuing-care retirement communities (CCRC) located in Gaithersburg, Maryland and Calvert County, Maryland, respectively. BV and SH are CCRCs located in Mechanicsburg, Pennsylvania and Erie, Pennsylvania, respectively. A CCRC consists of independent living, assisted living, and skilled-nursing units. A CCRC provides a continuum of care that includes housing, health care, and other related healthcare and lifestyle services to seniors. CE is an independent and personal care facility located in Pen Argyl, Pennsylvania. Cash transferred from Asbury Atlantic to ACOMM during 2025 and 2024 was not required at Asbury Atlantic to fund daily operations, meet debt covenants, or fulfill regulatory requirements.

ACOMM serves as the supporting organization of Asbury Atlantic; Asbury Communities HCBS, Inc. (HCBS); Bethany Development Corp. (BDC); Albright Care Services (Albright); and Asbury Living, Inc. (Asbury Living). Asbury Living has operating entities comprised of Grace Park (GP) and Ivy Gables (IG). ACOMM is the sole voting stockholder of The Asbury Group, Inc. (TAG). Additionally, ACOMM is the sole member of Asbury Foundation, Inc. (AFOUND).

Asbury Chandler Estate, LLC Transaction

In December 2024, ACOMM formed Asbury Chandler Estate, LLC, a Pennsylvania limited liability company. Asbury Atlantic is the sole member of Asbury Chandler Estate, LLC. The reason for the formation of the LLC, and the membership interest transfer described below, was to convert the Chandler Estates operations from a for profit to a nonprofit.

On December 1, 2024, and effective on January 1, 2025, TAG entered into a membership interest transfer agreement with Asbury Chandler Estate, LLC. Under this agreement, TAG transferred 100% of its membership interests of 1569 Teels Road, LLC, a Pennsylvania limited liability company and owner/operator of a senior living facility known as Asbury Chandler Estates, to Asbury Chandler Estate, LLC. Pursuant to this agreement, ownership of the senior living facility known as Asbury Chandler Estate was also transferred to Asbury Chandler Estate, LLC.

On January 1, 2025, Asbury Chandler Estate, LLC entered into an operating agreement with Asbury Atlantic, whereas Asbury Chandler Estate, LLC became the sole member of 1569 Teels Road, LLC. Pursuant to this agreement, Asbury Atlantic will govern the operations of Asbury Chandler Estate, LLC. All activity of Asbury Chandler Estate, LLC is included in these financial statements from the date of the membership interest transfer agreement.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash, Cash Equivalents, and Restricted Cash

Cash and cash equivalents include amounts held in checking and savings accounts, money market accounts, and short-term certificates of deposit with original maturities of 90 days or less. Cash balances are principally uninsured and subject to normal credit risks. Cash and cash equivalents within funds identified as investments held under bond indenture and statutory reserves are considered restricted in nature.

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the balance sheets that equal the same such amounts shown in the statements of cash flows at December 31:

	2025	2024
Cash	\$ 8,659,600	\$ 8,332,523
Restricted Cash Included in Current Investments		
Held under Bond Indenture	9,549,047	9,553,877
Restricted Cash Included in Long-Term Investments		
Held under Bond Indenture	16,856,440	16,849,695
Restricted Cash Included in Statutory Reserves	29,731,883	28,793,630
Total Cash, Cash Equivalents, and Restricted		
Cash Shown in the Statements of Cash Flows	<u>\$ 64,796,970</u>	<u>\$ 63,529,725</u>

Accounts Receivable and Allowance for Credit Losses

Accounts receivable are reported net of an allowance for credit losses to represent the Company's estimate of expected losses at the balance sheet date. The adequacy of the Company's allowance for credit losses is reviewed on an ongoing basis, using historical payment trends, write-off experience, analyses of receivable portfolios by payor source and aging of receivables, a review of specific accounts, as well as expected future economic conditions and market trends, and adjustments are made to the allowance as necessary.

Residents are not required to provide collateral for services rendered. Payment for services is required within 30 days of receipt of invoice or claim submitted. Accounts more than 90 days past due are individually analyzed for collectability. When all collection efforts have been exhausted, the account is written off against the related allowance.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounts Receivable and Allowance for Credit Losses (Continued)

Under the Medicare and Medicaid reimbursement and other third-party agreements, amounts collected for services to patients under these agreements are computed at contractually agreed-upon rates. Accounts receivable have been adjusted to reflect the difference between charges and the reimbursable amounts under these third-party contracts. Revenues from Medicare and Medicaid programs and other third-party agreements accounted for approximately 21% and 22% of total resident service revenues for the years ended December 31, 2025 and 2024, respectively.

Opening and closing balances in contract accounts receivable were as follows:

	<u>Accounts Receivable, Net</u>
Balance as of January 1, 2024	\$ 5,490,137
Balance as of December 31, 2024	6,177,308
Balance as of December 31, 2025	5,521,058

Management believes the composition of receivables at year-end is consistent with historical conditions as credit terms and practices and the customer base has not changed significantly. At December 31, 2025 and 2024, the allowance for estimate of expected credit losses was \$1,624,320 and \$1,658,188, respectively.

Changes in the allowance for credit losses for the years ended December 31, 2025 and 2024 were as follows:

	<u>2025</u>	<u>2024</u>
Balance, Beginning of Year	\$ 1,658,188	\$ 1,261,922
Provision for Losses	1,237,118	905,822
Amounts Written Off	(1,271,172)	(516,368)
Recoveries	186	6,812
Balance, End of Year	<u>\$ 1,624,320</u>	<u>\$ 1,658,188</u>

Investments and Investment Income

Substantially all investments are held in an investment account with ACOMM. The investment pools are comprised of equity securities or equity mutual funds, bonds or bond mutual funds, alternative investments and cash. The equity securities and the related unrealized gains or losses are recorded above income from operations. The fixed income securities and other types of investments and their related unrealized gains or losses are recorded below income from operations. The investments are managed by the ACOMM board with guidance from external investment advisors. In addition, investments held under bond indenture are high-grade income securities.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments and Investment Income (Continued)

If market quotations are not readily available for a security or if subsequent events suggest that a market quotation is not reliable, the funds will use the security's fair value, using consistently applied procedures established by and under the general supervision of the funds' manager. This generally means that equity securities and fixed income securities listed and traded principally on any national securities exchange are valued on the basis of the last sale price or, lacking any sales, at the closing bid price, on the primary exchange on which the security is traded. The funds' manager may involve subjective judgments as to the fair value of securities. The use of fair value pricing by the funds may cause the net asset value of fund units to differ significantly from the net asset value that would be calculated using current market values.

Accordingly, valuations do not necessarily represent the amounts that might be realized from sales or other dispositions of investments, nor do they reflect taxes or other expenses that might be incurred upon disposition. Mortgage loans held by the underlying funds have been valued on the basis of principal and interest payment terms discounted at currently prevailing interest rates for similar investments. The fair values relating to certain alternative investments have been estimated by the funds' manager in the absence of readily ascertainable market values. Because of the inherent uncertainty of valuations of the investments held by the underlying funds, their estimated values may differ significantly from the values that would have been used had a ready market for these investments existed, and the differences could be material.

Investment returns are allocated to Asbury Atlantic based on its proportion of its underlying holdings. The portion of investments that is available to fund current operating activities is included in current assets in the accompanying balance sheets. Donated investments are reported at their fair values at date of receipt.

Investment income or loss from equity securities, mutual funds, bonds, and alternative investments includes Asbury Atlantic's proportional share of interest and dividends, net of investment management fees, realized gains and losses on investments, and unrealized gains and losses on equity security investments and are included in the income (loss) from operations. Investment income or loss is included in income (loss) from operations unless restricted by donor or law. Unrealized gains and losses on fixed income securities or other investments with readily determinable market values are excluded from income (loss) from operations unless the losses are deemed to be other-than-temporary.

As the need arises, the Company evaluates whether any declines in the fair values of investments are other-than-temporary. This evaluation consists of a review of several factors, including, but not limited to length of time and extent that a security has been in an unrealized loss position, the existence of an event that would impair the issuer's future earnings potential, the near-term prospects for recovery of the market value of a security and the intent and ability of the Company to hold the security until the market value recovers. Declines in fair value below cost that are deemed to be other-than-temporary are removed from unrealized changes in market value and are recorded as losses and Asbury Atlantic's proportionate share is included in investment income in the accompanying statements of operations and changes in net deficit.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments and Investment Income (Continued)

The investment policy of the Company provides a balance of long-term growth and preservation of capital of the assets while managing a core segment of assets in a manner specifically designed to meet the ongoing capital requirements of the Company and other requirements specified under the terms of its financing agreements.

Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, the Company relies on an investment strategy that allocates its investments among a number of asset classes. These asset classes may include: domestic equity, domestic fixed income, international equity, cash equivalents, and other alternative strategies and products. The purpose of allocating among asset classes is to ensure a diversification to achieve the portfolio's investment objectives. The Company believes that this investment strategy meets the Company's long-term rate-of-return objectives while avoiding undue risk from imprudent concentration in any single asset class or investment vehicle. In order to ensure that ACOMM continues to meet its objectives, the Company has established rebalancing guidelines and established mechanisms for ongoing monitoring of performance and risk.

Derivatives Policy – Debt

The Company manages some of its exposure to interest rate volatility through use of interest rate swap contracts. These contracts qualify as derivative financial instruments. The book values of the derivative instruments are adjusted to their estimated fair values at each balance sheet date. The Company has determined that, for continuing operations, the Company's derivatives do not meet the criteria for hedge accounting and, therefore, the change in fair value of all of the derivative instruments are included within the Company's performance indicator, income from operations.

Investments Restricted by the Board

Investments restricted by the board include assets set aside by the ACOMM board of directors (the board) for benevolent care. The board retains control of these assets and may, at its discretion, subsequently use them for other board-designated purposes.

Beneficial Interest in Net Assets of Foundation

The Company records an interest in the net assets of AFOUND resulting from contributions with donor restrictions that are solicited and held by AFOUND to be used for the benefit of Asbury Atlantic based on donor designation and intent.

Leases

The Company determines if an arrangement is a lease at inception. Operating leases are included in right-of-use (ROU) assets-operating lease and lease liability-operating leases, and finance leases are included in right-of-use (ROU) assets-finance leases and lease liability-finance leases in the balance sheets. The Company has elected to recognize payments for short-term leases with a lease term of 12 months or less as expense as incurred and these leases are not included as lease liabilities or ROU assets on the balance sheets.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leases (Continued)

ROU assets represent the Company's right to use an underlying asset for the lease term and lease liabilities represent the Company's obligation to make lease payments arising from the lease. ROU assets and liabilities are recognized at commencement date based on the present value of lease payments over the lease term. Lease terms may include options to extend or terminate the lease when it is reasonably certain that the Company will exercise that option. Lease expense for operating lease payments is recognized on a straight-line basis over the lease term.

The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, the Company has elected to use a risk-free discount rate determined using a period comparable with that of the lease term for computing the present value of lease liabilities.

Property and Equipment

Property and equipment are stated at cost. Donated property and equipment are recorded at fair market value at the date of the gift. Improvements that materially extend the useful lives of the assets are capitalized. General repairs and maintenance costs are expensed as incurred. The Company capitalizes all expenditures for property and equipment costing \$5,000 or more and having useful lives greater than two years.

Interest costs incurred on borrowed funds and financing costs during the period of construction of capital assets are capitalized as components of the cost of acquiring those assets.

The Company reviews its property for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. When recovery is reviewed, if the undiscounted cash flows estimated to be generated by the property are less than its carrying amount, management compares the carrying amount of the property to its fair value in order to determine whether an impairment loss has occurred. The amount of impairment loss is equal to the excess of the asset's carrying value over its estimated fair value. No impairment loss was recognized during 2025 and 2024.

Advertising Expenses

The cost of advertising is expensed when incurred and included within the general and administrative financial statement line item within the statements of operations and changes in net deficit. Advertising expense was \$579,437 and \$375,332 for the years ended December 31, 2025 and 2024, respectively.

Deposits from Prospective Residents

Deposits from prospective residents are refundable until such time as the prospective resident executes a residency agreement and pays the balance of the entrance fee. Interest earned on these deposits belongs to Asbury Atlantic.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Continuing-Care Contracts

Asbury Atlantic offers continuing-care contracts to its residents. These contracts include residential facilities, meals, and other amenities, as well as priority access to health care services.

Resident Services Revenue

Resident services revenue is reported at the amount that reflects the consideration to which the Company expects to be entitled in exchange for providing resident care. These amounts are due from residents, third-party payors (including health insurers and government programs), and others and includes variable consideration for retroactive revenue adjustments due to settlement of audits, reviews, and investigations. Generally, the Company bills the residents and third-party payors several days after the services are performed. Revenue is recognized as performance obligations are satisfied.

Performance obligations are determined based on the nature of the services provided by the Company. Revenue for performance obligations satisfied over time is recognized based on actual charges. The Company believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to residents in the facility receiving skilled nursing services or residents receiving services in the facility. The Company measures the performance obligation from admission into the facility, or the commencement of an outpatient service, to the point when it is no longer required to provide services to that resident, which is generally at the time of discharge or completion of the outpatient services. Revenue for performance obligations satisfied at a point in time is generally recognized when goods are provided to the residents and the Company does not believe it is required to provide additional goods or services related to that sale.

The Company determines the transaction price based on standard charges for goods and services provided, reduced by contractual adjustments provided to third-party payors, discounts provided to uninsured patients in accordance with the Company's policy and/or implicit price concessions provided to residents. The Company determines its estimates of contractual adjustments based on contractual agreements, its policies, and historical experience. The Company determines its estimate of implicit price concessions based on its historical collection experience.

Asbury Atlantic offers four types of resident entrance fee options at the AMV, AS, BV, and SH locations: a standard entrance fee (SEF) that amortizes over fifty (50) months, a 50% refundable entrance fee, an 80% refundable entrance fee, and a nonrefundable entrance fee (NREF). Previously, Asbury Atlantic offered a one hundred percent (100%) refundable, a ninety percent (90%) refundable, a twenty-five percent (25%) refundable, a SEF that amortized over five (5) years, and a SEF that amortized over nine (9) years.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Resident Services Revenue (Continued)

Under the current SEF, that amortizes over fifty months, the refund balance declines 2% per month over the fifty-month period. Under the prior SEF that amortizes over five years, the refund balance declines 1.667% per month over the five-year period. Under the prior SEF that amortizes over nine years, 10% of the fee is nonrefundable upon receipt, and 10% per annum of the fee becomes nonrefundable over the nine-year period. After the fifty-month, five-year, and nine-year periods, the refund is fully amortized and there is no refundable portion. Under the NREF, the entrance fee is not refundable as of the resident's designated occupancy date or actual date of occupancy, whichever is earlier. Under the refundable contracts, residents pay a higher entrance fee in order to guarantee a specific percentage refund of the entrance fee upon termination of the residency agreement. Payment of an entrance fee refund is contingent upon termination of occupancy and a successor resident taking possession of the original residential unit.

The nonrefundable entrance fees are classified as deferred revenue and are recognized as revenue on a straight-line basis over each individual resident's, or couple's, expected remaining life, adjusted annually (time-based measurement).

Refundable entrance fees are recorded in the accompanying balance sheets as current liabilities. Remaining life expectancies are determined based on current actuarial data specific to CCRC residents. Upon termination of a contract through death or withdrawal after occupancy, any unamortized, nonrefundable deferred entrance fee is recorded as income.

The gross amounts of refund obligations are summarized below and are categorized as refundable entrance fees and standard entrance fees. The contingent refundable entrance fees are fixed in their amounts but are refundable upon termination of occupancy and the receipt of a successor entrance fee. Standard entrance fees are refundable upon termination of occupancy and the receipt of a successor entrance fee, and the amount of refund is based upon the length of stay in the community.

Contingent refundable entrance fee liability represents an entrance fee which is refunded only upon termination of occupancy and reoccupancy by a subsequent resident. Entrance fees – deferred revenue represents the unamortized portion of the nonrefundable entrance fees.

Opening and closing balances in deferred revenue from entrance fees were as follows:

	Deferred Revenue from Entrance Fees
Balance as of January 1, 2024	\$ 339,806,377
Balance as of December 31, 2024	335,619,859
Balance as of December 31, 2025	332,766,439

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A summary of net entrance fees is as follows at December 31:

	2025	2024
Entrance Fees - Refundable	\$ 2,133,556	\$ 5,584,436
Contingent Refundable Entrance Fees	120,308,906	135,549,148
Entrance Fees - Deferred Revenue:		
25% to 90% Refundable Contracts	7,434,384	7,100,983
Standard Entrance Fee Option Contracts:		
Five-Year Contracts	144,487,503	178,697,148
Nine-Year Contracts	474,099	633,668
Fifty-Month Contracts	57,095,289	6,979,390
Nonrefundable	832,702	1,075,086
Total Entrance Fees - Deferred Revenue	<u>210,323,977</u>	<u>194,486,275</u>
Total Entrance Fees	<u>\$ 332,766,439</u>	<u>\$ 335,619,859</u>

Asbury Atlantic also records resident services revenue related to resident room and board, which, depending upon the facility and contract type, could also include housekeeping, laundry, and dining services. Revenue for physical, occupational, and speech therapy, as well as health, personal care, and social ancillary charges, is also recorded. Revenue is recognized when services are performed.

CE offers rental agreements in which residents agree to pay an annual rent due in monthly installments. Revenue is recognized over time in accordance with the terms of the rental agreements.

The composition of resident services by primary payor is as follows at December 31:

	2025	2024
Medicaid	\$ 16,610,028	\$ 16,634,451
Medicare	16,237,445	16,576,722
Managed Care	1,203,491	1,112,669
Private Pay	127,647,985	119,119,862
Total Resident Services Revenue	<u>\$ 161,698,949</u>	<u>\$ 153,443,704</u>

Revenue from resident's deductibles and coinsurance are included in the categories presented above based on the primary payor.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Resident Services Revenue (Continued)

The composition of resident services revenue based on its service lines, method of reimbursement, and timing of revenue recognition are as follows at December 31:

2025						
	Asbury Methodist Village	Asbury Solomons, Inc.	Bethany Village	Springhill	Asbury Chandler Estate, LLC	Total
Service Lines:						
Skilled Nursing Facility	\$ 30,944,643	\$ 6,357,084	\$ 12,758,427	\$ 10,906,142	\$ -	\$ 60,966,296
Assisted Living	16,605,792	2,484,970	10,226,222	2,449,592	2,047,102	33,813,678
Independent Living	33,797,216	12,104,098	11,940,792	6,811,703	1,507,620	66,161,429
Retail Sales	206,258	78,696	220,918	251,674	-	757,546
Total	<u>\$ 81,553,909</u>	<u>\$ 21,024,848</u>	<u>\$ 35,146,359</u>	<u>\$ 20,419,111</u>	<u>\$ 3,554,722</u>	<u>\$ 161,698,949</u>
Method of Reimbursement:						
Fee for Services	\$ 81,347,651	\$ 20,946,152	\$ 34,925,441	\$ 20,167,437	\$ 3,554,722	\$ 160,941,403
Retail Sales	206,258	78,696	220,918	251,674	-	757,546
Total	<u>\$ 81,553,909</u>	<u>\$ 21,024,848</u>	<u>\$ 35,146,359</u>	<u>\$ 20,419,111</u>	<u>\$ 3,554,722</u>	<u>\$ 161,698,949</u>
Timing of Revenue and Recognition:						
Health Care Services						
Transferred Over Time	\$ 81,347,651	\$ 20,946,152	\$ 34,925,441	\$ 20,167,437	\$ 3,554,722	\$ 160,941,403
Sales at Point in Time	206,258	78,696	220,918	251,674	-	757,546
Total	<u>\$ 81,553,909</u>	<u>\$ 21,024,848</u>	<u>\$ 35,146,359</u>	<u>\$ 20,419,111</u>	<u>\$ 3,554,722</u>	<u>\$ 161,698,949</u>
2024						
	Asbury Methodist Village	Asbury Solomons, Inc.	Bethany Village	Springhill	Total	
Service Lines:						
Skilled Nursing Facility	\$ 32,259,475	\$ 6,220,644	\$ 12,579,599	\$ 10,146,546	\$	\$ 61,206,264
Assisted Living	15,247,999	2,418,077	9,931,480	2,211,799		29,809,355
Independent Living	32,204,621	11,533,037	11,595,443	6,299,774		61,632,875
Retail Sales	219,733	72,784	262,078	240,615		795,210
Total	<u>\$ 79,931,828</u>	<u>\$ 20,244,542</u>	<u>\$ 34,368,600</u>	<u>\$ 18,898,734</u>		<u>\$ 153,443,704</u>
Method of Reimbursement:						
Fee for Services	\$ 79,712,095	\$ 20,171,758	\$ 34,106,522	\$ 18,658,119	\$	\$ 152,648,494
Retail Sales	219,733	72,784	262,078	240,615		795,210
Total	<u>\$ 79,931,828</u>	<u>\$ 20,244,542</u>	<u>\$ 34,368,600</u>	<u>\$ 18,898,734</u>		<u>\$ 153,443,704</u>
Timing of Revenue and Recognition:						
Health Care Services						
Transferred Over Time	\$ 79,712,095	\$ 20,171,758	\$ 34,106,522	\$ 18,658,119	\$	\$ 152,648,494
Sales at Point in Time	219,733	72,784	262,078	240,615		795,210
Total	<u>\$ 79,931,828</u>	<u>\$ 20,244,542</u>	<u>\$ 34,368,600</u>	<u>\$ 18,898,734</u>		<u>\$ 153,443,704</u>

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Contract Costs

The Company has applied the practical expedient provided by Financial Accounting Standards Board (FASB) *Accounting Standards Codification* 340-40-25-4 and all incremental resident contract acquisition costs are expensed as they are incurred as the amortization period of the asset that the Company otherwise would have recognized is one year or less in duration.

Benevolent Care

Asbury Atlantic's policy is to track those expenses for residents in its facilities who cannot pay for all or a portion of their care and to define these expenses as benevolent care. Because Asbury Atlantic does not pursue collection of amounts determined to qualify as benevolent care, they are not reflected as revenue in the accompanying financial statements. Benevolent care provided to residents for the years ended December 31, 2025 and 2024 was \$2,468,097 and \$3,086,426, respectively.

Occupancy Percentages

During the years ended December 31, 2025 and 2024, the occupancy percentages and the percentages of Skilled Nursing Center (SNF) residents covered under the Medicaid program, Medicare program, and private pay and other were as follows:

	2025				2024			
	Bethany Village	Springhill	Asbury Methodist Village	Asbury Solomons, Inc.	Bethany Village	Springhill	Asbury Methodist Village	Asbury Solomons, Inc.
Total Skilled Nursing Center Occupancy	95%	96%	89%	76%	96%	92%	95%	74%
Medicaid	27%	49%	48%	45%	26%	46%	46%	37%
Medicare	8%	7%	27%	17%	8%	3%	29%	15%
Private Pay and Other	65%	44%	25%	38%	66%	51%	25%	48%

COVID-19 Funds

During 2020, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic had significant effects on global markets, supply chains, businesses, and communities.

Due to the Coronavirus pandemic, the U.S. Department of Health and Human Services (HHS) made available emergency relief grant funds to health care providers through the CARES Act Provider Relief Fund (PRF). Additionally, the U.S. Department of Homeland Security made available emergency relief grant funds through the Federal Emergency Management Agency (FEMA). Total grant funds approved and received by the Company for the years ended December 31, 2025 and 2024 was \$2,273,537 and \$-0-, respectively. The PRF and FEMA funds are subject to certain restrictions on eligible expenses or uses, reporting requirements, and will be subject to audit.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

COVID-19 Funds (Continued)

At December 31, 2025, the Company recognized \$2,186,886 as other operating revenue and at December 31, 2024, the Company reduced other operating revenue by \$2,058 in the statements of operations and changes in net assets (deficit). At December 31, 2025 and 2024, the Company recognized \$236,998 and \$512,559, respectively, as deferred revenue in the balance sheets. The Company believes the amounts have been recognized appropriately as of December 31, 2025 and 2024.

Contributions

Unconditional promises to give cash and other assets to Asbury Atlantic are reported at fair value at the date the promise is received. Conditional promises to give and indications of intentions to give are reported at fair value at the date the gift is received. The gifts are reported restricted support if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is fulfilled, these net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the statements of operations and changes in net deficit as net assets released from restrictions. Donor-restricted contributions whose restrictions are met within the same year as received are reported as unrestricted contributions in the accompanying statements of operations and changes in net deficit. Net assets with donor restrictions that are permanent in nature represent donor-restricted endowments to be held in perpetuity.

Funds Held in Trust.

The Company has received as contributions various types of split-interest obligations, including perpetual trusts. Under the perpetual trust agreements, the Company has recorded the asset and recognized permanently restricted contribution revenue at the fair market value of their beneficial interest in the trust assets. Income earned on the trust assets and distributed to the Company is recorded as investment income on the statements of operations, unless otherwise restricted by the donor. Subsequent changes in fair value are recorded as unrealized gain (loss) or investment income, net based on donor intent.

Obligations Under Charitable Gift Annuities

Under the charitable gift annuity agreements, the Company has recorded the assets at fair value and the liabilities to the donor or their beneficiaries at the present value of the estimated future payments to be distributed by the Company to such individuals. The amount of the contribution is the difference between the asset and the liability and is recorded as net assets without donor restrictions or net assets with donor restrictions. Subsequent changes in the valuation of the charitable gift annuities are recorded as a change in value of obligations under charitable gift annuities within net assets without donor restrictions and net assets with donor restrictions.

Net Asset Transfer

The Company recognized a net asset transfer related to the January 1, 2025 membership interest transfer with CE. The transaction was recognized in accordance with ASC 805-50 – *Business Combinations – Related Issues* for transfers of net assets between entities under common control. The Company did not pay any consideration as part of the transfer.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Asset Transfer (Continued)

The following amounts were recorded at book value on the transfer date:

Cash and Cash Equivalents	\$ 1,355,990
Accounts Receivable, Net	26,967
Other Receivables and Prepaid Expenses	62,556
Property and Equipment, Net	9,659,242
Right-Of-Use Assets - Operating Leases	17
Right-Of-Use Assets - Finance Leases	23,090
Intangible Assets	537,500
Valuation of Derivative Instrument	991,869
Total	<u>\$ 12,657,231</u>
Accounts Payable and Accrued Expenses	\$ 25,888
Accrued Compensation and Related Items	58,461
Accrued Interest	10,425
Due to ACOMM, Net	4,271,482
Long-Term Debt, Net	6,379,845
Deposits from Prospective Residents	243,017
Deferred Revenue	4,553
Lease Liabilities - Operating Leases	17
Lease Liabilities - Finance Leases	23,290
Net Assets Without Donor Restrictions	1,640,253
Total	<u>\$ 12,657,231</u>

Net Assets (Deficit) and Endowment Funds

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Include net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. At times, the governing board can designate, from net assets without donor restrictions, net assets for a board-designated endowment or other purposes.

Net Assets With Donor Restrictions – Include net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Company has adopted an enacted version of the *Uniform Prudent Management of Institutional Funds Act*, which requires enhanced disclosures for all endowment funds. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource has been fulfilled, or both.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Assets (Deficit) and Endowment Funds (Continued)

Net assets with donor restrictions that are temporary in nature consist of assets held on behalf of Asbury Atlantic, Inc. by AFOUND and BV. The temporary restricted net assets fulfill donor intent by providing for programs, equipment and other health and educational services based on donor designation.

Net assets with donor restrictions that are perpetual in nature are amounts held by AFOUND and BV for the benefit of Asbury Atlantic, Inc. The objectives of these net assets are providing long-term growth of capital and maximizing the return on assets over the long-term while diversifying investments within asset classes to reduce the impact of losses in single investments. The income from these net assets can be unrestricted or temporarily restricted based on donor intent to primarily support benevolent care and other services based on donor designation.

Income from Operations

The accompanying statements of operations and changes in net assets (deficit) include income from operations, which is the Company's performance indicator. Changes in net deficit without donor restrictions, which are excluded from income from operations, consistent with industry practice, include unrealized gains and losses on fixed income securities and other investments, net assets released from restriction used for purchase of capital items, and permanent transfers of assets to and from related parties for other than goods and services.

Tax Status

Asbury Atlantic members are each exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code (IRC); accordingly, no provision for income taxes is required as there are no unrelated trades or businesses.

ACOMM has implemented processes to ensure compliance with the Internal Revenue Service's intermediate sanctions provisions for all its supported organizations, including Asbury Atlantic. This includes an independent review by the compensation committee of the board of all compensation arrangements with disqualified persons and outside compensation consultants to provide independent third-party review and advisement, and the implementation of a detailed conflict-of-interest policy and annual disclosure process for all disqualified persons. The compensation committee also hires outside counsel to advise the Company on compliance.

The tax benefit from an uncertain tax position must be recognized only if it is more likely than not that the tax position will be sustained upon examination by the taxing authorities, based on the technical merits of the position. The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate resolution. The Company's reassessment of its tax positions did not have a material impact on the Company's results of operations or financial position.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tax Status (Continued)

The Company's income tax return is subject to review and examination by federal, state, and local authorities. The Company is not aware of any activities that would jeopardize its tax-exempt status.

Fair Value Measurements

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (exit price). The Company utilizes market data or assumptions that market participants would use in pricing the asset or liability, including assumptions about risk and the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated, or generally unobservable.

The Company primarily applies the market approach for recurring fair value measurements and endeavors to utilize the best available information. Accordingly, the Company utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. The Company is able to classify fair value balances based on the observability of those inputs.

The Company's assessment of the significance of a particular input to the fair value measurements requires judgment and may affect the valuation of fair value assets and liabilities and their placement within the fair value hierarchy levels. Financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement. Also, the time between inception and performance of the contract may affect the fair value. The determination of fair value may, therefore, affect the timing of recognition of revenues and net income.

Fair value measurement applies to reported balances that are required or permitted to be measured at fair value under an existing accounting standard. The Company emphasizes that fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability and establishes a fair value hierarchy. The fair value hierarchy consists of three levels of inputs that may be used to measure fair value as follows:

Level 1 – Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company has the ability to access.

Level 2 – Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fair Value Measurements (Continued)

Level 3 – Inputs that are unobservable inputs for the asset or liability. These inputs reflect assumptions that market participants would use in pricing the asset or liability and are developed based on the best information available in the circumstances, including assumptions developed by the reporting entity, estimated term and timing of future distributions, or information provided by third parties, as there is little, if any, related market activity.

In instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

Additionally, from time to time, the Company may be required to record at fair value other assets on a nonrecurring basis in accordance with accounting principles generally accepted in the United States of America. These adjustments to fair value usually result from the application of the lower-of-cost-or-market accounting or write down of individual assets. The Company has determined that there would be no impact to the accompanying financial statements as a result of the application of this standard. Nonfinancial assets measured at fair value on a nonrecurring basis would include nonfinancial assets and nonfinancial liabilities measured at fair value in the second step of a goodwill impairment test, other real estate owned, and other intangible assets measured at fair value for impairment assessment.

The Company also adopted the policy of valuing certain financial instruments at fair value. This accounting policy allows entities the irrevocable option to elect fair value for the initial and subsequent measurement for certain financial assets and liabilities on an instrument-by-instrument basis. The Company has not elected to measure any existing financial instruments at fair value; however, it may elect to measure newly acquired financial instruments at fair value in the future.

Functional Allocation of Expenses

The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Subsequent Events

In preparing these financial statements, the Company has evaluated events and transactions for potential recognition or disclosure through April 16, 2026, the date the financial statements were issued.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 3 LIQUIDITY AND AVAILABILITY

As of December 31, 2025 and 2024, the Company has working capital of \$72,775,262 and \$48,954,634, respectively.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet date, comprise the following:

	2025	2024
Cash and Cash Equivalents	\$ 8,659,600	\$ 8,332,523
Investments	69,355,804	43,484,907
Accounts Receivable, Net	5,521,058	6,177,308
Other Receivables	7,316,154	10,862,056
Investments Held Under Bond Indenture	9,549,047	9,553,877
Total Financial Assets	<u>\$ 100,401,663</u>	<u>\$ 78,410,671</u>

The Company has certain investments, including the current portion of investments held under bond indenture, which are available for general expenditure within one year in the normal course of operations. Accordingly, these assets have been included in the qualitative information above. The Company has other assets limited to use for board-restricted purposes, statutory liquid reserves, and noncurrent portion of investments held under bond indenture. These assets limited to use, which are more fully described in Note 6, are not available for general expenditure within the next year and are not reflected in the amounts above. However, the board-designated amounts could be made available, if necessary.

NOTE 4 REGULATORY ENVIRONMENT

Medicare and Medicaid

Laws and regulations governing the Medicare and Medicaid programs are complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term. Asbury Atlantic believes that it is in compliance with all applicable laws and regulations and is not aware of any pending or threatened investigations involving allegation of potential wrongdoing. While no such regulatory inquiries have been made, compliance with such laws and regulations can be subject to future government review and interpretation, as well as significant regulatory action including fines, penalties, and exclusion from the Medicare and Medicaid programs.

Medicare Reimbursement

The Centers for Medicare and Medicaid Services (CMS) utilize the Patient Driven Payment Model (PDPM) Medicare reimbursement system. Under PDPM, therapy minutes are removed as the primary basis for payment and instead uses the underlying complexity and clinical needs of a patient as a basis for reimbursement. In addition, PDPM introduces variable adjustment factors that change reimbursement rates during the resident's length of stay. Annual cost reports are required to be submitted to the designated Medicare Administrative Contractor; however, they do not contain a cost settlement.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 REGULATORY ENVIRONMENT (CONTINUED)

Medicare and Medicaid (Continued)

Medicare Reimbursement (Continued)

Nursing facilities licensed for participation in the Medicare and Medical Assistance programs are subject to annual licensure renewal. If it is determined that a nursing facility is not in substantial compliance with the requirements of participation, CMS may impose sanctions and penalties during the period of noncompliance. Such a payment ban would have a negative impact on the revenues of the licensed nursing facility.

Maryland Medicaid Reimbursement

Under the Maryland Medical Assistance Program (Maryland Medicaid), a facility's resident care day rate is comprised of four cost centers: (1) administrative and routine (i.e. administration, training, laundry, housekeeping), (2) other patient care (i.e. pharmacy, food, social services, recreation), (3) capital (i.e. real estate tax and fair rental value), and (4) nursing services (all direct care).

Maryland Medicaid calculates annual regional prices on a state fiscal year basis for administrative and routine costs as well as other patient care costs. Facility-specific capital rates are set based on real estate taxes and fair rental value. These rates generally remain constant throughout the year. Nursing service rates are adjusted quarterly to capture fluctuations in residents' acuity based on the Minimum Data Set assessment tool. If a facility's case mix increases at a higher rate than the statewide average, its nursing services rate increases.

Pennsylvania Medicaid Reimbursement

The Commonwealth of Pennsylvania pays nursing facilities a prospective daily rate for Medical Assistance residents (Pennsylvania Medicaid). The daily rate is set annually based on data in the three most recently filed cost reports. The rate consists of three net operating components (resident care, other resident-related, and administrative) and one capital component. The net operating components are based upon the facilities' actual net operating costs per day and limited by peer group ceilings. Resident-care operating costs are adjusted to reflect the acuity level of the facility's residents through a case mix index. The case mix index is measured quarterly and the annual rate is adjusted for any changes on a quarterly basis.

The Commonwealth of Pennsylvania updates payment rates to nursing homes on July 1 of each year. The rates are scheduled to be updated each quarter for the most recent case-mix index for a home's Pennsylvania Medicaid residents and rebased annually on July 1 of each year. The Company has utilized actual rates in the preparation of the financial statements.

The capital component is based upon the facilities' fair rental value. The daily rate paid to the nursing facility is considered payment in full with no end-of-year settlements.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 REGULATORY ENVIRONMENT (CONTINUED)

Health Care

Laws and regulations concerning government programs, including Medicare and Medicaid, are complex and subject to varying interpretation. As a result of investigations by governmental agencies, various health care organizations have received requests for information and notices regarding alleged noncompliance with those laws and regulations, which, in some instances, have resulted in organizations entering into significant settlement agreements. Compliance with such laws and regulations may also be subject to future government review and interpretation as well as significant regulatory action, including fines, penalties, and potential exclusion from the related programs. There can be no assurance that regulatory authorities will not challenge the Company's compliance with these laws and regulations, and it is not possible to determine the impact (if any) such claims or penalties would have upon the Company. In addition, the contracts the Company has with commercial payors also provide for retroactive audit and review of claims.

Other

The Company participates in a system wide Voluntary Compliance Program instituted by ACOMM. This program is based on the elements of an effective program identified by the Office of Inspector General of the Department of Health and Human Services. The program includes a dedicated compliance officer, board oversight, written policies and procedures, a code of conduct, continuous education, periodic auditing, and an associate hotline.

Pennsylvania Department of Insurance Reserve Requirements

On a calendar year basis, BV and SH are required by the Continuing Care Provider Registrations and Disclosure Act of 1984 to maintain a working capital reserve equivalent to the greater of the total of debt service payments due during the next 12 months on account of any loans or 10% of the projected annual operating expenses, exclusive of depreciation and amortization, computed only on the proportional share of financing or operating expenses that is applicable to residents of BV and SH under continuing-care agreements.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 REGULATORY ENVIRONMENT (CONTINUED)

Pennsylvania Department of Insurance Reserve Requirements (Continued)

The statutory minimum liquid reserve requirement for BV as of December 31, 2025 and 2024 is \$4,780,926 and \$4,515,860, respectively, and is based on the projected annual debt service requirements for BV. The statutory minimum liquid reserve requirement as of December 31 for BV is as follows:

	2025	2024
Projected Annual Interest Expense	\$ 3,517,670	\$ 3,693,393
Principal Payments Due on Long-Term Debt	3,364,331	2,803,313
Liquid Reserve Requirement	<u>6,882,001</u>	<u>6,496,706</u>
Projected Annual Operating Expenses	36,266,732	35,572,572
Minimum Rate	10%	10%
Liquid Reserve Requirement	<u>3,626,673</u>	<u>3,557,257</u>
Maximum Liquid Reserve Requirement	6,882,001	6,496,706
Approximate Percentage of Continuing Care Clients	<u>69%</u>	<u>70%</u>
Statutory Minimum Liquid Reserve	<u><u>\$ 4,780,926</u></u>	<u><u>\$ 4,515,860</u></u>

The statutory minimum liquid reserve requirement for SH as of December 31, 2025 and 2024 is \$1,309,105 and \$1,250,157 respectively. The 2025 reserve is based on the projected annual debt service requirements for SH, and the 2024 reserve is based on 10% of the projected annual operating expenses exclusive of depreciation and amortization. The statutory minimum liquid reserve requirement as of December 31 for SH is as follows:

	2025	2024
Projected Annual Interest Expense	\$ 1,156,204	\$ 1,071,752
Principal Payments Due on Long-Term Debt	1,019,834	814,787
Liquid Reserve Requirement	<u>2,176,038</u>	<u>1,886,539</u>
Projected Annual Operating Expenses	21,326,032	20,725,422
Minimum Rate	10%	10%
Liquid Reserve Requirement	<u>2,132,603</u>	<u>2,072,542</u>
Maximum Liquid Reserve Requirement	2,176,038	2,072,542
Approximate Percentage of Continuing Care Clients	<u>60%</u>	<u>60%</u>
Statutory Minimum Liquid Reserve	<u><u>\$ 1,309,105</u></u>	<u><u>\$ 1,250,157</u></u>

In accordance with Pennsylvania Statute, entrance fee deposits in excess of 5% of the total entrance fee are held in a third-party escrow account. The entrance fee deposit is released when the living unit is available for occupancy and prospective resident pays the remaining balance of the full entrance fee.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 4 REGULATORY ENVIRONMENT (CONTINUED)

State of Maryland Statutory Reserves

The state of Maryland requires Asbury Atlantic to set aside reserves equal to 25% of its net operating expenses (as defined) for the most recent fiscal year. As of December 31, 2025 and 2024, AMV and AS are in compliance with the reserve requirement. The total amount reserved for AMV is as follows as of December 31:

	<u>2025</u>	<u>2024</u>
Maryland Department of Aging Reserves:		
Operating Expenses	\$ 98,264,582	\$ 96,947,950
Less: Depreciation and Amortization Expense	(17,238,386)	(17,611,664)
Interest Expense	(4,862,440)	(5,169,317)
Net Operating Expenses	<u>\$ 76,163,756</u>	<u>\$ 74,166,969</u>
 Total Operating Reserve (25% of Net Operating Expenses)	 <u>\$ 19,040,939</u>	 <u>\$ 18,541,742</u>
 Required Reserves for the Year Ended December 31 (100% of Total Operating Reserve)	 <u>\$ 19,040,939</u>	 <u>\$ 18,541,742</u>
 Cash and Marketable Securities Available for Operating Reserve	 <u>\$ 19,040,939</u>	 <u>\$ 18,541,742</u>

The total amount reserved for AS is as follows as of December 31:

	<u>2025</u>	<u>2024</u>
Maryland Department of Aging Reserves:		
Operating Expenses	\$ 22,877,123	\$ 22,291,998
Less: Depreciation and Amortization Expense	(3,689,774)	(3,484,698)
Interest Expense	(783,697)	(863,816)
Net Operating Expenses	<u>\$ 18,403,652</u>	<u>\$ 17,943,484</u>
 Total Operating Reserve (25% of Net Operating Expenses)	 <u>\$ 4,600,913</u>	 <u>\$ 4,485,871</u>
 Required Reserves for the Year Ended December 31 (100% of Total Operating Reserve)	 <u>\$ 4,600,913</u>	 <u>\$ 4,485,871</u>
 Cash and Marketable Securities Available for Operating Reserve	 <u>\$ 4,600,913</u>	 <u>\$ 4,485,871</u>

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 5 CONCENTRATION OF CREDIT RISK

Asbury Atlantic grants credit without collateral to its residents, some of whom are insured under third-party payor agreements. The mix of receivables from patients and third-party payors is as follows as of December 31:

	2025	2024
Private Pay	43 %	42 %
Medicaid	28	23
Medicare	13	21
Other (Primarily Managed Care and Insurance)	16	14
Total	<u>100 %</u>	<u>100 %</u>

NOTE 6 INVESTMENTS

Asbury Atlantic's proportional share of the ACOMM investment portfolios, including assets whose use is limited and investments restricted by the board consisted of the following as of December 31:

	2025	2024
Investments:		
Cash and Short-Term Investments	\$ 1,262,274	\$ 565,304
Fixed-Income Securities and Mutual Funds	13,683,887	12,854,139
Equity Securities and Equity Mutual Funds	54,377,259	29,799,415
Alternative Investments	32,384	266,049
Total Investments	<u>\$ 69,355,804</u>	<u>\$ 43,484,907</u>
Investments Restricted by Donors:		
Cash and Short-Term Investments	\$ 39,374	\$ 34,190
Fixed-Income Securities and Mutual Funds	5,600,399	4,863,296
Equity Securities and Equity Mutual Funds	10,756,077	9,340,405
Total Investments Restricted by Donors	<u>\$ 16,395,850</u>	<u>\$ 14,237,891</u>
Investments Held under Bond Indenture:		
Cash and Short-Term Investments	<u>\$ 26,405,487</u>	<u>\$ 26,403,572</u>
Statutory Reserves:		
Cash and Short-Term Investments	<u>\$ 29,731,883</u>	<u>\$ 28,793,630</u>
Investments Restricted by Board:		
Cash and Short-Term Investments	\$ 107,413	\$ 69,159
Fixed-Income Securities and Mutual Funds	1,164,425	1,572,578
Equity Securities and Equity Mutual Funds	4,628,427	3,664,159
Alternative Investments	1,536	14,057
Total Investments Restricted by Board	<u>\$ 5,901,801</u>	<u>\$ 5,319,953</u>

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 6 INVESTMENTS (CONTINUED)

Investments held under bond indenture are maintained for the following purposes as of December 31:

	2025	2024
Debt Service Fund	\$ 9,656,853	\$ 10,300,566
Debt Service Reserve Fund	16,748,634	16,103,006
Total	26,405,487	26,403,572
Less: Current Portion	(9,549,047)	(9,553,877)
Long-Term Portion of Bond Indenture	<u>\$ 16,856,440</u>	<u>\$ 16,849,695</u>

The total return on investments, along with investments held under bond indenture, statutory reserves, and investments restricted by, including the change in the market value of derivative instruments, generated net board investment income and earnings for the years ended December 31, 2025 and 2024 as follows:

	2025	2024
Included Within Asbury Atlantic's Performance Indicator:		
Interest and Dividend Income, Net	\$ 5,138,505	\$ 5,826,139
Net Realized Gain (Loss) on Investments	(1,226,099)	9,633,955
Net Unrealized Gain (Loss) on Equity Security Investments	12,114,417	(3,070,610)
Net Unrealized Gain (Loss) on Change in Market Value of Derivative Instruments	(1,283,860)	439,439
Total	14,742,963	12,828,923
Included in Other Changes in Net Deficit:		
Net Unrealized Gain on Fixed Income Securities and Other Investments	190,779	1,078,589
Total	<u>\$ 14,933,742</u>	<u>\$ 13,907,512</u>

Interest and dividend income is presented net of capitalized interest income related to construction projects.

The Company engages professionals to advise on managing its investment portfolio within guidelines of ACOMM's board-approved investment policy. As the need arises, management reviews its investment portfolio and evaluates whether declines in the fair value of securities should be considered other than temporary. Factored into this evaluation are the general market conditions, the issuer's financial condition and near-term prospects, conditions in the issuer's industry, the recommendation of advisors, and the length of time and extent to which the market value has been less than cost. During the years ended December 31, 2025 and 2024, Asbury Atlantic did not identify any other than temporary declines in the fair value of investments.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 7 BENEFICIAL INTEREST IN NET ASSETS OF FOUNDATION

AFOUND was established to solicit, receive, hold, invest, and reinvest donations and bequests, which are made primarily for the benefit of AMV, AS, SH, BV, CE, NR, RW, and Asbury Living. Asbury Atlantic's beneficial interest in the net assets of AFOUND was \$36,193,749 and \$35,166,561 as of December 31, 2025 and 2024, respectively. The balance sheets of AFOUND consisted of the following at December 31:

	<u>2025</u>	<u>2024</u>
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 484,161	\$ 15,161
Pledges Receivable, Net	476,417	974,654
Prepaid Expenses and Other Assets	87,733	57,092
Total Current Assets	<u>1,048,311</u>	<u>1,046,907</u>
PROPERTY AND EQUIPMENT		
Property and Equipment, Net	59,609	80,678
Investments Restricted by Donor	49,954,109	44,237,078
Pledge Receivable, Net	14,653,217	11,593,802
Long-Term Investments	1,200,000	1,200,000
Funds Held in Trust	<u>3,209,160</u>	<u>2,719,711</u>
Total Assets	<u><u>\$ 70,124,406</u></u>	<u><u>\$ 60,878,176</u></u>
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 13,348	\$ 167,100
Due to ACOMM, Net	26,587,288	18,227,891
Obligations under Charitable Gift Annuities	4,315,927	4,065,062
Total Liabilities	<u>30,916,563</u>	<u>22,460,053</u>
NET ASSETS		
With Donor Restrictions	<u>39,207,843</u>	<u>38,418,123</u>
Total Net Assets	<u>39,207,843</u>	<u>38,418,123</u>
Total Liabilities and Net Assets	<u><u>\$ 70,124,406</u></u>	<u><u>\$ 60,878,176</u></u>

AFOUND's investments, stated at fair value, consist primarily of cash, bonds or bond mutual funds and equity securities or equity mutual funds. Assets held under charitable gift annuities consist of funds contributed to trusts managed by AFOUND, with the stipulation that specified distributions, primarily based on the income generated by the invested funds, be distributed to a life beneficiary specified by the donor. The obligations under charitable gift annuities are based on the net present value of future payments to the beneficiary based on the discount rate that estimates the remaining life of the benefactor. Upon the death of the life beneficiary, the existing funds will be available for use by AMV, AS, SH, BV, CE, NR, RW, and Asbury Living.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 8 OBLIGATION UNDER CHARITABLE GIFT ANNUITIES

BV is the beneficiary of various charitable gift annuities created by donors, the assets for which are managed by AFOUND. BV has legally enforceable rights on claims to such assets after the donor's or current beneficiary's death. The present value of these obligations, based on the donor's or current beneficiary's life expectancy, is recorded as a permanently restricted net asset.

Obligations related to charitable gift annuities issued by AFOUND and BV are recorded at the present value of the future interest payments based on the donor's life expectancy. Amounts donated in excess of the liability are recorded as donations with restrictions in the statements of operations and changes in net deficit. The present value of the liability is calculated using the five-year United States Treasury Bond rate. This rate was 3.73% and 4.37% at December 31, 2025 and 2024, respectively. Changes in the present value of the accompanying obligation are shown as changes in values of charitable gift annuities in the statements of operations and changes in net deficit.

NOTE 9 PROPERTY AND EQUIPMENT

The following is a summary of property and equipment at December 31:

	2025	2024
Land and Improvements	\$ 52,130,570	\$ 49,396,032
Buildings and Improvements	579,582,488	572,046,371
Furniture and Equipment	65,123,587	64,538,292
Construction in Progress	3,601,703	824,641
Total	700,438,348	686,805,336
Less: Accumulated Depreciation	(424,817,741)	(413,832,324)
Property and Equipment, Net	<u>\$ 275,620,607</u>	<u>\$ 272,973,012</u>

For the year ended December 31, 2025, construction in progress included renovations at the BV campus which are expected to be completed in 2026.

Depreciation expense on property and equipment was \$28,612,545 and \$28,534,006 for the years ended December 31, 2025 and 2024, respectively.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 10 RELATED PARTY TRANSACTIONS

Due to/from ACOMM

ACOMM and its affiliates use consolidated cash management and payroll functions to make the process of receiving and disbursing cash more efficient. In order to allocate the appropriate amounts between the affiliates, ACOMM utilizes intercompany accounts to move funds between the affiliates. During the year, these intercompany accounts will fluctuate in order to reflect changes in cash flow, outstanding checks, or other cash movements between affiliates. However, in addition to the daily fluctuations, the intercompany accounts will also reflect the cumulative effect of the following types of transactions:

- Accrued Salaries and Paid Time Off (PTO) – By utilizing the payroll function, all salaries and withholdings are processed through ACOMM. ACOMM recognizes employee compensation, including salaries and PTO for eligible associates in a cash value plan when the related services are performed. Accrued salaries and PTO are calculated, tracked and recognized as liabilities of ACOMM to the extent that the associates have earned the wages and PTO for each payroll period. These accruals do not affect the cash of the affiliates until paid out to the employees and is not cleared out of the intercompany accounts until paid. The intercompany account then will retain an amount equal to the accumulated value of accrued salaries and unused PTO for each affiliate.
- Deferred Service Fees – From time to time, service fees may be deferred by ACOMM to its affiliates in order to meet bond covenant requirements. These fees can be recouped by ACOMM in subsequent periods when financial performance warrants reducing or eliminating the deferral. The cumulative effect of these deferrals will be included in the affiliate intercompany account. For 2025 and 2024, no service fees were deferred in order to maintain bond covenant compliance.

Longer term advances from one affiliate to another are subject to repayment terms agreed to by governing boards of both affiliates. These advances are accounted for in the intercompany accounts.

- Cash Management – Entities supported by ACOMM share a common cash management function. Operating cash of the group is swept as needed to accommodate investment of excess cash flow. Operating cash payments, including borrowings and payments of intercompany loans and balances, are made through the same sweep account. At any time, depending upon the timing of receipts, disbursements and other investment activity, members of the group may temporarily overdraw their share of the common operating cash. Cumulative positive cash flow levels will periodically be transferred to more permanent investment vehicles of the respective affiliate's books. The balance of cash and cash equivalents includes Asbury Atlantic's share of the common operating cash and amounts held in their individual checking and savings accounts, money market accounts, and short-term certificates of deposit with original maturities of 90 days or less. Cash balances are principally uninsured and subject to normal credit risk.

**ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024**

NOTE 10 RELATED PARTY TRANSACTIONS (CONTINUED)

Due to/from ACOMM (Continued)

ACOMM is the conduit for all intercompany transactions; accordingly, due to and due from accounts from the affiliate point of view will always be either due to or due from ACOMM. All intercompany accounts bear interest at short-term interest rates and are uncollateralized.

AMV and AS have combined as an obligated group for purposes of debt issuance and related obligations. Accordingly, AMV and AS, as an obligated group, are jointly and severally obliged to meet all debt service requirements for the Asbury Maryland Obligated Group (MD Obligated Group). BV and SH have also been combined as an obligated group for purposes of debt issuance and related obligations. Accordingly, BV and SH, as an obligated group, are jointly and severally obliged to meet all debt service requirements for the Asbury Non-Maryland Obligated Group (PA Obligated Group).

Service Fees

Asbury Atlantic received services from ACOMM under a service agreement at a cost of \$20,061,111 and \$20,059,880 in 2025 and 2024, respectively. Included in the services is an information technology fee. Service fees are allocated to all affiliates based upon a pro rata share of revenues. The payment of service fees to ACOMM is subordinate to all obligations of Asbury Atlantic under all of Asbury Atlantic's secured loan agreements.

Asbury Atlantic has various service agreements with Albright to receive pharmacy services for the benefit of the residents at AMV, AS, BV, SH and CE campuses. Albright submits monthly invoices to Asbury Atlantic for all products and services under the agreements. The term of the agreements will continue on an annual basis until termination by either party. The total cost of pharmacy services provided to AMV and AS for the years ended December 31, 2025 and 2024 was \$1,153,857 and \$1,158,055, respectively. The total cost of pharmacy services provided to BV and SH for the years ended December 31, 2025 and 2024 was \$333,789 and \$322,416, respectively. The total cost of pharmacy services provided to CE for the year ended December 31, 2025 was \$417.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 11 LONG-TERM DEBT

Long-term debt consisted of the following:

	Interest Rate	Maturity Dates	2025	2024
Asbury Chandler Estate, LLC Loan	Variable Rates	2022 - 2041	\$ 6,175,632	\$ -
Series 2022A PA Bonds	Variable Rate Revenue Bonds	2025 - 2037	16,416,016	17,539,084
Series 2022A MD Bonds	Fixed Rate Revenue Bonds	2037 - 2042	40,000,000	40,000,000
Series 2021A PA Bonds	Fixed Rate Revenue Bonds	2034 - 2041	27,235,000	27,235,000
Series 2021B PA Bonds	Variable Rate Revenue Bonds	2022 - 2034	16,190,000	17,225,000
Series 2019B MD Bonds	Variable Rate Revenue Bonds	2019 - 2027	3,456,000	3,639,000
Series 2019 PA Bonds	Fixed Rate Revenue Bonds	2021 - 2045	49,115,000	51,145,000
Series 2018A MD Bonds	Fixed Rate Revenue Bonds	2023 - 2036	68,505,000	73,390,000
Series 2018B MD Bonds	Fixed Rate Revenue Bonds	2022 - 2027	4,350,000	7,075,000
Subtotal			231,442,648	237,248,084
Unamortized Bond Premium/Discount on Bonds, Net			6,978,092	7,758,643
Unamortized Bond Financing Costs			(3,439,070)	(3,603,687)
Current Portion Bonds Payable			(12,831,843)	(11,411,100)
Total Bonds Payable			222,149,827	229,991,940
Note Payable			125,316	144,519
Current Portion Note Payable			(14,452)	(20,257)
Total Note Payable			110,864	124,262
Total Long-Term Debt			<u>\$ 222,260,691</u>	<u>\$ 230,116,202</u>

Asbury Chandler Estate, LLC Loan

In November 2021, 1569 Teels Road, LLC obtained a loan in the amount of \$7,000,000 to fund a portion of the purchase price for mortgaged property located in Pen Argyl, PA, known as Chandler Estate. The loan is payable over 15 years and bears interest at an annual rate equal to adjusted SOFR (secured overnight financing rate) plus a spread of 1.870%.

Series 2022A Pennsylvania (PA) Bonds

In July 2022, the PA Obligated Group entered into a loan agreement with Cumberland County Municipal Authority (the Authority) pursuant to which the Authority issued the (Asbury Pennsylvania Obligated Group), Series 2022A Revenue Bonds, (the Series 2022A PA Bonds) in the aggregate principal amount of \$18,000,000. The Series 2022A PA Bonds bear interest at an annual rate equal to adjusted SOFR (secured overnight financing rate) plus a spread of 1.343%. The PA Obligated Group has hedged its interest rate exposure associated with the 2022A PA Bonds as described in Note 12 below. As of December 31, 2024, the full \$18,000,000 has been drawn down on the Series 2022A Bonds.

The proceeds of the Series 2022A PA Bonds were used to finance improvements at the Bethany Village and Springhill campuses.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 11 LONG-TERM DEBT (CONTINUED)

Series 2022 Maryland (MD) Bonds

In May 2022, the MD Obligated Group entered into a loan agreement with the City of Gaithersburg (the City) pursuant to which the city sold the Series 2022 Bonds. From the proceeds, the MD Obligated Group borrowed \$40,000,000 of Economic Development Project Revenue Bonds Series 2022 (the Series 2022 MD Bonds), maturing on January 1, 2042. The Series 2022 Bonds are comprised of serial bonds at fixed rates between 4.50% and 5.125% with yields between 4.90% and 5.20%.

The proceeds of the Series 2022 MD Bonds were utilized to pay the costs of improving and renovating the facilities at the Asbury Methodist Village and Asbury Solomons facilities and to pay certain expenses incurred in connection with the issuance of the Series 2022 MD Bonds.

Series 2021 Pennsylvania (PA) Bonds

In June 2021, the PA Obligated Group and the Cumberland County Municipal Authority (the Authority) entered into certain agreements pursuant to which, among other things, the Authority agreed to issue the Series 2021A Bonds (2021A PA Bonds) and the Series 2021B Bonds (2021B PA Bonds) and, when issued, the Authority agreed to loan the proceeds thereof to the PA Obligated Group.

The Authority issued the 2021A PA Bonds and 2021B PA Bonds in October 2021.

The PA Obligated Group used a portion of the proceeds of the 2021A PA Bonds in the original par amount of \$27,235,000, together with (i) proceeds of a term loan from the bank in the original par amount of \$20,380,000 (2021 PA Term Loan), and (ii) other available funds, to refund all of the Authority's outstanding Series 2012 PA Bonds, the proceeds of which had been loaned by the Authority to the PA Obligated Group.

The PA Obligated Group also used proceeds from the 2021A Bonds to fund a debt service reserve fund for the 2021A PA Bonds and to pay certain expenses incurred in connection with the issuance of the 2021 PA Bonds. The 2021A PA Bonds bear interest at a fixed rate of 4.50% with yields between 3.85% and 4.00%. The bond agreements for the 2021A PA Bonds require other funds of the PA Obligated Group to be established and maintained by the bond trustee from time to time.

The PA Obligated Group used the proceeds from the 2021B PA Bonds in the original par amount of \$20,380,000 to repay in full the 2021 PA Term Loan.

The 2021B PA Bonds were directly purchased by an affiliate of the bank. The 2021B PA Bonds bear interest at an annual rate equal to adjusted SOFR (secured overnight financing rate) plus a spread of 1.41%. The PA Obligated Group has hedged its interest rate exposure associated with the 2021B PA Bonds as described in Note 12 below.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 11 LONG-TERM DEBT (CONTINUED)

Series 2019 Maryland (MD) Bonds

In November 2019, the MD Obligated Group entered into a loan agreement with the City of Gaithersburg (the City) pursuant to which the City sold the Series 2019A and Series 2019B Bonds. From the proceeds, the MD Obligated Group borrowed \$16,009,000 of Economic Development Project and Refunding Revenue Bonds Series 2019 (the Series 2019 MD Bonds), which was compromised of \$11,009,000 of Series 2019A Bonds and \$5,000,000 of Series 2019B Bonds maturing on November 1, 2023 and November 1, 2027, respectively. The Series 2019 MD Bonds bear interest at an annual rate based on one-month SOFR plus a spread of 1.00%.

The proceeds of the Series 2019 MD Bonds were utilized to refund all of the Series 2009B MD Bonds, to pay the costs of improving and renovating the facilities at the Asbury Methodist Village location, and to pay certain expenses incurred in connection with the issuance of the Series 2019 MD Bonds.

Series 2019 Pennsylvania (PA) Bonds

In December 2019, the PA Obligated Group entered into a loan agreement with Cumberland County Municipal Authority (the Authority) pursuant to which the Authority sold the Series 2019 bonds. From the proceeds, the PA Obligated Group borrowed \$59,480,000 of Refunding Revenue Bonds Series 2019, (the Series 2019 PA Bonds). The Series 2019 PA Bonds are comprised of serial bonds at fixed rates between 2.5% and 5.0% with yields between 2.70% and 3.96%.

The proceeds of the Series 2019 PA Bonds were used to refund all of the Series 2010 PA Bonds, to fund the debt service reserve fund, and to pay certain expenses incurred in connection with the issuance of the Series 2019 PA Bonds.

Series 2018 Maryland (MD) Bonds

In October 2018, the MD Obligated Group entered into a loan agreement with the City of Gaithersburg (the City) pursuant to which the City sold the Series 2018A and Series 2018B Bonds. From the proceeds, the MD Obligated Group borrowed \$96,120,000 of Economic Development Project and Refunding Revenue Bonds Series 2018 (the Series 2018 MD Bonds), which was compromised of \$82,565,000 of Series 2018A Bonds and \$13,555,000 of Series 2018B Bonds. The Series 2018A Bonds bear interest at fixed rates between 4% and 5% and maturities range from January 1, 2023 to January 1, 2036. The Series 2018B Bonds bear interest at a fixed rate of 5.0% and mature on January 1, 2027.

The proceeds of the Series 2018 MD Bonds were utilized to refund all of the Series 2006A MD Bonds and the Series 2014A MD Bonds, to pay \$7,500,000 of the costs of improving and renovating the facilities at the Asbury Methodist Village location, to fund the debt service reserve fund, and to pay certain expenses incurred in connection with the issuance of the Series 2018 MD Bonds.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 11 LONG-TERM DEBT (CONTINUED)

Note Payable

In October 2017, AMV entered into a management agreement with Sodexo Operations, LLC (Sodexo) that included a contract commitment whereas Sodexo would purchase equipment for the services stated in the management agreement and/or provide renovations in support of the services in an amount not to exceed \$7,000,000. Under the terms, Sodexo would then amortize the contract commitment on a straight-line basis over ten years, commencing with the date the equipment is placed in service or when renovation commences, as applicable. As of January 1, 2025, the management agreement was amended closing further access to the contract commitment and revising the repayment terms. The remaining balance will amortize over a ten-year period, commencing January 1, 2025. The outstanding balance of this note payable was \$125,316 and \$144,519 as of December 31, 2025 and 2024, respectively.

Deferred Financing Costs

Deferred financing costs represent expenses (e.g., underwriting, legal, consulting, and other costs) incurred in connection with issuance of debt and are deferred and amortized over the life of the related indebtedness on a straight-line basis, which approximates the effective-interest method. The amortization of deferred financing costs is included in interest expense and totaled \$238,417 and \$234,025 for the years ended December 31, 2025 and 2024, respectively.

Bond Premium and Discount

Bond premiums and discounts are comprised of the difference between the price at which a bond was sold and its fair value. Bond premiums and discounts are amortized on a straight-line basis into interest expense over the life of the bonds. The amortization expense on bond premiums and discounts included a reduction in interest expense of \$780,550 for both the years ended December 31, 2025 and 2024.

Liens and Covenants

Collateral for the Pennsylvania and Maryland Obligated Groups' debt includes the trustee-held funds, a first mortgage lien on the Asbury Maryland Obligated Group and the Pennsylvania Obligated Group's real estate, as well as a security interest in the Asbury Maryland Obligated Group and the Pennsylvania Obligated Group's assets, accounts receivable, general intangibles, chattel paper, and certain other items.

Under the Asbury Chandler Estate, LLC Loan Agreement, the lenders have a security interest in the mortgaged property and the assignment of leases and rents with respect to the mortgaged property.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 11 LONG-TERM DEBT (CONTINUED)

Liens and Covenants (Continued)

The Asbury Maryland Obligated Group, the Pennsylvania Obligated Group, and Asbury Chandler Estate, LLC are subject to various covenants under the bond agreements. These covenants include various reporting financial and operational requirements. ACOMM has agreed to contribute cash to the Maryland Obligated Group, Pennsylvania Obligated Group, and Asbury Chandler Estate, LLC under certain circumstances and, if necessary, to meet their debt-service coverage ratio and maintain their minimum days of cash-on-hand ratio. ACOMM is contractually required to contribute cash to the Pennsylvania Obligated Group up to an aggregate amount of \$3,000,000. As of December 31, 2025, management is not aware of any noncompliance with these covenants.

Debt Maturities

A schedule of minimum maturities of long-term debt for the next five years and thereafter is as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2026	\$ 12,846,295
2027	14,932,347
2028	11,110,311
2029	11,164,287
2030	11,809,147
Thereafter	169,705,577
Total	<u>\$ 231,567,964</u>

NOTE 12 DERIVATIVE INSTRUMENTS

The Company entered into various swap and forward-rate purchase agreements with certain investment companies, which reduce their exposure to volatility of interest rates on debt. Under these agreements, beginning on the effective date, these affiliates pay a fixed rate of interest, as noted in the table below, while the investment company pays the affiliate based on a floating rate as derived from a tax-exempt bond rate index or a percentage of Secured Overnight Financing Rate (SOFR). The floating rate resets every seven days. The difference between the fixed and floating rates is accrued and recorded in interest expense or interest income in the accompanying statements of operations and changes in net assets (deficit). The notional amounts decline over time to hedge the interest rate exposure for the Company. These agreements are with investment companies that have investment grade credit ratings from Standard & Poor's and Moody's. These agreements have provisions that if the investment company falls below certain investment grade ratings, the investment company is required to either obtain a replacement investment company or post collateral equal to or more than the value of the derivative instrument.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 12 DERIVATIVE INSTRUMENTS (CONTINUED)

Asbury Atlantic, on behalf of the PA Obligated Group, entered into a swap agreement in connection with the issuance of the 2021B PA Bonds. Under this agreement, Asbury Atlantic pays a fixed rate of interest of 1.08% and receives floating rate payments equal to adjusted SOFR (secured overnight financing rate) plus a spread of 1.41% based on a notional amount equal to the principal amount of the 2021B PA Bonds. Payments under the swap agreement began on October 4, 2021 and will terminate on June 1, 2033.

Asbury Atlantic, on behalf of the MD Obligated Group, entered into a swap agreement in connection with the issuance of the Series 2019B bonds. Under this agreement, Asbury Atlantic pays a fixed rate of interest of 2.309% and receives payments based on a floating rate based upon one-month SOFR. Payments under the swap agreement began on November 8, 2019 and will terminate on November 1, 2027.

Asbury Atlantic, on behalf of the PA Obligated Group, entered into a swap agreement in connection with the issuance of the 2022A PA Bonds. Under this agreement, Asbury Atlantic pays a fixed rate of interest of 3.456% and receives floating rate payments equal to adjusted SOFR plus a spread of 1.343% based on a notional amount equal to the principal amount of the 2022A PA Bonds. Payments under the swap agreement began on July 1, 2024 and will terminate on July 1, 2036.

1569 Teels Road, LLC, on behalf of CE, entered into a swap agreement in connection with the 2021 loan agreement. Under this agreement, 1569 Teels Road, LLC pays a fixed rate of interest of 3.751% and receives floating rate payments equal to adjusted SOFR (secured overnight financing rate) plus a spread of 1.870% based on a notional amount equal to the principal amount of the loan. Payments under the swap agreement began on November 15, 2021 and will terminate on November 15, 2036.

The following is a schedule outlining the terms and fair market values of the derivative instruments on December 31, 2025:

	Series 2019B MD	Series 2021B PA	Series 2022A PA	Asbury Chandler Estate, LLC Loan	Total
Notional Amount -					
December 31, 2025	\$ 3,456,000	\$ 16,190,000	\$ 14,713,425	\$ 6,175,632	
Trade Date	11/8/2019	6/4/2021	7/26/2022	11/15/2021	
Effective Date	11/8/2019	10/4/2021	7/1/2024	11/15/2021	
Termination Date	11/1/2027	6/1/2033	7/1/2036	11/15/2036	
Fixed Rate	2.309%	1.080%	3.456%	3.751%	
Fair Value - December 31, 2023	\$ 187,336	\$ 1,608,335	\$ 463,876	\$ -	\$ 2,259,547
Unrealized Gain (Loss)	(32,582)	38,409	433,612	-	439,439
Fair Value - December 31, 2024	154,754	1,646,744	897,488	-	2,698,986
Net Asset Transfer	-	-	-	991,869	991,869
Unrealized Loss	(89,511)	(568,279)	(386,822)	(239,248)	(1,283,860)
Fair Value - December 31, 2025	<u>\$ 65,243</u>	<u>\$ 1,078,465</u>	<u>\$ 510,666</u>	<u>\$ 752,621</u>	<u>\$ 2,406,995</u>

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 12 DERIVATIVE INSTRUMENTS (CONTINUED)

Asbury Atlantic has included the fair market value of derivative instruments as an asset of \$2,406,995 and \$2,698,986 in the accompanying balance sheets as of December 31, 2025 and 2024, respectively. Net unrealized gain (loss) on derivative instruments were (\$1,283,860) and \$439,439 in 2025 and 2024, respectively.

NOTE 13 NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions were \$43,490,566 and \$42,515,939 as of December 31, 2025 and 2024, respectively. Included in net assets with donor restrictions are investments to be held in perpetuity totaling \$38,919,025 and \$38,077,407 as of December 31, 2025 and 2024, respectively. Investment income earned from the net assets with donor restrictions is available for operations of the supported organizations including funding of benevolent care.

Investment and Spending Policies

The Asbury Foundation has adopted investment and spending policies for the donor designated endowment funds that attempt to provide a predictable stream of funding for operations while seeking to maintain the purchasing power of the endowment assets. Over time, long-term rates of return should be equal to an amount sufficient to maintain the purchasing power of the endowment assets, to provide the necessary capital to fund the spending policy, and to cover the costs of managing the endowment investments. Per the Asbury Foundation Board Endowment Committee (Endowment Committee), the objective is to maintain the purchasing power of the endowment assets and provide additional growth through investment return. Actual returns in any given year may vary from this amount. To satisfy this long-term rate-of-return objective, the investment portfolio is structured on a total-return approach through which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends).

A market review of the previous twelve quarters are used to determine the Endowment Committee approved spending rate, up to five percent (5.0%). In special cases, the Endowment Committee may consider approving a higher spending rate based on documented need and overall fund health, which requires a written request from the donor and/or donor designee submitted for approval. Given market fluctuations, there is potential for the principal market value to be less than the historical gift value (Underwater Investments). There were no Underwater Investments at December 31, 2025 and 2024. If there were to be Underwater Investments, the Endowment Committee would follow prudent spending measures in accordance with local state regulations. ACOMM is not obligated to fund any Underwater Investments. Income that exceeds the Endowment Committee-approved spending rate is added to the endowment principal.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 13 NET ASSETS WITH DONOR RESTRICTIONS (CONTINUED)

A summary of the permanently restricted net assets is as follows:

	2025	2024
Endowment Fund - Beginning of Year	\$ 38,077,407	\$ 36,809,831
Change in Beneficial Interest in Net Assets of Asbury Foundation, Inc.	894,179	1,291,650
Changes in Value of Obligations under Charitable Gift Annuities	(52,561)	(24,074)
Endowment Fund - End of Year	<u>\$ 38,919,025</u>	<u>\$ 38,077,407</u>

NOTE 14 RETIREMENT PLAN

ACOMM and its affiliates sponsor a defined-contribution plan (the Plan) under Internal Revenue Code (IRC) Section 401(k). All full-time employees of ACOMM and affiliates are eligible to participate in the Plan. The Plan provides that eligible employees may elect a salary deferral up to the maximum amount allowed as a deduction by the IRC. The employer match is 100% of employee contributions up to 3% and 50% on the next 2% of contributions for each eligible employee. The employer's contribution expense for the years ended December 31, 2025 and 2024 was \$1,733,889 and \$1,786,944, respectively.

NOTE 15 COMMITMENTS AND CONTINGENCIES

Caring Communities, a Reciprocal Risk Retention Group

ACOMM and its affiliates participate in an insurance risk retention group, Carin Communities, a reciprocal Risk Retention Group (CCrRRG) licensed by the District of Columbia for purposes of obtaining the following insurance coverage: (1) primary general and professional liability; (2) excess general and professional liability; and (3) excess auto liability. The primary general and professional liability coverage has a limit of \$1,000,000 per occurrence and a \$3,000,000 annual aggregate. The excess general and professional liability coverage has a limit of \$10,000,000 per claim and a \$30,000,000 annual aggregate. This policy has been renewed through December 31, 2026.

CCrRRG provides insurance coverage to its members, which are nonprofit, predominantly faith based, senior housing, and healthcare providers. In February 2026, CCRRRG was affirmed as a rating of "A (Excellent)" for its financial strength with a stable outlook by A.M. Best Co., one of the leading rating agencies.

ACOMM executed a subscription agreement and made capital contributions in exchange for an interest in CCRRRG. Through December 31, 2025, ACOMM's capital contributions were \$560,508. ACOMM's total capital contribution represents 1.85% of CCRRRG as of December 31, 2025. The percentage may be affected by the future addition of members to CCRRRG.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 15 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Health Insurance

ACOMM and its affiliates have a self-funding arrangement for health insurance coverage. For the years ended December 31, 2025 and 2024, ACOMM and affiliates had stop-loss coverage for any claim exceeding \$200,000 per participant with unlimited reimbursement after a \$75,000 aggregate deductible (one time across all claimants). Beginning January 1, 2026, ACOMM and affiliates have stop-loss coverage for any claim exceeding \$250,000 per participant with unlimited reimbursement after a \$75,000 aggregate deductible (one time across all claimants).

Legal Actions and Claims

The Company is party to various legal actions and claims arising in the ordinary course of its business. The Company's management believes that their ultimate disposition will not have material adverse effect on the Company's financial position or results of operations.

Lease Commitments

Asbury Atlantic leases equipment for various terms under long-term, noncancelable lease agreements. The leases expire at various dates through 2030. In the normal course of business, it is expected that these leases will be renewed or replaced by similar leases.

The following table provides quantitative information concerning the Company's leases.

	2025	2024
Lease Costs:		
Finance Lease Cost:		
Amortization of Right-of-Use Assets	\$ 132,706	\$ 164,517
Interest on Lease Liabilities	3,415	3,354
Operating Lease Cost	549,406	653,981
Total Lease Cost	<u>\$ 685,527</u>	<u>\$ 821,852</u>
Other Information:		
Cash Paid for Amounts Included in the Measurement of Lease Liabilities:		
Operating Cash Flows from Finance Leases	\$ 3,415	\$ 3,354
Operating Cash Flows from Operating Leases	549,406	653,981
Financing Cash Flows from Finance Leases	101,031	166,198
Right-of-Use Assets Obtained in Exchange for New Finance Lease Liabilities	91,638	170,154
Right-of-Use Assets Obtained in Exchange for New Operating Lease Liabilities	918,369	313,356
Weighted-Average Remaining Lease Term - Finance Leases	2.69 Years	1.39 Years
Weighted-Average Remaining Lease Term - Operating Leases	3.97 Years	1.63 Years
Weighted-Average Discount Rate - Finance Leases	2.00%	2.00%
Weighted-Average Discount Rate - Operating Leases	2.00%	2.00%

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 15 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Lease Commitments (Continued)

A maturity analysis of annual undiscounted cash flows for lease liabilities as of December 31, 2025 is as follows:

<u>Year Ending December 31,</u>	<u>Operating Leases</u>	<u>Finance Leases</u>
2026	\$ 334,041	\$ 59,779
2027	234,307	29,720
2028	199,056	18,684
2029	192,473	15,090
2030	107,909	-
Total	1,067,786	123,273
Less: Interest Expense	(40,506)	(3,101)
Amounts Recognized in the Balance Sheets	<u>\$ 1,027,280</u>	<u>\$ 120,172</u>

NOTE 16 FUNCTIONAL EXPENSES

Asbury Atlantic provides continuing and long-term care for seniors. Expenses related to providing these services were as follows as of December 31:

	<u>2025</u>	
	<u>Program Services</u>	<u>Supporting Services</u>
	<u>Continuing Care Services</u>	<u>Management and General</u>
	<u>Total</u>	
Salaries and Wages	\$ 62,837,572	\$ -
Employee Benefits	11,518,519	-
Contract Labor	9,789,343	-
Food Purchases	7,010,955	-
Medical Supplies and Other		
Resident Costs	5,568,544	-
General and Administrative	-	3,517,396
Building and Maintenance	19,566,461	-
Professional Fees and Insurance	2,249,529	-
Interest	10,310,130	-
Taxes	4,415,450	-
Provision for Credit Losses	1,225,957	-
Depreciation and Amortization	28,843,871	-
Service and Other Fees	-	19,847,292
Total Functional Expenses	<u>\$ 163,336,331</u>	<u>\$ 23,364,688</u>
		<u>\$ 186,701,019</u>

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 16 FUNCTIONAL EXPENSES (CONTINUED)

	2024		
	Program Services	Supporting Services	
	Continuing Care Services	Management and General	Total
Salaries and Wages	\$ 61,866,713	\$ -	\$ 61,866,713
Employee Benefits	13,590,832	-	13,590,832
Contract Labor	9,030,195	-	9,030,195
Food Purchases	6,620,006	-	6,620,006
Medical Supplies and Other			
Resident Costs	5,148,809	-	5,148,809
General and Administrative	-	2,827,225	2,827,225
Building and Maintenance	17,806,853	-	17,806,853
Professional Fees and Insurance	2,095,322	-	2,095,322
Interest	10,496,937	-	10,496,937
Taxes	4,342,667	-	4,342,667
Provision for Credit Losses	918,067	-	918,067
Depreciation and Amortization	28,797,143	-	28,797,143
Service and Other Fees	-	19,713,418	19,713,418
Total Functional Expenses	<u>\$ 160,713,544</u>	<u>\$ 22,540,643</u>	<u>\$ 183,254,187</u>

Included in management and general expenses are service and other fees and other general and administrative expenses.

NOTE 17 FAIR VALUE OF FINANCIAL INSTRUMENTS

The determination of the fair values incorporates various factors required under fair value accounting. These factors include not only the credit standing of the counterparties involved and the impact of credit enhancements (such as cash deposits, letters of credit and priority interests), but also the impact of the Company's nonperformance risk on its liabilities.

The fair value of investments is determined by third-party service providers utilizing various methods dependent upon the specific type of investment. When quoted prices are available in the active market, securities are classified within Level 1 of the valuation hierarchy. Assets utilizing Level 1 inputs include equity securities and mutual funds and fixed-income securities and mutual funds.

Assets and Liabilities utilizing Level 2 inputs are derivatives. A quoted price can be obtained from a number of dealer counterparties and other independent market sources based on observable interest rates and yield curves for the full term of the asset or liability; thus, derivative instruments are classified within Level 2 of the valuation hierarchy.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 17 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Funds held in trust are classified as Level 3 within the fair value hierarchy because the fair value measurement is based on inputs that are not observable in active markets, including assumptions related to the timing and term of future distributions. The investments are held and valued by an independent trustee. Fair value is based on information provided by the independent trustee.

Investments measured at fair value using net asset value per share include alternative investments. Alternative investments are those not listed on national exchanges or over-the-counter markets, or for which quoted market prices are not readily available. The Company follows guidance related to the fair value measurement standard that was issued for estimating the fair value of investments in investment companies that have a calculated value of their capital account or net asset value (NAV) in accordance with, or in a manner consistent with U.S. GAAP. As a practical expedient, the Company is permitted under U.S. GAAP to estimate the fair value of an investment at the measurement date using reported NAV without further adjustment unless the entity expects to sell the investment at a value other than NAV or if NAV is not calculated in accordance with U.S. GAAP.

The Company has a policy which permits investments in alternative investments that do not have a readily determinable fair value and, as such, uses the NAV per share as calculated on the reporting entity's measurement date as the fair value of the investment.

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 17 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

The following tables set forth by level within the fair value hierarchy Asbury Atlantic's financial assets and liabilities that were accounted for at fair value on a recurring basis as of December 31:

Recurring Fair Value Measures	At Fair Value as of December 31, 2025			
	Level 1	Level 2	Level 3	Total
Assets:				
Cash and Short-Term Investments	\$ 57,546,431	\$ -	\$ -	\$ 57,546,431
Fixed Income Securities and Mutual Funds	20,448,711	-	-	20,448,711
Equity Securities and Mutual Funds	69,761,763	-	-	69,761,763
Derivative Instruments	-	2,406,995	-	2,406,995
Subtotal	147,756,905	2,406,995	-	150,163,900
Funds Held in Trust			2,613,790	2,613,790
Investments measured at Fair Value Using Net Asset Value Per Share				33,920
Total				\$ 152,811,610

Recurring Fair Value Measures	At Fair Value as of December 31, 2024			
	Level 1	Level 2	Level 3	Total
Assets:				
Cash and Short-Term Investments	\$ 55,865,855	\$ -	\$ -	\$ 55,865,855
Fixed Income Securities and Mutual Funds	19,290,013	-	-	19,290,013
Equity Securities and Mutual Funds	42,803,979	-	-	42,803,979
Derivative Instruments	-	2,698,986	-	2,698,986
Subtotal	117,959,847	2,698,986	-	120,658,833
Funds Held in Trust			2,426,491	2,426,491
Investments measured at Fair Value Using Net Asset Value Per Share				280,106
Total				\$ 123,365,430

ASBURY ATLANTIC, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NOTE 17 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Beneficial interest in perpetual trusts are included with funds held in trust on the balance sheets. The following table provides a summary of unobservable inputs related to the Company's beneficial interest in perpetual trusts as of December 31:

		2025	
Instrument	Fair Value	Principal Valuation Technique	Unobservable Inputs
Beneficial Interest In Perpetual Trust	\$ 2,613,790	FMV of trust investments from trustee	Estimated term and timing of future distributions
		2024	
Instrument	Fair Value	Principal Valuation Technique	Unobservable Inputs
Beneficial Interest In Perpetual Trust	\$ 2,426,491	FMV of trust investments from trustee	Estimated term and timing of future distributions

There were no purchases, sales or transfers for the years ended December 31, 2025 and 2024 related to the beneficial interest in perpetual trusts.

ASBURY ATLANTIC, INC.
BALANCE SHEET BY LOCATION
DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

ASSETS	Asbury Methodist Village	Asbury Solomons, Inc.	Total Maryland Obligated Group	Bethany Village	Springhill	Total Pennsylvania Obligated Group	Asbury Chandler Estate, LLC	Combining Entries	Total Asbury Atlantic, Inc.
CURRENT ASSETS									
Cash and Cash Equivalents	\$ 4,035,480	\$ 13,676	\$ 4,049,156	\$ 2,478,365	\$ 763,817	\$ 3,242,182	\$ 1,368,262	\$ -	\$ 8,659,600
Investments	54,186,952	3,257,400	57,444,352	11,513,871	397,581	11,911,452	-	-	69,355,804
Accounts Receivable	4,084,953	632,904	4,717,857	1,158,442	1,167,375	2,325,817	101,704	-	7,145,378
Allowance for Credit Losses	(995,683)	(82,621)	(1,078,304)	(215,019)	(314,522)	(529,541)	(16,475)	-	(1,624,320)
Other Receivables and Prepaid Expenses	3,266,725	2,385,386	5,652,111	964,295	643,590	1,607,885	56,158	-	7,316,154
Investments Held Under Bond Indenture	5,946,756	751,488	6,698,244	2,268,652	582,151	2,850,803	-	-	9,549,047
Total Current Assets	70,525,183	6,958,233	77,483,416	18,168,606	3,239,992	21,408,598	1,509,649	-	100,401,663
PROPERTY AND EQUIPMENT									
Due from ACOMM, Net	49,546,151	35,319,137	84,865,288	32,143,148	-	32,143,148	-	(10,367,495)	106,640,941
Property and Equipment, Net	123,955,487	37,669,733	161,625,220	82,688,342	22,268,553	104,956,895	9,038,492	-	275,620,607
Right-of-Use Assets - Operating Leases, Net	375,823	91,926	467,749	225,861	304,207	530,068	29,464	-	1,027,281
Right-of-Use Assets - Finance Leases, Net	38,306	3,090	41,396	62,082	-	62,082	15,703	-	119,181
Investments Restricted by Donors	-	-	-	16,395,850	-	16,395,850	-	-	16,395,850
Deposits and Other Assets	171,101	914	172,015	-	8,259	8,259	-	-	180,274
Other Intangible Assets	-	-	-	-	-	-	537,500	-	537,500
Investments Held Under Bond Indenture	7,595,972	1,287,935	8,883,907	6,329,167	1,643,366	7,972,533	-	-	16,856,440
Statutory Reserves	19,040,939	4,600,913	23,641,852	4,780,926	1,309,105	6,090,031	-	-	29,731,883
Investments Restricted by Board	1,420,315	-	1,420,315	4,481,486	-	4,481,486	-	-	5,901,801
Funds Held in Trust	-	-	-	2,613,790	-	2,613,790	-	-	2,613,790
Beneficial Interest in Net Assets of Foundation	21,365,357	4,662,228	26,027,585	9,174,538	991,626	10,166,164	-	-	36,193,749
Valuation of Derivative Instruments	65,243	-	65,243	1,191,386	397,745	1,589,131	752,621	-	2,406,995
Total Assets	<u>\$ 294,099,877</u>	<u>\$ 90,594,109</u>	<u>\$ 384,693,986</u>	<u>\$ 178,255,182</u>	<u>\$ 30,162,853</u>	<u>\$ 208,418,035</u>	<u>\$ 11,883,429</u>	<u>\$ (10,367,495)</u>	<u>\$ 594,627,955</u>

ASBURY ATLANTIC, INC.
BALANCE SHEET BY LOCATION (CONTINUED)
DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

	Asbury Methodist Village	Asbury Solomons, Inc.	Total Maryland Obligated Group	Bethany Village	Springhill	Total Pennsylvania Obligated Group	Asbury Chandler Estate, LLC	Combining Entries	Total Asbury Atlantic, Inc.
LIABILITIES AND NET DEFICIT									
CURRENT LIABILITIES									
Accounts Payable and Accrued Expenses	\$ 955,777	\$ 243,062	\$ 1,198,839	\$ 284,952	\$ 270,367	\$ 555,319	\$ 50,456	\$ -	\$ 1,804,614
Accrued Interest Payable	2,378,860	386,318	2,765,178	1,490,264	408,017	1,898,281	10,000	-	4,673,459
Obligations Under Charitable Gift Annuities	-	-	-	60,613	-	60,613	-	-	60,613
Deposits from Prospective Residents	2,866,841	404,605	3,271,446	1,025,731	266,861	1,292,592	255,286	-	4,819,324
Entrance Fees - Refundable	1,835,575	-	1,835,575	41,415	256,566	297,981	-	-	2,133,556
Deferred Revenue	386,943	53,645	440,588	252,082	220,333	472,415	40	-	913,043
Current Portion of Lease Liabilities - Operating Leases	116,062	22,470	138,532	86,630	85,423	172,053	6,733	-	317,318
Current Portion of Lease Liabilities - Finance Leases	32,200	3,152	35,352	15,389	-	15,389	7,438	-	58,179
Current Portion of Long-Term Debt	7,434,434	739,018	8,173,452	3,364,331	1,019,832	4,384,163	288,680	-	12,846,295
Total Current Liabilities	16,006,692	1,852,270	17,858,962	6,621,407	2,527,399	9,148,806	618,633	-	27,526,401
LONG-TERM LIABILITIES									
Due to ACOMM, Net	-	-	-	-	6,117,011	6,117,011	4,250,484	(10,367,495)	-
Long-Term Lease Liabilities - Operating Leases, Net of Current	259,761	69,456	329,217	139,231	218,783	358,014	22,731	-	709,962
Long-Term Lease Liabilities - Finance Leases, Net of Current	6,753	-	6,753	46,681	-	46,681	8,559	-	61,993
Long-Term Debt, Less Current Portion	94,511,530	15,305,134	109,816,664	82,552,126	24,074,377	106,626,503	5,817,524	-	222,260,691
Contingent Refundable Entrance Fee Liability	77,707,387	23,546,082	101,253,469	7,885,855	11,169,582	19,055,437	-	-	120,306,906
Entrance Fees - Deferred Revenue	105,129,672	41,405,850	146,535,522	49,536,139	14,252,316	63,788,455	-	-	210,323,977
Obligations Under Charitable Gift Annuities	-	-	-	72,310	-	72,310	-	-	72,310
Other Liabilities	1,500,000	-	1,500,000	-	-	-	-	-	1,500,000
Total Liabilities	295,121,795	82,178,792	377,300,587	146,853,749	58,359,468	205,213,217	10,717,931	(10,367,495)	582,864,240
NET ASSETS (DEFICIT)									
Without Donor Restrictions	(22,387,275)	3,753,089	(18,634,186)	14,930,079	(29,188,242)	(14,258,163)	1,165,498	-	(31,726,851)
With Donor Restrictions	21,365,357	4,662,228	26,027,585	16,471,354	991,627	17,462,981	-	-	43,490,566
Total Net Assets (Deficit)	(1,021,918)	8,415,317	7,393,399	31,401,433	(28,196,615)	3,204,818	1,165,498	-	11,763,715
Total Liabilities and Net Assets (Deficit)	\$ 294,099,877	\$ 90,594,109	\$ 384,693,986	\$ 178,255,182	\$ 30,162,853	\$ 208,418,035	\$ 11,883,429	\$ (10,367,495)	\$ 594,627,955

ASBURY ATLANTIC, INC.
STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS (DEFICIT)
WITHOUT DONOR RESTRICTIONS BY LOCATION
YEAR ENDED DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

	Asbury Methodist Village	Asbury Solomons, Inc.	Total Maryland Obligated Group	Bethany Village	Springhill	Total Pennsylvania Obligated Group	Asbury Chandler Estate, LLC	Combining Entities	Total Asbury Atlantic, Inc.
REVENUES, GAINS, AND OTHER SUPPORT									
Resident Services Revenue	\$ 81,553,909	\$ 21,024,848	\$ 102,578,757	\$ 35,146,359	\$ 20,419,111	\$ 55,565,470	\$ 3,554,722	-	\$ 161,698,949
Other Operating Revenue	1,747,269	271,327	2,018,596	2,096,510	616,089	2,712,599	11,083	-	4,742,278
Amortization of Entrance Fees	15,148,383	6,163,586	21,311,969	7,233,627	2,323,507	9,557,134	-	-	30,869,103
Interest and Dividend Income, Net	2,448,238	751,188	3,199,426	3,199,426	1,738,327	1,917,147	21,832	-	5,138,505
Net Realized Gain (Loss) on Investments	(1,060,380)	9,586	(1,050,794)	(1,777,199)	1,894	(175,305)	-	-	(1,226,099)
Net Unrealized Gain (Loss) on Equity Security Investments	7,044,266	659,694	7,703,960	4,231,441	179,016	4,410,457	-	-	12,114,417
Allocations from Asbury Foundation, Inc.	4,937,243	943,115	5,880,358	2,811,637	100,607	2,912,244	-	-	8,792,602
Total Revenues, Gains, and Other Support	111,818,928	29,823,344	141,642,272	53,080,702	23,819,044	76,899,746	3,587,737	-	222,129,755
EXPENSES									
Salaries	33,213,007	7,603,675	40,816,682	11,959,998	8,910,554	20,870,552	1,150,338	-	62,837,572
Employee Benefits	5,763,937	1,258,787	7,022,724	2,652,913	1,571,462	4,224,375	271,420	-	11,518,519
Contract Labor	3,845,894	1,190,379	5,036,273	2,765,090	1,967,980	4,753,070	-	-	9,789,343
Food Purchases	3,796,657	1,098,251	4,894,908	1,162,187	796,694	1,958,881	157,166	-	7,010,955
Medical Supplies and Other Resident Costs	2,910,584	721,579	3,632,163	1,059,647	740,676	1,800,323	136,058	-	5,568,544
General and Administrative	1,493,678	554,060	2,047,738	817,146	595,683	1,412,829	56,829	-	3,517,396
Building and Maintenance	9,906,782	2,572,243	12,479,025	4,637,994	1,832,445	6,470,439	616,997	-	19,566,461
Professional Fees and Insurance	1,054,928	309,655	1,364,583	521,606	290,493	812,099	72,847	-	2,249,529
Interest	4,541,276	755,987	5,297,263	3,560,200	1,143,041	4,703,241	309,626	-	10,310,130
Taxes	2,171,656	772,660	2,944,316	1,131,481	214,039	1,345,520	125,614	-	4,415,450
Provision for Credit Losses	857,486	89,896	947,382	171,099	96,665	267,764	10,811	-	1,225,957
Depreciation and Amortization	16,227,887	3,722,022	19,949,909	5,919,755	2,374,239	8,293,994	599,968	-	28,843,871
Service and Other Fees	10,849,419	2,580,459	13,429,878	4,077,553	2,203,202	6,280,755	136,659	-	19,847,292
Total Expenses	96,633,197	23,229,653	119,862,844	40,456,669	22,737,173	63,193,842	3,644,333	-	186,701,019
INCOME (LOSS), FROM OPERATIONS PRIOR TO NET UNREALIZED LOSS ON CHANGE IN MARKET VALUE OF DERIVATIVE INSTRUMENTS AND LOSS ON DISPOSAL OF ASSETS	15,185,737	6,593,691	21,779,428	12,624,033	1,081,871	13,705,904	(56,596)	-	35,428,736

ASBURY ATLANTIC, INC.
STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS (DEFICIT)
WITHOUT DONOR RESTRICTIONS BY LOCATION (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

	Asbury Methodist Village	Asbury Solomons, Inc.	Total Maryland Obligated Group	Bethany Village	Springhill	Total Pennsylvania Obligated Group	Asbury Chandler Estate, LLC	Combining Entries	Total Asbury Atlantic, Inc.
NET ASSETS (DEFICIT) WITHOUT DONOR RESTRICTIONS									
Income (Loss) from Operations Prior to Net Unrealized Loss on Change in Market Value of Derivative Instruments and Loss on Disposal of Assets	\$ 15,185,737	\$ 6,593,691	\$ 21,779,428	\$ 12,624,033	\$ 1,081,871	\$ 13,705,904	\$ (56,596)	\$ -	\$ 35,428,736
Net Unrealized Loss on Change in Market Value of Derivative Instruments	(89,511)	-	(89,511)	(710,805)	(244,296)	(955,101)	(239,248)	-	(1,283,860)
Loss on Disposal of Assets	(106,332)	-	(106,332)	-	-	-	(178,911)	-	(285,243)
INCOME (LOSS) FROM OPERATIONS	14,989,894	6,593,691	21,583,585	11,913,228	837,575	12,750,803	(474,755)	-	33,859,633
OTHER COMPREHENSIVE INCOME (LOSS)									
Net Unrealized Gain (Loss) on Fixed Income Securities and Other Investments	192,374	14,250	206,624	(21,616)	5,771	(15,845)	-	-	190,779
Net Assets Released from Restrictions	225,984	16,917	242,901	1,040,877	47,461	1,088,338	-	-	1,331,239
Used for Purchase of Capital Items	-	-	-	-	-	-	1,640,253	-	1,640,253
Net Asset Transfer	(500,000)	(116,250)	(616,250)	(244,000)	(75,750)	(319,750)	-	-	(936,000)
Transfers to ACCOMM									
Changes in Net Assets (Deficit) Without Donor Restrictions	14,908,252	6,508,608	21,416,860	12,688,489	815,057	13,503,546	1,165,498	-	36,085,904
NET ASSETS WITH DONOR RESTRICTIONS									
Net Assets Released from Restrictions Used for Purchase of Capital Items	(225,984)	(16,917)	(242,901)	(1,040,877)	(47,461)	(1,088,338)	-	-	(1,331,239)
Change in Beneficial Interest in Net Assets of Asbury Foundation, Inc.	623,172	181,004	804,176	1,440,515	113,736	1,554,251	-	-	2,358,427
Changes in Value of Deferred-Giving Arrangements	-	-	-	(52,561)	-	(52,561)	-	-	(52,561)
Changes in Net Assets With Donor Restrictions	397,188	164,087	561,275	347,077	66,275	413,352	-	-	974,627
CHANGES IN NET ASSETS (DEFICIT)									
Net Assets (Deficit) - Beginning of Year	(16,327,358)	1,742,622	(14,584,736)	18,365,867	(29,077,947)	(10,712,080)	-	-	(25,296,816)
NET ASSETS (DEFICIT) - END OF YEAR	<u>\$ (1,021,918)</u>	<u>\$ 8,415,317</u>	<u>\$ 7,393,399</u>	<u>\$ 31,401,433</u>	<u>\$ (28,196,615)</u>	<u>\$ 3,204,818</u>	<u>\$ 1,165,498</u>	<u>\$ -</u>	<u>\$ 11,763,715</u>

ASBURY ATLANTIC, INC.
STATEMENT OF CASH FLOWS BY LOCATION
YEAR ENDED DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

CASH FLOWS FROM OPERATING ACTIVITIES									
Changes in Net Assets (Deficit)									
Adjustments to Reconcile Changes in Net Assets (Deficit) to Net Cash Provided by Operating Activities:									
Provision for Credit Losses	857,486	89,896	947,382	171,099	96,665	267,764	10,811	1,225,957	
Depreciation and Amortization of Deferred Marketing Costs	16,134,794	3,707,324	19,842,118	5,904,650	2,371,814	8,276,464	592,583	28,711,165	
Amortization of Deferred Financing Costs	111,352	16,099	127,451	82,287	24,306	106,593	4,373	238,417	
Amortization of Bond Premium/Discount	(514,892)	(50,661)	(565,553)	(169,694)	(45,303)	(214,997)	-	(780,550)	
Amortization of Right-Of-Use Asset	93,093	14,698	107,791	15,105	2,425	17,530	7,385	132,706	
Amortization of Entrance Fees	(15,148,383)	(6,163,586)	(21,311,969)	(7,233,627)	(2,323,507)	(9,557,134)	-	(30,869,103)	
Net Proceeds from Nonrefundable Entrance Fees	23,673,440	9,053,784	32,727,224	12,227,614	4,970,765	17,198,379	-	49,925,603	
Net Unrealized Gain on Investments	(7,236,640)	(673,944)	(7,910,584)	(4,209,825)	(184,787)	(4,394,612)	-	(12,305,196)	
Net Realized (Gain) Loss on Investments	1,060,380	(9,586)	1,050,794	177,199	(1,894)	175,305	-	1,226,089	
Loss on Disposal of Assets	106,332	-	106,332	-	-	-	178,911	285,243	
Net Unrealized Loss on Change in Market Value of Derivative Instruments	89,511	-	89,511	710,805	244,296	955,101	239,248	1,283,860	
Changes in Beneficial Interest in Net Assets of Foundation Transfers to ACOMM	(397,188)	(164,087)	(561,275)	(399,636)	(66,275)	(465,913)	-	(1,027,188)	
	500,000	116,250	616,250	244,000	75,750	319,750	-	936,000	
Changes in Value of Obligations under Charitable Gift Annuities	-	-	-	52,561	-	52,561	-	52,561	
Net Asset Transfer	-	-	-	-	-	-	(1,640,253)	(1,640,253)	
Changes in Assets and Liabilities:									
Accounts Receivable	(332,875)	(140,749)	(473,624)	(47,339)	47,296	(43)	(69,073)	(542,740)	
Other Receivables and Prepaid Expenses	342,461	(192,302)	150,159	92,465	(100,727)	(8,262)	6,398	148,295	
Deferred Entrance Fees	3,804,877	(416,474)	3,388,403	129,120	(57,360)	71,760	-	3,460,163	
Other Assets	(5,360)	(914)	(6,274)	-	2,952	2,952	-	(3,322)	
Deferred Revenue	(1,671,809)	(1,126,793)	(2,798,602)	(465,800)	(343,904)	(809,704)	(4,513)	(3,612,819)	
Accounts Payable and Accrued Expenses	149,891	203,082	352,973	54,029	16,634	70,663	(33,893)	389,743	
Accrued Interest Payable	(160,565)	(16,186)	(176,751)	(37,256)	(10,280)	(47,538)	(425)	(224,714)	
Net Cash Provided by Operating Activities	36,761,345	10,918,546	47,679,891	20,333,319	5,600,198	25,933,517	457,050	74,070,458	

ASBURY ATLANTIC, INC.
STATEMENT OF CASH FLOWS BY LOCATION (CONTINUED)
YEAR ENDED DECEMBER 31, 2025
(SEE INDEPENDENT AUDITORS' REPORT)

CASH FLOWS FROM INVESTING ACTIVITIES									
	Asbury Methodist Village	Asbury Solomons, Inc.	Total Maryland Obligated Group	Belhary Village	Springhill	Total Pennsylvania Obligated Group	Asbury Chandler Estate, LLC	Total Asbury Atlantic, Inc.	
Purchase of Property and Equipment, Net	\$ (9,157,348)	\$ (2,759,707)	\$ (11,917,055)	\$ (8,413,477)	\$ (1,404,865)	\$ (9,818,342)	\$ (150,744)	\$ (21,886,141)	
Purchases of Investments	(14,873,961)	(3,377,086)	(18,251,047)	(6,982,594)	(401,887)	(7,384,481)	-	(25,635,528)	
Sales of Investments	2,192,881	803,216	2,996,097	4,610,666	497,158	5,107,824	-	8,103,921	
Funds Held in Trust	-	-	-	(187,299)	-	(187,299)	-	(187,299)	
Cash Received Upon Net Asset Transfer	-	-	-	-	-	-	1,355,990	1,355,990	
Net Cash Provided (Used) by Investing Activities	(21,838,428)	(5,333,577)	(27,172,005)	(10,972,704)	(1,309,594)	(12,282,298)	1,205,246	(38,249,057)	
CASH FLOWS FROM FINANCING ACTIVITIES									
Proceeds from Refundable Entrance Fees and Refundable Deposits	3,077,220	3,531,700	6,608,920	777,080	539,300	1,316,380	-	7,925,300	
Refunds from Refundable Entrance Fees and Refundable Deposits	(16,258,359)	(3,796,524)	(20,054,883)	(3,217,538)	(3,147,955)	(6,365,493)	12,269	(26,408,107)	
Payments on Long-Term Debt	(7,105,725)	(706,478)	(7,812,203)	(3,079,321)	(1,108,747)	(4,188,068)	(278,014)	(12,278,285)	
Payments on Obligations Under Deferred-Giving Arrangements	-	-	-	(60,785)	-	(60,785)	-	(60,785)	
Payments on Finance Leases	(68,276)	(7,813)	(76,089)	(15,117)	(2,534)	(17,651)	(7,291)	(101,031)	
Change in Due to ACOMM, Net	5,176,732	(4,389,502)	787,230	(3,040,387)	(421,093)	(3,461,480)	(20,998)	(2,695,248)	
Transfers to ACOMM	(500,000)	(116,250)	(616,250)	(244,000)	(75,750)	(319,750)	-	(936,000)	
Net Cash Used by Financing Activities	(15,678,408)	(5,484,867)	(21,163,275)	(8,880,068)	(4,216,779)	(13,096,847)	(294,034)	(34,554,156)	
INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH	(755,491)	100,102	(655,389)	480,547	73,825	554,372	1,368,262	1,267,245	
Cash, Cash Equivalents, and Restricted Cash - Beginning of Year	37,374,638	6,553,910	43,928,548	15,376,563	4,224,614	19,601,177	-	63,529,725	
CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR	<u>\$ 36,619,147</u>	<u>\$ 6,654,012</u>	<u>\$ 43,273,159</u>	<u>\$ 15,857,110</u>	<u>\$ 4,298,439</u>	<u>\$ 20,155,549</u>	<u>\$ 1,368,262</u>	<u>\$ 64,796,970</u>	
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION									
Cash Paid for Interest	<u>\$ 5,105,381</u>	<u>\$ 806,735</u>	<u>\$ 5,912,116</u>	<u>\$ 3,684,865</u>	<u>\$ 1,174,318</u>	<u>\$ 4,859,183</u>	<u>\$ 305,678</u>	<u>\$ 11,076,977</u>	



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Internal Revenue Service
P.O. Box 2508
Cincinnati, OH 45201

Department of the Treasury

Date: DEC 12 2006

ASBURY ATLANTIC INC
201 RUSSELL AVE
GAITHERSBURG MD 20877-2801

Person to Contact:

Vaida Singleton

ID# 31-03018

Toll Free Telephone Number:

877-829-5500

Employer Identification Number:

52-0607956

Dear Sir or Madam:

This is in response to the amendments to your organization's Articles of Incorporation filed with the state on September 27, 2006. We have updated our records to reflect the name change as indicated above.

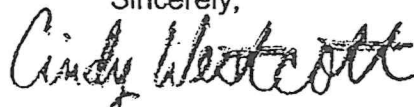
Our records indicate that a determination letter was issued in September 1996, that recognized you as exempt from Federal income tax. Our records further indicate that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Cindy Westcott
Manager, Exempt Organizations
Determinations



Mr. Michael Humphreys
Insurance Commissioner
Commonwealth of Pennsylvania
Insurance Department
1326 Strawberry Square
Harrisburg, Pennsylvania 17120

Dear Commissioner Humphreys:

We have audited, in accordance with U.S. generally accepted auditing standards, the combined financial statements of the Pennsylvania Obligated Group of Asbury Atlantic, Inc. which consists of Bethany Village and Springhill for the year ended December 31, 2025, and have issued our report thereon dated April 16, 2026. In connection therewith, we advise you as follows:

- a. We are independent certified public accountants with respect to The Pennsylvania Obligated Group of Asbury Atlantic, Inc. and conform to the standards of the accounting profession as contained in the Code of Professional Conduct and pronouncements of the American Institute of Certified Public Accountants, and the Rules of Professional Conduct of the Pennsylvania Board of Public Accountancy.
- b. The engagement principal, who is a certified public accountant, has 18 years of experience in public accounting and three years as a nonprofit senior living CFO, and is experienced in auditing continuing care retirement communities. Members of the engagement team, some of whom have had experience in auditing continuing care retirement communities and 60% of whom are certified public accountants, were assigned to perform tasks commensurate with their training and experience.
- c. We understand that the Pennsylvania Obligated Group of Asbury Atlantic, Inc. intends to file the audited financial statements of the Pennsylvania Obligated Group of Asbury Atlantic, Inc. and our report thereon with the Commonwealth of Pennsylvania Insurance Department (the Insurance Department) and that the Commonwealth of Pennsylvania Insurance Commissioner (the Insurance Commissioner) will be relying on that information in monitoring and regulating the financial condition of the Pennsylvania Obligated Group of Asbury Atlantic, Inc.

While we understand that an objective of issuing a report on the financial statements is to satisfy regulatory requirements, our audit was not planned to satisfy all objectives or responsibilities of insurance regulators. In this context, the Pennsylvania Obligated Group of Asbury Atlantic, Inc. and the Insurance Commissioner should understand that the objectives of an audit of financial statements in accordance with U.S. generally accepted auditing standards is to form an opinion and issue a report on whether the financial statements present fairly, in all material respects, the financial position, results of operations, changes in net deficit, and cash flows in conformity with U.S. generally accepted accounting principles.

Mr. Michael Humphreys
Commonwealth of Pennsylvania
Page 3

This report is intended solely for the information and use of the board of directors and management of the Pennsylvania Obligated Group of Asbury Atlantic, Inc. and the Insurance Department and is not intended to be and should not be used by anyone other than these specified parties.

CliftonLarsonAllen LLP

A handwritten signature in black ink, appearing to read 'J. Hansen', is written over a faint, illegible printed name.

Jonathan Hansen, CPA

Timonium, Maryland
April 16, 2026

Combined Bethany Village & Springhill
Operating Statement
Year Ending December 31, 2025

	Bethany <u>2025</u>	Springhill <u>2025</u>	Audit Combined <u>2025</u>
Revenue, gains and other support			
Resident service revenue	\$ 38,480,181	\$ 23,226,525	\$ 61,706,706
Contractual adjustments	\$ (2,562,709)	\$ (2,711,910)	\$ (5,274,619)
Benevolent care	\$ (771,113)	\$ (95,504)	\$ (866,617)
Other operating revenue	\$ 2,096,510	\$ 616,089	\$ 2,712,599
Net resident service revenue	\$ 37,242,869	\$ 21,035,200	\$ 58,278,069
Amortization of entrance fees	\$ 7,233,627	\$ 2,323,507	\$ 9,557,134
Interest and dividend income, net	\$ 1,738,327	\$ 178,820	\$ 1,917,147
Net realized gain (loss) on investments	\$ (177,199)	\$ 1,894	\$ (175,305)
Net unrealized gain (loss) on equity security investments	\$ 4,231,441	\$ 179,016	\$ 4,410,457
Net investment revenue	\$ 5,792,569	\$ 359,730	\$ 6,152,299
Allocations from Asbury Foundation	\$ 2,811,637	\$ 100,607	\$ 2,912,244
Total revenue, gains and other support	\$ 53,080,702	\$ 23,819,044	\$ 76,899,746
Expenses			
Salaries	\$ 11,959,998	\$ 8,910,554	\$ 20,870,552
Employee benefits	\$ 2,652,913	\$ 1,571,462	\$ 4,224,375
Contract labor	\$ 2,785,090	\$ 1,967,980	\$ 4,753,070
Food purchases	\$ 1,162,187	\$ 796,694	\$ 1,958,881
Medical supplies and other resident costs	\$ 1,059,647	\$ 740,676	\$ 1,800,323
General and administrative	\$ 817,146	\$ 595,683	\$ 1,412,829
Building and maintenance	\$ 4,637,994	\$ 1,832,445	\$ 6,470,439
Insurance	\$ 521,606	\$ 290,493	\$ 812,099
Interest	\$ 3,560,200	\$ 1,143,041	\$ 4,703,241
Taxes	\$ 1,131,481	\$ 214,039	\$ 1,345,520
Provision for credit losses	\$ 171,099	\$ 96,665	\$ 267,764
Depreciation and amortization	\$ 5,919,755	\$ 2,374,239	\$ 8,293,994
Service and other fees	\$ 4,077,553	\$ 2,203,202	\$ 6,280,755
Total operating expenses	\$ 40,456,669	\$ 22,737,173	\$ 63,193,842
Income (loss) from operations prior to net unrealized loss on change in market value of derivative instruments	\$ 12,624,033	\$ 1,081,871	\$ 13,705,904
Net unrealized loss on change in market value of derivative instruments	\$ (710,805)	\$ (244,296)	\$ (955,101)
Income (loss) from operations	\$ 11,913,228	\$ 837,575	\$ 12,750,803
Nonoperating gains (losses)			
Net unrealized gain (loss) on fixed income securities and other investments	\$ (21,616)	\$ 5,771	\$ (15,845)
Transfers of capital - Asbury Parent	\$ (244,000)	\$ (75,750)	\$ (319,750)
Transfers of capital - Foundation	\$ 1,040,877	\$ 47,461	\$ 1,088,338
Net change in net assets (deficit) without donor restrictions	\$ 12,688,489	\$ 815,057	\$ 13,503,546

Springhill	
Pro Forma Operating Statement	Budget
Year ending December 31, 2026	<u>2026</u>
<u>Revenue, gains and other support</u>	
Resident service revenue	\$ 24,311,385
Contractual adjustments	\$ (3,216,381)
Benevolent care	\$ (101,426)
Other operating revenue	\$ 122,980
Net resident service revenue	\$ 21,116,558
Amortization of entrance fees	\$ 2,053,728
Interest and dividend income, net	\$ 139,056
Net realized gains (loss) on investments	\$ (684)
Net investment revenue	\$ 138,372
Allocations from Asbury Foundation	\$ 216,602
Total revenue, gains and other support	\$ 23,525,260
<u>Expenses</u>	
Salaries	\$ 9,500,564
Employee benefits	\$ 2,090,661
Contract labor	\$ 1,595,023
Food purchases	\$ 836,178
Medical supplies and other resident costs	\$ 750,282
General and administrative	\$ 489,257
Building and maintenance	\$ 1,939,732
Insurance	\$ 324,472
Interest	\$ 1,083,589
Taxes	\$ 218,772
Provision for Credit Losses	\$ 87,000
Depreciation and amortization	\$ 2,404,482
Service and other fees	\$ 2,410,503
Total operating expenses	\$ 23,730,514
Income (loss) from operations	\$ (205,254)
Transfers of capital - Asbury Parent	\$ (101,000)
Net change in net assets (deficit) without donor restrictions	\$ (306,254)

Springhill Statement of Material Differences of Actual vs. Budget Year Ending December 31, 2025					
	Audit 2025	Budget 2025	Dollar Variance	Percent Variance	Note
Revenue, gains and other support					
Resident service revenue	\$ 23,226,525	\$ 23,150,708	\$ 75,817	0.3%	1
Contractual adjustments	\$ (2,711,910)	\$ (2,629,449)	\$ (82,461)	-3.1%	1
Benevolent care	\$ (95,504)	\$ (149,596)	\$ 54,092	36.2%	2
Other operating revenue	\$ 616,089	\$ 104,120	\$ 511,969	491.7%	3
Net resident service revenue	\$ 21,035,200	\$ 20,475,783	\$ 559,417		
Amortization of entrance fees	\$ 2,323,507	\$ 1,984,759	\$ 338,748	17.1%	4
Interest and dividend income, net	\$ 178,820	\$ 147,490	\$ 31,330	21.2%	5
Net realized gain (loss) on investments	\$ 1,894	\$ -	\$ 1,894	100.0%	6
Net unrealized gain (loss) on equity security investments	\$ 179,016	\$ -	\$ 179,016	100.0%	6
Net investment revenue	\$ 359,730	\$ 147,490	\$ 212,240		
Allocations from Asbury Foundation	\$ 100,607	\$ 212,394	\$ (111,787)	-52.6%	7
Total revenue, gains and other support	\$ 23,819,044	\$ 22,820,426	\$ 998,618		
Expenses					
Salaries	\$ 8,910,554	\$ 9,691,566	\$ 781,012	8.1%	8
Employee benefits	\$ 1,571,462	\$ 2,242,749	\$ 671,287	29.9%	9
Contract labor	\$ 1,967,980	\$ 831,646	\$ (1,136,334)	-136.6%	10
Food purchases	\$ 796,694	\$ 814,565	\$ 17,871	2.2%	
Medical supplies and other resident costs	\$ 740,676	\$ 604,397	\$ (136,279)	-22.5%	11
General and administrative	\$ 595,683	\$ 538,543	\$ (57,140)	-10.6%	12
Building and maintenance	\$ 1,832,445	\$ 1,967,418	\$ 134,973	6.9%	13
Insurance	\$ 290,493	\$ 304,555	\$ 14,062	4.6%	
Interest	\$ 1,143,041	\$ 1,195,735	\$ 52,694	4.4%	14
Taxes	\$ 214,039	\$ 222,042	\$ 8,003	3.6%	
Provision for credit losses	\$ 96,665	\$ 100,000	\$ 3,335	3.3%	
Depreciation and amortization	\$ 2,374,239	\$ 2,518,157	\$ 143,918	5.7%	15
Service and other fees	\$ 2,203,202	\$ 2,212,207	\$ 9,005	0.4%	
Total operating expenses	\$ 22,737,173	\$ 23,243,580	\$ 506,407		
Income (loss) from operations prior to net unrealized loss on change in market value of derivative instruments	\$ 1,081,871	\$ (423,154)	\$ 1,505,025		
Net unrealized loss on change in market value of derivative instruments	\$ (244,296)	\$ -	\$ (244,296)		
Income (loss) from operations	\$ 837,575	\$ (423,154)	\$ 1,505,025		
Nonoperating gains (losses)					
Net unrealized gain (loss) on fixed income securities and other investments	\$ 5,771	\$ -	\$ 5,771		
Transfers of Capital - Asbury Parent	\$ (75,750)	\$ (101,000)	\$ 25,250	25.0%	
Transfers of Capital - Foundation	\$ 47,461	\$ -	\$ 47,461	100.0%	
Net change in net assets (deficit) without donor restrictions	\$ 815,057	\$ (524,154)	\$ 1,583,507		

Springhill
Narrative of material differences of actual vs. pro forma income statement
Year Ending December 31, 2025

- 1 Resident service revenue and contractual adjustments need to be reviewed in conjunction with one another creating a net unfavorable variance of \$6.6k. Occupancy is in line with budget, however we have more payments from Medicare and Medicaid than budget, which translates to increased contractual adjustments creating the small unfavorable variance.
- 2 The favorable variance is due to fewer residents receiving benevolent care than anticipated.
- 3 The favorable variance in other operating revenue is primarily due to COVID-19 funds received.
- 4 The change in amortization of entrance fees is affected at any given time by an increase in new residents offset by resident move-outs and deaths. The budget is based on a 5 year average, there was higher resident turnover along with a higher number of new contracts in 2025.
- 5 The favorable variance to budget is mainly due to dividends received from our insurance provider being larger than expected.
- 6 Realized and unrealized gains (losses) are a result of holding and selling investments in order to maintain a balanced portfolio in accordance with the approved investment policy. The amount of realized and unrealized gains (losses) will fluctuate from year to year given market conditions. No amount is budgeted for these items.
- 7 The amount is an allocation from the Asbury Foundation, which includes contributions net of direct expenses. Amounts allocated will vary based on the timing and amount of contributions received by the Asbury Foundation.
- 8 The favorable variance in salaries is due to the overall associate count being less than budgeted, particularly for nursing, therapy and dining. The favorability is partially offset by increased contract labor costs as well as overtime costs, mainly in the nursing department.
- 9 Employee benefits is favorable primarily due to health insurance claims being lower than anticipated. Also, there were less employer related taxes being incurred due to actual associates being less than budgeted.
- 10 The unfavorable variance in contract labor is due to open positions driving the need for nursing agency staff. We also transitioned therapy staff from in-house to agency staffing during the year, which was not budgeted. This unfavorable variance is partially offset by favorable variances within salaries and related employee benefits.
- 11 The unfavorable variance is due to resident cable tv charges being recorded here but budgeted within building and maintenance. Pharmacy resident costs were also greater than budgeted. Costs will vary based on resident need.
- 12 The unfavorable variance is driven by an unbudgeted legal settlement.
- 13 The favorable variance is due to resident cable tv charges being budgeted here but recorded within medical supplies and other resident costs. Additionally, several telephone and internet lines were consolidated during the year which reduced costs.
- 14 Additional expense was budgeted as a hedge against interest rate volatility.
- 15 Depreciation expense is impacted by the timing of new capital project completion and retirement of older items.



**Springhill Senior Living Community
Erie, Pennsylvania**

Residency Agreement

Revised: May 1, 2026



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SPRINGHILL SENIOR LIVING COMMUNITY

RESIDENCY AGREEMENT

THIS RESIDENCY AGREEMENT ("Agreement") is made this ____ day of _____, 20__ by and between Asbury Atlantic, Inc., a not-for-profit corporate owner of Springhill Senior Living Community ("Springhill") with a mailing address of 2323 Edinboro Rd, Erie, Pennsylvania, 16509, and _____ ("you" or "your" or "Resident"). If husband and wife or two other persons sign this Agreement, the word "you," "your," or "Resident" shall apply to them jointly and severally, where the context permits.

1. INFORMATION ABOUT SPRINGHILL

Springhill is a private, not-for-profit corporation, founded in 1990 for charitable and benevolent purposes. Springhill offers a variety of services in its residential and health care facilities to current and prospective residents. Springhill is located in a residential neighborhood on Edinboro Road in Millcreek and Summit Townships. The Springhill site is approximately 45 acres with the buildings covering approximately 3.0 acres. The area is landscaped and contains paths for walking. A spring rising on the site has been dammed to create a small pond and existing trees have been retained and enhanced. Springhill consists of The Willows Apartment Homes, Garden Homes and Personal Care Apartments. The Apartment Homes and Personal Care Apartments are located in residential wings connected to the common's activity center containing a central core of dining, administrative and recreational space. Adjacent to Springhill is ForestView Health Care Center, a facility that provides nursing and rehabilitative services and a memory support neighborhood.

Springhill is owned by Asbury Atlantic, Inc., a 501(c)(3), not-for-profit corporation formed in 1926 to provide housing, health care and other services to the aged. Asbury Atlantic is a supported organization of Asbury Communities, Inc., a Maryland not-for-profit corporation formed in 1994 to provide management consulting and other related services to continuing care retirement communities and other long term care facilities providing services to the aged. Please visit our website www.Asbury.org for more information. Asbury Communities, Inc. is not responsible for the financial or contractual obligations of Asbury Atlantic, Inc., Springhill, or any other community owned by Asbury Atlantic, or any of its other supported organizations.

2. DEFINITIONS

Agreement: This Residency Agreement including the Attachments.

Ancillary Services and Products: Additional products or services provided by Springhill or an outside provider under contract with Springhill that are not included in the Resident's Monthly Fee, which may include, for example, meals, laundry and housekeeping services.

Ancillary Services and Products Fee Schedule: A complete listing of fees for Ancillary Services and Products.

Entrance Fee: Lump-sum paid by Resident upon entrance to Springhill. The amount depends on the Living Unit and type of Entrance Fee chosen by the Resident.

ForestView Health Care Center: The skilled nursing facility ("SNF") located on the Springhill campus, also referred to as, the "Health Care Center."

Living Unit: Apartment Home at The Willows or a Garden Home set aside for the use and control by one or more individuals.

Monthly Fee: The monthly charge for occupancy of a Unit and continued residency at Springhill. The Monthly Fee covers maintenance of the grounds and common areas of Springhill and may also cover certain utilities and other services depending on the type of Living Unit.

OakView Personal Care: A combination of housing and personalized support services designed to meet the needs of those who need help with daily activities including (1) nutritional support; (2) grooming, bathing, oral hygiene, including brushing teeth, shaving and combing hair; (3) mobility, transfer, ambulation, and access to the outdoors when appropriate; (4) toileting; (5) dressing in clean, weather-appropriate clothing.

3. NOTICES

3.1. You may cancel this agreement any time prior to midnight of the seventh day after the date on which you receive the facility's disclosure statement and sign this agreement. If you elect to cancel the agreement, you must do so by written notice and you will be entitled to receive a refund of all monies tendered, subject to the terms and conditions contained in this agreement. See **Attachment C**, notice of right to rescind.

3.2. This document, if executed, constitutes a legal and binding agreement. You may wish to consult a legal or financial advisor before signing, although it is not required that you do so to make this agreement binding.

3.3. Under the terms of this agreement, residents must pay an entrance fee. Entrance fees paid to continuing care facilities which are refundable may be subject to the internal revenue code provisions governing "below-market interest loans." If so, a resident will be deemed to have received interest payments at the federal rate of interest from the continuing care facility and the resident will have to report the deemed interest payments as income even though he or she did not in fact receive any money from the continuing care facility. There is some risk that entrance fees paid by residents to Springhill could become subject to these provisions. The Internal Revenue Service has not yet developed clarifying regulations. There is an argument, however, that either the statutory provisions governing below-market interest loans do not apply to the entrance fees paid to Springhill, or, if they do apply, an exemption may be available. The Internal Revenue Service has not indicated when these regulations will be published. No definitive conclusion may therefore be made on this issue.

4. DESCRIPTION OF THE RESIDENT'S UNIT

Subject to the conditions contained in this Agreement, Springhill agrees to make available to Resident the following apartment (referred as "Apartment Home" or "Living Unit") or home, and to provide the services, including utilities and amenities for the term of this Agreement.

STYLE: ☐ Hawthorne ☐ Juniper ☐ Laurel
 ☐ Magnolia ☐ Maple ☐ Oak

Apartment: _____ or Garden Home: _____

5. GENERAL SERVICES AND FACILITIES

5.1 Basic Agreement. In exchange for a one-time, Entrance Fee in the amount stated in Section 7.2 and, payment of the appropriate ongoing Monthly Fee, initially in the amount stated in Section 7.3, Resident is entitled to occupy the Living Unit indicated above, receive the services, and use the facilities described in this Agreement according to the provisions of this Agreement.

5.2 Furnishings.

a. **Apartment Home.** Apartment Homes are furnished with carpeting, window coverings, self-defrosting refrigerator and freezer with ice maker, range and oven, microwave, dishwasher, garbage disposal, washer/dryer and an emergency call system. Each Apartment Home is equipped with a smoke detection and carbon monoxide detection system. Surface parking areas are provided for Resident's use. Each Apartment Home has one additional storage area for Resident's personal use.

b. **Garden Home.** Garden Homes are furnished with flooring, window coverings, self-defrosting refrigerator with ice maker, range and oven, microwave oven, dishwasher, garbage disposal, washer and dryer, and an emergency call system. Garden Homes are also furnished with a gas fireplace. Each Garden Home is equipped with a smoke and carbon monoxide detection systems. Garden Homes have a two-car garage and lot with full landscaping.

5.3 Community Areas. Residents have use of the Springhill common areas, which include:

- a. Central Dining Room & Bar
- b. Community Activity Room
- c. Private Dining Room

- d. Lounges
- e. All Faith Chapel
- f. The Niagara Lounge
- g. Library
- h. Wellness programs including the Fitness, Aquatic Centers and Massage therapy room.
- i. Multi-purpose rooms
- j. Billiard Room
- k. Hair Salon
- l. Fire Pit and outdoor patio
- m. Outdoor Bocce court
- n. Chip and Putt green

5.4 Included General Services. During Resident's occupancy, Springhill provides Resident with the following services as part of the Monthly Fee unless otherwise indicated:

a. **Utilities.**

(i) Apartment Home. Water, sewer, electricity (including heat and air-conditioning) for the Apartment Homes are included in the Monthly Fee. Apartment Homes are centrally wired for cable television, are wifi ready for internet, and have land line telephone service wiring in place. Connection and monthly charges are paid by Resident if service is desired from Springhill or other third party providers servicing the local area.

(ii) Garden Home. Electric (including air conditioning), gas (heat/fireplace), and water and sewer are not included in the Monthly Fee. Resident will contract directly with third party utility providers for electric and gas services. The water and sewer fee is contracted through Springhill. Garden Homes are centrally wired for cable television, internet, and telephone service. Connection and monthly charges are paid by Resident whether service is desired from Springhill or other third party providers servicing the local area.

b. **Emergency System.** All Living Units are equipped with an emergency alert system which is available for the purpose of summoning help in the case of an emergency. Springhill personnel monitor the system on a 24-hour per day basis and coordinate emergency responses as appropriate.

c. **Security.** Springhill is staffed 24-hours per day. Security personnel are on duty 24-hours a day, seven (7) days a week.

d. **Maintenance.** Springhill maintains all community areas and is responsible for making necessary repairs, maintenance and replacement of the Living Unit furnishings provided by Springhill.

e. **Transportation.** Local transportation to designated shopping, social events, medical facilities, various places of worship and other local destinations is provided on a regularly scheduled basis.

f. **Social and Recreational Programs.** Springhill coordinates, for those who wish to participate, a variety of social, recreational, educational and cultural programs.

g. **Wellness Programming.** Educational and screening programs promoting wellness and preventive health maintenance are conducted, including regularly scheduled exercise programs.

h. **Dining Service.** A limited continental breakfast is included in the Monthly Fee. Dining services may be obtained from Springhill on a fee-for-service basis, at the current rates published in the Ancillary Services and Products Fee Schedule. Charges for ancillary services, if any, are billed monthly to the Resident. A complete description of dining services is listed on **Attachment A**.

i. **Housekeeping.** If desired or deemed necessary, housekeeping services may be obtained from Springhill on a fee-for-service basis, at the current rates published in the Ancillary Services and Products Fee Schedule. Charges for ancillary services, if any, are billed monthly to the Resident.

j. **Laundry.** Laundry services may be obtained from Springhill on a fee-for-service basis at the current rates published in the Ancillary Services and Products Fee Schedule. Charges if any for ancillary services are billed to the Resident monthly.

k. **Access to ForestView, The Woodlands, and OakView Personal Care Residence.** Springhill provides Residents with priority access to OakView Personal Care Residence, ForestView Health Care Center, and The Woodlands Memory Support Neighborhood. However, available space in these or other outside health care facilities is not guaranteed. The cost for residence and treatment in OakView Personal Care, ForestView, The Woodlands or another outside health care facility is not included in the Monthly Fee.

5.5 Management Services Agreements. Springhill engages third parties for certain services which may be changed from time to time. Sodexo provides housekeeping, maintenance, and fleet management services under contract awarded in 2012 and reviewed annually. Aramark provides dining and nutritional services under contract awarded in 2023 and reviewed annually.

5.6 Additional Services. The following additional services are available at Springhill on a fee-for-service basis, except as otherwise indicated:

- a. Housekeeping
- b. Laundry Services
- c. Meals
- d. Catering for Special Occasions
- e. Additional Maintenance Service
- f. Garage Parking (for apartment home residents)
- g. Television Services (internal or external providers)
- h. Internet Service (internal or external providers)
- i. Special Nursing Services
- j. Respite Room
- k. Asbury Home Services (licensed home care)
- l. Guest Room
- m. Unscheduled Transportation (as available)
- n. Hair Salon Services
- o. Massage Therapy
- p. Water/Sewer (Garden Homes only)
- q. Valet and Snow Removal services

Charges for these additional services and others, which may be made available from time to time at Springhill, are made in accordance with Springhill's Ancillary Services and Products Fee Schedule. Charges for ancillary services, if any, are billed monthly to the Resident.

5.6 Alteration to the Living Unit. Resident may make alterations to the Living Unit (including painting, wallpapering, building of bookshelves, etc.) with the prior written approval of Springhill. Any approved alterations will be performed at Resident's expense by Springhill maintenance staff or by a contractor approved by Springhill. All such approved alterations shall become the property of Springhill. However, upon the Resident's permanent move from the Living Unit, the Resident will, upon the request by Springhill, at the Resident's sole expense, remove any

such alterations and restore the Living Unit to its condition at the time of the Resident's first occupancy. For Resident's safety, Resident agrees not to replace or add any locking devices to the Living Unit.

6. HEALTH CARE SERVICES AND FACILITIES

6.1 OakView Personal Care. Springhill also includes a personal care residence, known as OakView Personal Care for persons in need of sustained assistance in the activities of daily living, but neither intermediate nor skilled nursing care. A Resident transferring to OakView Personal Care and meeting the standards appropriate for OakView Personal Care then in effect is given priority transfer. Personal care services not included in the basic care plan of OakView Personal Care will be billed to Resident on the basis of the type and amount of services received. A Resident transferring to OakView Personal Care will be required to execute a Personal Care Residency Agreement. The current form of such Residency Agreement is available at any time to any Resident upon request to Springhill.

6.2 Skilled Health Care Center. Springhill provides priority access to ForestView, a skilled nursing facility, in order to provide various levels of nursing care. Although ForestView will be open to non-residents, Springhill Residents desiring to transfer and meeting the standards for transfer to ForestView then in effect will be given priority admission to the extent allowable by law.

6.3 Agreement to Make a Temporary or Permanent Transfer. Resident agrees to make a temporary or permanent transfer to OakView Personal Care, ForestView, or other appropriate nursing facility in the event that Springhill determines that Resident is a danger to himself/herself or others. All determinations concerning temporary or permanent transfers are made by Springhill in consultation with, to the extent feasible, Resident, Resident's family members or representatives and Resident's attending physician.

a. Temporary Transfer. A Resident will be considered to have made a temporary transfer if Springhill determines, based on Resident's health status, that Resident is likely to return to the Apartment/Home in the near future. During a temporary transfer, Resident will continue to pay the Monthly Fee for the Apartment/Home and will pay the appropriate daily or monthly rate then in effect for services provided in OakView Personal Care or ForestView. Resident will also be responsible for paying all applicable charges for prescription medications, special equipment and additional services not included in the charges.

b. Permanent Transfer. A Resident will be considered to have made a permanent transfer if Springhill determines, based on Resident's health status, that Resident is likely to be in need of personal care or nursing care for the foreseeable future. A single occupancy permanent transfer will be effective on the date Resident vacates the Living Unit. In the event of a permanent transfer, Resident will pay the appropriate daily or monthly rate then in effect for services provided in OakView Personal Care or ForestView.

c. Double Occupancy. In a double occupancy, when a permanent transfer becomes effective, the Resident remaining in the Living Unit shall pay the single person

Monthly Fee. In the case of a double occupancy, the then current daily rate for OakView Personal Care, ForestView or other appropriate nursing facility as applicable, will be Charged to each permanently assigned Resident. Resident will also be responsible for paying applicable charges for prescription medications, special equipment and additional personal or medical services not included in the charges.

6.4 Agreement to Transfer to other Facilities if Required. Should Springhill determine, after consultation to the extent feasible with Resident, Resident's family members or representatives and Resident's attending physician, that Resident's health requires health care services for which transfer to OakView Personal Care, ForestView, or other nursing facility would not be appropriate, Resident agrees to leave Springhill for such care. If Resident's condition requires short-term care, Resident continues to pay the Monthly Fee during the absence. If Resident's condition requires extended health care services, this Agreement is subject to termination in accordance with Section 8. In either event, Resident is responsible for all of his/her health care costs.

6.5 Readmission to a Springhill Living Unit. If, after a permanent transfer to OakView Personal Care, ForestView, or other appropriate nursing facility, Resident again meets the standards for admission to Residency and wishes to return to a Living Unit, Resident is given priority admission for a unit.

6.6 Health Insurance by Resident. During the term of this Agreement, each person who is a Resident is required to enroll in the Medicare Parts A and B, or any future program that may be offered by Medicare and maintain in effect supplemental Medicare insurance coverage. A Resident who is not qualified for Medicare coverage due to age will maintain comprehensive health coverage satisfactory to Springhill. Evidence of such insurance will be provided to Springhill upon request. The proceeds of Resident's health insurance will be assigned to Springhill to the extent of the costs and charges incurred for providing care to Resident. Any proceeds of such insurance received by Springhill will not release Resident from responsibility for excess or other medical and ancillary charges incurred by Resident.

6.7 Resident Shall Not Be Liable to a Health Care Provider for Services Rendered Under a Resident's Agreement. In the event a health care provider seeks payment from the Resident, Springhill shall assume liability for the payment of health care services rendered if the health care services rendered are services which Springhill has agreed to furnish to a Resident in consideration of the Resident's payment of the Entrance Fee and Monthly Fees. Health care providers shall include persons rendering services to a Resident as employees of the provider facility on a fee-for-service basis or otherwise.

6.8. Charges for care paid in one lump sum shall not be increased or changed during the duration of the agreed upon care, except for changes required by State or Federal assistance programs.

7. OCCUPANCY DATE AND FINANCIAL OBLIGATIONS

7.1 Designated Occupancy Date. The Designated Occupancy Date is _____. If the Unit is available for occupancy before the Designated

Occupancy Date, Resident may arrange to take possession on an earlier date. The obligation to pay the Monthly Fee shall begin on the Designated Occupancy Date or actual date of occupancy, whichever is earlier.

7.2 Entrance Fee.

a. **Standard Entrance Fee;** Resident agrees to pay a non-transferable, non-interest bearing, Standard Entrance Fee in the amount of \$ _____. Resident has made a partial payment of the Entrance Fee (the "Resident Deposit") in the amount of \$ _____. The remaining balance of the Entrance Fee being \$ _____, is due on the Designated Occupancy Date or actual date of occupancy, whichever is earlier. Resident shall be entitled to a refund if this Agreement is terminated within the first fifty (50) months of residency at Springhill. The amount of the refund will be determined by using the following formula:

Period of Occupancy	Amount of Refund
50 months or less	Entrance Fee minus {2% of Entrance Fee multiplied by the number of months (partial month considered a full month for this calculation) that Resident occupied any accommodation, including an accommodation in personal care or the ForestView Health Care Center, at Springhill}
51 months or more	\$0

b. **50% Refundable Entrance Fee:** Resident agrees to pay a non-transferable, non-interest-bearing 50% Refundable Entrance Fee in the amount of \$ _____. Resident has made a partial payment of the Entrance Fee (the "Resident Deposit") in the amount of: \$ _____. The remaining balance of the Entrance Fee being \$ _____, is due on the Designated Occupancy Date or actual date of occupancy, whichever is earlier.

d. **Non Refundable Entrance Fee :** Resident agrees to pay a Non Refundable Entrance Fee in the amount of \$ _____, which shall be non-refundable as of the Designated Occupancy Date or actual occupancy, whichever is earlier.

7.3 Monthly and Additional Services Fees. The initial Monthly Fee is \$ _____ per month for one person and an additional \$ _____ per month for the second person. The Monthly Fee is prorated, if necessary, on a daily basis for the first month of occupancy commencing with the Designated Occupancy Date or actual date of occupancy, whichever is earlier.

Springhill will provide at least thirty (30) days advance notice to the resident before any change in fees or charges or the scope of care or services may be effective, except for changes required by State or Federal assistance programs.

Fees for additional services or products, whether or not such additional services or products are listed in this Residency Agreement, are charged in accordance with an Ancillary Services and Products Fee Schedule established and changed from time to time by Springhill. The Ancillary Services and Products Fee Schedule is subject to change at any time upon not less than thirty (30) days written notice to Residents.

Periodic fees or charges may be changed in accordance with this Agreement.

7.4 Cost of Services. The average annual cost of providing care and services during the most recent twelve month period is available in the Annual Disclosure Statement. Actual costs will vary substantially according to the size of the Living Unit, the number of occupants, and upon the extent of additional services which an occupant uses during the course of the year.

7.5 Billing. Prior to the end of each month, Resident is billed for Ancillary Products and Services incurred by Resident through the last day of that month and for the Monthly Fee for the following month.

7.6 Due date and fees for late payment or returned check. Payment is due on or before the tenth (10th) day of the month in which the invoice is issued. If payment is not received on or before the last day of the month in which the invoice is issued, Springhill may charge a late fee in the amount of one and one-half percent (1.5%) of the total outstanding balance. If payment is rejected due to insufficient funds, Resident will be charged an "insufficient fund fee" in an amount which will be provided annually. This fee is in addition to any applicable late payment fees. Springhill maintains its right to utilize all legal remedies in collecting monthly or other fees to which it is entitled. Resident is obligated to pay all actual attorney's fees and costs incurred relative to the collection of any amounts past due in excess of ninety (90) days. **Please complete Attachment E, Automatic Payment Form, for convenience and avoidance of late payment fees.**

7.7 Changes in Occupancy. If the Living Unit is occupied by two persons and one surrenders possession of the Living Unit to the other, Resident's obligations under this Agreement continues in full legal force and effect as to both persons designated as Resident, except that the Monthly Fee is adjusted to reflect the single occupancy rate then in effect for the Living Unit. If a Resident and a non-resident (including a new spouse) desire to share the Living Unit, the non-resident may become a Resident and live in the Living Unit only if he/she meets the standards for Admission to Residency of Springhill and executes a Residency Agreement. In such event, charges associated with occupancy are adjusted to reflect the rate for double occupancy then in effect for the Living Unit. In the event the new Resident does not meet the standards for admission to Springhill the Resident will voluntarily terminate residency with proper notice as described under Section 8 of this Agreement.

7.8 Liability for Charges. Each person who is designated as Resident in this Agreement is jointly and severally liable for the payment of the Monthly Fee, Ancillary Products

and Services fees and all other amounts required to be paid to Springhill pursuant to the provisions of this Agreement.

7.9 Benevolent Care Fund. The Benevolent Care Fund under the control and administration of the Asbury Foundation has been established to provide assistance for Springhill Residents experiencing unexpected financial hardship in meeting financial obligations. The Fund welcomes contributions at any time from Resident, Resident's family, the Community or other persons or entities desiring to foster the support of Springhill. Use of the Fund is at the sole discretion of Springhill and uses are restricted to activities that benefit the health and welfare of Springhill Residents.

7.10 Financial Status. Resident represents and warrants that Resident has met and shall not take any action to substantially change Resident's financial condition from that reported to Springhill on Resident's most recent financial disclosure statement. Resident agrees, no later than the earlier of Resident's Occupancy Date, to disclose any material change in his/her financial condition to Springhill. A material change is any change that may impact the Resident's ability to pay his or her total fees now or in the future. Springhill may request at any time, and Resident shall promptly provide, a full disclosure of Resident's income and assets and any other financial information specified in the request. Springhill reserves the right to verify the financial information provided by Resident and Resident shall cooperate with and assist Springhill in verifying the financial information including, but not limited to, signing any necessary release forms. Resident agrees:

- to be responsible for handling day-to-day financial affairs and making arrangements for disposition of property upon death or mental or physical incapacity; and,
- to conserve financial resources; and,
- that no transfer of any assets without adequate consideration shall be made without the consent of Springhill.

7.11 Financial Assistance. If Resident is unable to meet the financial obligations under this or other agreements with Springhill due to circumstances beyond the control of Resident, Springhill agrees to continue to provide to Resident suitable housing and services within the facilities located in Springhill (which may be different accommodations) at no charge or partial charge, as required by Resident's individual circumstances, for so long as Resident resides in Springhill and continues to need financial assistance, provided that assistance to Resident, and other residents similarly situated at Springhill, does not impair the ability of Springhill to operate on a sound financial basis and maintain the facilities and services for other residents at Springhill. Determination of eligibility for financial assistance will be at the sole and absolute discretion of Springhill and based on criteria that may be changed from time to time. Resident agrees to use all available financial resources and to apply for and obtain a final determination from all public sources, including Medicare and Medicaid, and private financial assistance, as such sources of private financial assistance as may be available, before requesting financial assistance from Springhill. To ensure sufficient time for the application and review process, Resident must inform the Executive Director or Administrator, in writing, at least six (6) months prior to the potential need for financial assistance, complete the application, and provide supporting documentation.

7.12 **Transitional Application.** Resident agrees to provide an updated financial application if transitioning to a different level of care within the community.

8. TERMINATION OF THIS AGREEMENT

8.1 Termination Prior to Occupancy.

- iii. Resident is entitled to full reimbursement of all amounts paid to Springhill, without interest, and is released from liability to pay any other amount under this Agreement to Springhill under any one of the following conditions:
 - (iii) If Resident terminates this Agreement within seven (7) days from the receipt of the Disclosure Statement described in **Attachment C** and execution of this Agreement; or
 - (ii) If prior to occupying the Living Unit, Resident either dies or becomes incapable (because of illness, injury or other physical or mental incapacity) of occupying the Living Unit consistent with the representations made by Resident in the Confidential Data Application; or
 - (iii) If Springhill terminates this Agreement because the Living Unit is or will not be available for occupancy within one (1) year of the date of execution of this Agreement.

Springhill will pay the reimbursement due, without interest, to the Resident under this paragraph (a) within thirty (30) days of the effective date of termination of this Agreement.

b. If Resident terminates this Agreement prior to the date Resident occupies the Living Unit and for reasons or conditions other than those described above, Resident shall be entitled to a reimbursement of all amounts paid to Springhill, without interest, less a \$500 administrative fee, and shall be relieved of further liability to pay an Entrance Fee or Monthly Fees under this Agreement. Springhill will pay the refund due to the Resident under this paragraph (b) within thirty (30) days of the effective date of termination of this Agreement.

8.2 Termination of Residency. This Agreement is subject to termination as follows:

- a. By Resident at any time upon sixty (60) days prior written notice to Springhill.
- b. Upon a determination by Springhill in Accordance with Section 6.3 or 6.4 of this Agreement that;
 - (i) Resident is a danger to himself/herself or others, or

- (ii) Resident is in need of short-term health care services from which OakView Personal Care, ForestView or other nursing facility is not appropriate and Resident refuses to leave Springhill for treatment, or
- (iii) Resident is in need of extended health care services for which OakView Personal Care, ForestView, or other nursing facility are not appropriate, available or licensed, or
- (iv) Resident has made a permanent transfer to OakView Personal Care, ForestView, or other appropriate nursing facility.

c. If Resident fails to pay the Monthly Fee, Ancillary Products or Services fees or any other amounts payable under this Residency Agreement when due or violates any other provision of this Agreement or rules and such violation is not cured within thirty (30) days after written notice to Resident.

d. If Springhill discovers a material misstatement or omission in the Confidential Data Application or other information submitted by or on behalf of Resident.

e. In the event all or a portion of the Living Unit or the building in which it is situated is destroyed or made untenable by fire, flood, storm or other casualty or cause and Springhill determines not to rebuild the Living Unit.

g. If a Resident's new spouse/significant other (a non-resident) does not meet the standards for Admission to Residency of Springhill, and the Resident refuses to terminate residency in accordance with Section 7.7 and Section 8.2.

h. Upon the death of Resident.

i. Any decision by Springhill to terminate occupancy of a Resident shall be made based on a good faith written determination by the Executive Director of Springhill or as otherwise required in accordance with the Pennsylvania Continuing Care Act as that Act may be amended from time to time.

8.3 Effect of Changes in Double Occupancy Status. If the Living Unit is occupied by two persons and one dies or transfers from the Living Unit, this Agreement continues in full legal force and effect as to the remaining Resident, except the Monthly Fee is adjusted to reflect the then applicable single occupancy rate payable for the type of Living Unit occupied by Resident.

8.4 Agreement to Remain in Effect Upon Temporary Transfer to OakView Personal Care, ForestView or Other Appropriate Nursing Facility. In the event that Resident makes a Temporary Transfer to OakView Personal Care at Springhill, or ForestView or other appropriate nursing facility, this Agreement remains in full force and effect. In the event of a Temporary Transfer, Resident agrees to pay for the Living Unit, plus the Monthly or Daily Rate for appropriate level of care.

8.5 REFUND OF ENTRANCE FEE. Springhill will refund resident's entrance fee upon termination of this agreement after resident vacates all accommodations at Springhill. The entrance fee is refunded upon Springhill's receipt of an entrance fee from a successor resident for the specific residential unit (the successor resident is the subsequent resident to execute a residency agreement and pay an entrance fee for the living unit vacated by resident). Springhill will attempt to use its best efforts to procure a willing and able successor resident to enable Springhill to refund the entrance fee; however, Springhill does not guarantee when or if it will be able to procure such new resident. It is further understood that should there be more than one unit available at any particular time at Springhill, it shall have no obligation to give preference to the reoccupancy of Resident's unit. Refunding of entrance fees will be made in accordance with the Pennsylvania continuing care provider registration and disclosure act, no. 82 (1984).

8.6 Right to Deduct from Refund; Other Rights. Prior to making a refund, Springhill shall deduct amounts due to AAI, Springhill, Asbury Home Services, or other entities affiliated by common ownership with Springhill as well as pre-arranged donations to Asbury Foundation. This shall apply to a refundable Entrance Fee as well as any other type of refund due and owing pursuant to the terms of the Residency Agreement. Termination of this Agreement for whatever reason will not affect or impair the exercise of any right or remedy granted to Springhill or Resident under this Agreement for any claim or cause of action occurring prior to the date of such termination.

8.7 Relocation. A Resident may elect to move to another Living Unit, subject to availability and approval by Springhill. In such event, this Agreement will remain in effect and Resident will execute **Attachment B**, Voluntary Change in Living Unit. Resident will be required to pay the difference between the Entrance Fee applicable to the existing Living Unit and the Entrance Fee for the new Living Unit, and pay appropriate Monthly Fees for the new Living Unit at the then current rates. All moving and environmental costs related to the refurbishment of the existing Living Unit and pertaining to relocation, will be at Resident's expense.

9. MISCELLANEOUS

9.1 Resident's Interest. Resident does not have any proprietary interest in Springhill, its assets or properties, by virtue of this Agreement.

9.2 Responsibility for Protection of Resident's Property and Insurance. Springhill shall not be responsible for damage or loss to any personal property located in Resident's Living Unit caused by fire, storm, water damage, theft or any other cause. During the term of this Agreement, Resident shall maintain the following insurance coverage at his or her own expense, and proof of such insurance shall be required prior to Resident occupying his or her Living Unit.

Coverage	Minimum Limits
Personal Liability	\$350,000
Personal Property	\$10,000 or an amount equal to the replacement value of Resident's personal property
Loss of Use	\$5,000
Medical Payments	\$5,000

In the event of Resident's death or permanent transfer from Springhill, Springhill will exercise ordinary care in temporarily safekeeping Resident's personal property. If such property is not removed from Springhill's premises within thirty (30) days after termination of this Agreement, Springhill reserves the right to have such property placed in a commercial bonded warehouse at the expense and risk of Resident or his/her estate.

9.3 Indemnification for Negligence. Resident indemnifies, protects and holds harmless Springhill from any loss, damage, injury or expense incurred by it as a result of the careless, negligent or willful acts of Resident or Resident's invitee or guests.

9.4 Right of Entry. Resident hereby authorizes employees and agents of Springhill to enter Resident's Living Unit for the purpose of providing services, repairs, maintenance, alterations, pest control and inspection, and in the event of perceived medical or other emergency.

9.5 Guests. Occupancy of the Living Unit and use of the community facilities is limited to Resident and guest(s).

Residents are permitted to have overnight guests in their Apartment Home for up to fourteen (14) days for each guest or set of guests without any additional charge. Guests may stay in the Apartment Home for more than fourteen (14) days during any calendar quarter with prior approval of Springhill Administration. For any guest who stays in the Apartment Home of the host for more than two (2) consecutive weeks, a charge per guest per day will be assessed beginning with the fifteenth (15) day of the visit and continuing to a maximum of one month. Residents are permitted to have overnight guests in their Garden Home for up to thirty (30) days for each guest or set of guests during any calendar year.

Residents must be present when guests are staying overnight and during a continuous visit.

9.6 Community Rules. Springhill has established and adopted various policies, procedures and rules and regulations ("Rules") for the occupancy in and the orderly operation and management of Springhill's affairs, and these Rules have been drafted in the form of a Resident Handbook to provide the safety, welfare, peace and comfort of all Residents consistent with the provisions of the Residency Agreement. These Rules are published in the Resident Handbook and may be amended from time to time as Springhill shall see fit. Resident agrees to abide by and observe such Rules and all amendments and additions thereto.

9.7 Resident Associations. Residents living at Springhill have the right to self-organization. The Executive Director or designee shall hold quarterly meetings with the residents for the purpose of free discussion of subjects which may include income, expenditures, and financial matters as they apply to Springhill and proposed changes in policies, programs, and services. Residents shall be entitled to at least seven days' notice of each quarterly meeting.

9.8 Absence from Springhill. Resident agrees to notify Springhill's management in advance of any contemplated overnight or longer absence from Springhill.

9.9 Damage to Living Unit. If the Living Unit is damaged by fire, flood, storm or other casualty or cause and Springhill elects not to terminate this Agreement, Springhill will, at its expense, proceed diligently to repair and restore the Living Unit. If the Living Unit is untenable during the repair, Springhill will relocate Resident to a comparable type Living Unit at Springhill, if available, or, if not, Springhill will endeavor to relocate Resident temporarily to any other available accommodation and the Monthly Fee will be adjusted for the type of Living Unit temporarily occupied by Resident.

9.10 Pet Policy. Pets are permitted as occupants of the Apartment Homes in accordance with the current Pet Policy detailed in the Resident Handbook. Pets are not permitted as overnight guests in the Apartment Homes or common areas of the Springhill complex.

9.11 Entire Agreement. This Agreement, including Attachments, Resident's Confidential Data Application, the Disclosure Statement and the current Springhill Resident Handbook constitutes the entire agreement between Springhill and Resident. Springhill is not liable for, or bound by, any statements, representations or promises made to Resident by any person representing or purporting to represent Springhill unless such statements, representations or promises are expressly set forth and endorsed by both parties in writing, and included in these documents.

9.12 Non-Waiver Provision. The statutory provisions of the Pennsylvania Continuing Care Provider Registration and Disclosure Act, No. 82 (1984) cannot be waived by the Resident or the Community.

No act, agreement or statement of any Resident or of an individual purchasing care for a Resident under any agreement to furnish care to the Resident, shall constitute a valid waiver of any provision of the Continuing Care Act intended for the benefit and protection of the Resident or the individual purchasing care for the Resident.

9.13 Binding Effect. This Agreement is binding upon the successors and assigns of Springhill and the heirs and personal representatives of Resident. The provisions of this Agreement are not assignable or transferable in whole or in part by Resident, and Resident has no right to sublet the Living Unit.

9.14 Severability. Each provision of this Agreement is deemed separate from each other provision and the invalidity or unenforceability of any provision does not affect the validity or enforceability of the balance of the Agreement.

9.15 Subordination. Resident agrees that Resident's right under this Agreement is subordinate to any mortgage, security interest, pledge or other lien that now encumbers all or any part of Springhill assets, and is further subordinate to any mortgage, security interest, pledge or other lien hereafter placed on all or any part of Springhill assets, and Resident agrees to execute, acknowledge and deliver such subordination agreement as any lender or future lender shall reasonably require in order to establish the priority of any such lien.

9.16 Nondiscrimination. Springhill is operated on a nondiscriminatory basis, and provides the facilities and services described in this Agreement to individuals regardless of race, color, sex, religion, creed, national origin, sexual orientation or disability.

9.17 Reasonable Accommodation. Springhill recognizes that residents with disabilities may require reasonable accommodations to policies, practices, or services to have an equal opportunity to use and enjoy residences, common areas, facilities and services. If you require a reasonable accommodation because of a disability, please refer to the Reasonable Accommodations Policy & Request Form, a copy of which has been provided to you and which is available from administration.

9.18 Notices. Any notice to Springhill by Resident should be given in writing and mailed or delivered to Springhill at the administrative office or at such other address as Springhill may designate in writing. Any notice to Resident by Springhill is given in writing and mailed/emailed or delivered to Resident's Living Unit or at such other address as Resident may designate to Springhill in writing.

9.19 Resident's Receipt of Documents. Springhill represents and Resident acknowledges that Resident has received prior to signing this Residency Agreement, the following: (i) this Residency Agreement form, with its Addenda; (ii) the current Disclosure Statement, with its Exhibits; and (iii) the current version of the written rules of Springhill, which rules are subject to change by Springhill from time to time.

9.20 Non-waiver of the Continuing Care Provider Registration and Disclosure Act of 1984. Neither Springhill nor the Resident may waive the provisions of the Pennsylvania Continuing Care Provider Registration and Disclosure Act.

9.30 Use of fees. Fees collected by AAI under the terms of this Agreement may not be used for purposes other than those set forth in this Agreement. AAI may use fees paid by continuing care residents of Springhill for purposes both related and unrelated to the construction, operation, maintenance, or improvement of Springhill, including: (a) for the furtherance of for any lawful purpose consistent with AAI's corporate mission, (b) to distribute funds to affiliated entities, (c) to benefit an affiliated community, (d) fees for management and other third party services, (e) interest/debt service on borrowed funds, (f) transfers of capital from AAI to Asbury Communities, Inc., (g) the construction of new facilities or new retirement communities, or (h) creating and operating new service lines.

9.30 Refund not escrowed. The portion of the Entrance Fee to be refunded after occupancy, if any, is not held in trust or escrow for the benefit of Resident after occupancy.

9.31 Asbury Atlantic Board of Directors. The Asbury Atlantic Board of Directors generally meets four times per calendar year, typically in the months of February, May, July, and October.

IN WITNESS WHEREOF, Asbury Atlantic, Inc., and Resident have signed this Agreement on this _____ day of _____, _____.

Resident(s)

Print Name _____

Signature _____

Print Name _____

Signature _____

Asbury Atlantic, Inc.

By: _____

Print Name/Title _____

ATTACHMENT A: DINING SERVICES

Dining Services. Meals are not included in the Monthly Fee; however, Residents are welcome to purchase meals in the Springhill dining room(s).

There are two (2) meal purchase options:

- Pay-as-you-go purchases. Both cash or signed ancillary authorization are accepted.
- A Springhill Dining Dollar Plan may be purchased and provides a discount on all meal purchases, excluding alcohol.

Springhill Residency Agreement

ATTACHMENT B: VOLUNTARY CHANGE IN LIVING UNIT

Resident voluntarily desires to relocate from _____ (“Current Living Unit”) to _____ (“New Living Unit”). Springhill agrees to such relocation. The Occupancy Date for the New Living Unit is- _____.

If the New Living Unit is under construction at the time the Resident executes this Attachment B, then no Occupancy Date shall be specified and Springhill shall provide Resident with thirty (30) days’ advance notice of the date when the New Living Unit will be made available, which date shall be the Occupancy Date.

Resident agrees to pay any applicable Entrance Fee that may be due according to terms of this Agreement. Costs of moving are also the responsibility of the Resident. All other terms and conditions of the Agreement apply and will remain in full force and effect.

Signed this _____ day of _____, 20____.

Resident(s)

Print Name _____

Signature _____

Print Name _____

Signature _____

Asbury Atlantic, Inc.

By: _____

Print Name/Title _____

ATTACHMENT C: NOTICE OF RIGHT TO RESCIND

DATE RESCISSION PERIOD BEGINS

You may rescind and terminate your residency agreement, without penalty or forfeiture, within seven (7) days of the above date. You are not required to move into the continuing care community before the expiration of this seven (7) day period. No other agreement or statement you sign shall constitute a waiver of your right to rescind your agreement within the seven (7) day period.

To rescind your residency agreement, email a signed and dated copy of this notice (if delivered via email, receipt must be confirmed by the community via return email) or mail/deliver dated written notice letter stating your desire to rescind to Springhill Senior Living Community, 2323 Edinboro Road, Erie, Pennsylvania 16509, not later than midnight of:

LAST DAY OF RESCISSION

PURSUANT TO THIS NOTICE, I HEREBY CANCEL MY RESIDENCY AGREEMENT.

DATE

PROSPECTIVE RESIDENT'S SIGNATURE

PROSPECTIVE RESIDENT'S SIGNATURE

ATTACHMENT D: Beneficiary Designation – Entrance Fee Refund

Note: It is recommended that you review this form with the attorney who advises you on estate planning so that the disposition of the Entrance Fee refund, if any, can be coordinated with your existing will and estate plan.

I/We, _____ (name of Resident[s]), understand that pursuant to the Residency Agreement (“Agreement”) with Asbury Atlantic, Inc. d/b/a Springhill Senior Living Community, a Pennsylvania not-for-profit corporation (“AAI”) dated _____, 20__, I/we may be entitled to a refund of the Entrance Fee (the “Refund”) under the conditions specified in section 8 of this Agreement.

I/We further understand that, in the event that a Refund becomes payable under the terms of the Agreement due to my death on or after my Designated Occupancy Date or actual date of occupancy, whichever is earlier, I/we may assign my right to the Refund and designate a beneficiary to receive the Refund, and that the disposition of the Refund, as provided below, supersedes any prior instructions to AAI that I/we may have provided to take effect during the period prior to the date set forth below.

In the event that a Refund becomes payable under the terms of the Agreement due to my death on or after my Designated Occupancy Date or actual date of occupancy, whichever is earlier, **I/WE HEREBY DIRECT AAI** to pay or transfer the Refund at such time as the Refund becomes payable, to:

- A. _____ To my/our Estate.
B. _____ To the individual(s) or organization(s) in the percentages named below.

Beneficiary ¹	Percentage of Refund ²
(1) _____ (Name)	_____ %
_____ _____ (Address)	
(2) _____ (Name)	_____ %
_____ _____ (Address)	

¹ Additional names and addresses may be added if necessary.

² The Percentage of Refund must account for 100% of the Refund due.

(3) _____ %
(Name)

(Address)

(4) _____ %
(Name)

(Address)

C. _____ To the individual(s) and in the percentage(s) named in Section B above. If any individual(s) named in Section B above is not then surviving, then: (1) _____ to the individual's(s') descendants per stirpes; or (2) _____ to the remaining beneficiaries in equal amounts; or (3) _____ other (please specify _____).

D. _____ To the organization(s) and in the percentage(s) named in Section B above. If the organization(s) is no longer in existence, then: (1) _____ to its successor organization(s); or (2) _____ to the remaining beneficiaries in equal amounts; or (3) _____ other (please specify _____).

If none of the beneficiaries named in Sections B, C or D, above is living or in existence at the time the Refund is to be distributed, then I direct the amount payable to be paid to my estate.

I/We reserve the right to revoke or change this beneficiary designation by notice to AAI.

The undersigned hereby authorizes AAI to offset against any repayment of the Refund all sums which remain unpaid under the terms of the Agreement at the time that the Refund becomes payable.

The undersigned hereby agrees to indemnify and hold AAI harmless from any claims and any costs or expenses, including reasonable attorney's fees, which may be incurred by AAI as a result of, or otherwise in connection with, AAI's payment of the Refund in accordance with this Beneficiary Designation. This indemnity provision is binding on the undersigned, his or her estate, heirs, personal representatives, and assigns.

{SIGNATURES APPEAR ON THE FOLLOWING PAGE}

IN WITNESS WHEREOF, the undersigned has executed this Beneficiary Designation on this ____ day of _____, 20 ____.

Resident

Print Name _____

Signature _____

Witness _____

Witness _____

Resident

Print Name _____

Signature _____

Witness _____

Witness _____

AAI hereby acknowledges receipt of the executed Beneficiary Designation.

ASBURY ATLANTIC, INC.
d/b/a SPRINGHILL SENIOR LIVING COMMUNITY

By: _____

Name: _____

Title: _____

Date: _____

RESIDENT HANDBOOK

ASBURY
SPRINGHILL

Anticipate More



EAGLE

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Springhill Welcomes You

Welcome to the neighborhood!

We are honored that you chose to make Springhill your new home. You are joining a caring, supportive fellowship of people from diverse backgrounds and beliefs who are eager to share life experiences, explore new opportunities and build a fulfilling future for themselves and their neighbors.

Our goal is to provide you with great services, maintenance-free living, and robust programs so you can continue to thrive and grow.

Springhill's active and welcoming community is ready to greet you! Stroll our beautiful pond, hike the wooded paths or practice your swing on the putting green — this, and so much more, is waiting for you.

This handbook is designed to provide you with a reference guide to the many fine services, programs, and amenities you will now enjoy.

Springhill residents and associates are eager to answer questions and help you in any way possible. Please don't hesitate to ask.

Once again, welcome to Springhill!

Regards,

A handwritten signature in black ink, appearing to read 'Aaron Praetzel', with a long horizontal line extending to the right.

Aaron Praetzel
Executive Director

Important Phone Numbers/Departments

Executive Director Aaron Praetzel	814-860-7002
Executive Director Administrative Office	814-860-7003
Dining	814-860-7005
Finance	814-860-7105
Front Reception Desk	814-860-7000
ForestView Health Care Center	814-860-7100
Housekeeping	814- 860-7035
Human Resources	814-860-7004
Maintenance	814-860-7032
Marketing	814-860-7042
Outpatient Rehabilitation Therapy	814-860-7117
Pastoral Care	814-860-7045
Protective Services	814-860-7000
Transportation Services	814-860-7000
Well-Being	814-860-7015
Springhill Health and Wellness Nurse	814-860-7050

Front Reception Desk – Services Provided

Serves as the Information Center and hub of resident communication and is located near the Commons entrance. Services provided there include:

- Monitoring community visitors and registration
- Initiating and directing disaster situations within the community
- Receiving incoming telephone calls
- Scheduling guest rooms
- Maintaining sign-up sheets for all transportation needs
- Weigh and send small packages (limited weight)
- Selling postage stamps (books of 20—ancillary charge only)

If your question or concern cannot be addressed at the Front Reception Desk, you will be directed to the appropriate associate. Due to personnel policy, the receptionist is not permitted to provide the home addresses or telephone numbers of Springhill associates. Because the receptionist is responsible for initiating emergency procedures and responses, please utilize his/her services in an efficient manner avoiding unnecessary telephone calls and prolonged socializing.

Building and Resident Access

Residents will be issued key fobs to individual apartment homes and a US mailbox key on the first day of occupancy (double occupancy apartments will be issued two sets of keys). Your key fob will also open any common area exterior door. Residents will not be issued additional keys for family members.

After hours when the main doors are locked, your key fob will allow you access into the Community by tapping the fob to the fob reader next to the locked door.

As added protection and security, please do not label your keys with the apartment number or name. Replacement keys may be obtained by contacting the Director of Facilities at (814) 860-7038 or the Facilities Assistant at (814) 860-7040. There is a fee for lost keys and fobs.

Campus Communication

The Springhill Community promotes on-going and open communication to residents and family members. Many opportunities are provided for residents to communicate - both with Administration and with each other — so that events, facilities, and services meet resident expectations. All department heads are readily accessible and available for appointments, including the Executive Director.

Bulletin Boards

Bulletin boards are used for brief, important announcements and are located near the elevators and in the mailroom. A resident bulletin board is in the Resident Activity Room (317C), where you may post communications and informational flyers. Please refrain from posting political or religious content, as well as material that others may find offensive. Content is monitored by The Well-Being Department.

Campus TV Stations

Tune into Channel 2 daily, which broadcasts the ICON calendar and daily/weekly announcements. Ch. 108 is a direct feed into the Community Room. Ch. 107 is a direct feed into the All Faiths Chapel. Channel 106 is used to broadcast a livestream on Town Hall days.

Community Calendar

Social and cultural events are listed in the monthly community calendar and delivered to mailboxes and/or email. Tours, lectures, concerts, and resident programs are listed in the calendar.

Committees

Attending monthly committee meetings provides information and the opportunity for resident input in the following areas: Dining Services, Safety, Library and Well-Being.

ICON

A resident communication platform that uses interactive digital signage throughout the community, as well as providing information via an app on your mobile device, and an internal TV channel. Icon will keep you in the know about campus events, menus, alerts, event calendars, campus directories and more. We encourage you to utilize the **Community Engagement** app (downloadable from the iTunes or Google Play Store). There is a web-based version of Icon as well for laptop or desktop computer users. Please see the Director of Well-Being for your username and password or for access issues.

Deliveries

Associates are happy to deliver incoming packages.

Email Notifications/Updates

Tailored Mail is Asbury's email communication system that provides residents and family members with the most up-to-date information in the form of newsletters, alerts, and correspondence from Springhill leadership. Residents and family members may receive emails to their computers or smart devices. Residents AND family members are encouraged to sign up for the community email newsletters by providing the Sales Team with your emails upon move-in. You can also contact the Well-being Director at 814-860-7015.

Resident Council Meetings

Elected representatives of the resident community in the form of a Resident Council meets monthly with minutes distributed to the entire community. A roster of Resident Council members is posted in the mailroom and on the bulletin boards.

U.S. Mail

Mail is distributed by the United States Postal Service to personal mailboxes located in the Post Office of the Commons for apartment residents and to the rural mailboxes in front of the Garden Homes.

Your mailbox numbers are the same as your apartment home number. These mailboxes are under control of the U. S. Post Office, and federal law prohibits the placement of memos or announcements in these boxes.

Please use your name, address, (which must include apartment/garden home number) and zip code on all correspondence to expedite mail delivery.

Outgoing mail can be placed in the letter drop-box located in the Post Office or the rural mailboxes at the Garden Homes. For your convenience, postage stamps are available for your purchase through the Front Reception Desk.

Springhill personnel are happy to accept regularly mailed packages for you and will deliver parcels as time permits throughout the day.

The blue light located outside of the All-Faith's Chapel on level #3, as well as ICON, will notify you when the mail has arrived.

External Mail Services/Packaging/Weighing/Shipping

Springhill can ship packages under 15 lbs., Monday through Friday (no weekends or holidays) through the Front Reception Desk.

Please label the package then have it weighed at the Front Reception Desk. We can only weigh packages under 15 lbs. The package is weighed at the Front Reception Desk. Springhill charges the resident's account the current rate per weight for shipping.

Resident Mailboxes for Internal Communication

A pigeonhole mailbox system is located near the elevators in the residential wings on the Commons level. Apartment resident pigeonhole mailboxes are located on the third level of A/B and C/D wings by the elevator doors. Please check this second mailbox daily for special announcements or notes from friends and neighbors. Your last name and apartment numbers will be below your box (by numerical order). Security delivers internal communications from within Springhill to the Garden Home newspaper box.

Mail Hold for Extended Absences

Please contact the Post Office to set up a mail hold.

Newspapers

You may order a daily newspaper at your expense. Contact the Erie Daily Times (Times Publishing Company) at (814) 453-4691 for further details. Daily newspapers for common use can also be found in the Springhill Library each day.

Emergency Notifications

During an emergency, you will be notified via the Comms 360 System by a phone call to your landline or a text to your mobile device, depending on your preferred method of delivery. This system may also be used for the delivery of last-minute announcements or cancellations.

Suggestion Box

A Suggestion Box is in the mailroom. Please feel free to express your concerns and recommendations. Your comments are always welcome. Should you wish to do so, this is also a good method to express a compliment.

Signal Weekly News Bulletin

The Signal weekly newsletter is delivered to your cubby or Garden Home every Friday. An electronic version of The Signal (The e-Signal) will be sent to your inbox each Friday, if you have opted-in for email notifications. Find special announcements and weekly scheduled activities highlighted here.

Town Hall Meetings

Regular "Town Hall Meetings" are held to share information between Springhill Administration and residents.

Campus Services and Amenities

All Faiths Chapel

Springhill's All Faiths Chapel offers a place of comfort and serenity for residents and families. Special services may be planned by contacting the Director of Well-being.

Billiards Lounge/Mini Bocce/Ping Pong

The Billiards Lounge located on 3rd floor A/B is for resident enjoyment and relaxation. Guests, particularly children, must be supervised by the host resident in the Billiards Lounge. This area is also used for Mini Bocce. Ping Pong is played in the Activity Room, 317C.

Bridge/Cards/Table Games

Party Bridge, Duplicate Bridge, and Bridge are played frequently along with several other card and table games. If you are in need of a gaming space, please contact the Director of Well-being.

Computer Lab

There are two computers with internet access located in the library for residents and family members to use. There is a printer for limited printing at no charge. iPads are available for loan if needed for one-time uses or video chatting. Please contact the Director of Resident Life and Wellness.

Dry Cleaning

Thrifty Dry Cleaners picks up and delivers resident dry cleaning once weekly on Wednesdays. Tickets and laundry bags are available in the stand located in the closet between the Four Seasons Dining Room and public restrooms. Payment is made through the Front Reception. Contact the Director of Well-being for more information. Resident family members are requested to assist with the cleaning and handling of special fabrics, i.e., wool, leather, silk, etc.

Convenience Store

A variety of items including snacks, dairy, beverages, sandwiches and salads to go as well as greeting cards are available in the Convenience Store located outside of the Four Seasons Dining Room.

Hair Care

Licensed Hair Stylists from PS Salon and Spa are available and offer a full range of beauty and barber services. All appointments are scheduled through the salon. Please call (814) 860-7020.

A current listing of charges is provided to you as well as displayed in the Salon. Salon services are an ancillary charge and appear on your monthly billing statement. Residents and families are also encouraged to initiate a Celebration Account, which offers ease of payment and salon rewards. No tipping please! Gift Certificates are available through PS Salon and Spa.

Housekeeping Services

Depending on the contracted arrangement between the resident and Springhill, residents may provide their own housekeeping service, are contracted for housekeeping, or may add and pay for housekeeping as an ancillary service. Apartment residents cannot hire an outside housekeeping service without prior authorization from Springhill administration.

If housekeeping service is desired, please contact the Environmental Services Manager at (814) 860-7035 to inquire about adding this service.

Residents may choose either weekly or bi-weekly cleaning of their apartment or Garden Home. If laundry service is provided, it coincides with the housekeeping schedule. If you select bi-weekly housekeeping, the laundry schedule follows.

Cleaning services include:

- dusting of all outer surfaces (except inside cabinets)
- vacuuming exposed carpeting, furniture, and drapes
- cleaning kitchen sink and outer appliances and bathroom fixtures, changing bed linens, and mopping the kitchen and bathroom floors

To change your cleaning frequency, please call the Environmental Services Manager, (814) 860-7035. Depending on individual needs Springhill may require a resident to take weekly rather than bi-weekly housekeeping. Additional Housekeeping Services are available by calling the Environmental Services Manager at (814) 860-7035. Costs for additional housekeeping services can be found on the Ancillary Fee Schedule.

We ask that apartments and Garden Homes maintain an acceptable level of order, cleanliness, and sanitation in their home. If housekeeping service is not contracted as a routine service, Administration reserves the right to provide housekeeping if deemed necessary at the expense of the resident.

If laundry service is provided, it coincides with the housekeeping schedule. If you select every other week housekeeping, the laundry schedule follows.

	WHO	FREQUENCY SCHEDULE								
	HK	D	W	B W	M	Q	S A	A		FUNCTION/COMMENTS
Bedroom	X		X	*						Strip and make bed.
High Dust all rooms	X				X					Lights, vents, pictures, mini blinds, fans and corners.
Dust all rooms	X		X	*						TV, ledges, all flat surfaces throughout.
Wet wash	X		X							Wash with neutral disinfectant, all hard-non-wood surfaces.
Windows Inside	X						X			Glass cleaner inside window
Kitchen	X		X	*						Wash with neutral cleaner all exterior surfaces and appliances.
Kitchen	X		X	*						Spot clean cabinet doors, wipe inside microwave with neutral cleaner.
Trash	X		X	*						Collect trash, wash inside can as needed. Place in garbage container. (Use Resident's liner)
Baseboards Doors	X						X			Wet wash doors, door plates and baseboards with disinfectant.
Bathroom	X		X	*						Spot clean walls, wipe grab bars, sink and wash toilet, shower/bath with disinfectant. Clean mirror and floor.
Sweep/Mop	X		X	*						Sweep and wet mop hard surface floors moving light furniture with neutral cleaner.
Mini Blinds	X					X				Wet wash with damp rag.

Enclosed Patio	X		X	*					Sweep, vacuum, dust and mop.
Porch/Patio	X			X					Sweep, wipe furniture during good weather
Living Room	X		X	*					Vacuum furniture

* Every other week's cleaning schedule

D	Daily	BW	Every other week	SA	Semi-Annual
W	Weekly	Q	Quarterly	A	Annual

Laundry Services

Housekeeping picks up flat laundry during the regular housekeeping visit and clean linen is returned within 48 hours. Personal laundry service is available for a fee. Contact the Environmental Services Manager at (814) 860-7035 with questions.

Dry cleaning service is available and coordinated by the Director of Resident Life. Please refer to the dry-cleaning section of the Handbook.

Spirituality

The Springhill Chaplain leads a non-denominational service on Sunday morning for all interested residents. We also offer a weekly Sunday Roman Catholic Communion Service, weekly Rosary in the Chapel, and weekly communion visits from St. George Eucharistic Ministers. St. George clergy hold Catholic Mass on the 4th Wednesday of each month unless otherwise noted.

The Chaplain is also available for one-on-one consultation and comfort measures. The Springhill Chapel is available for quiet meditation and prayer services. Several religious denominations are represented on a routine basis as well as a variety of religious programs such as bible study, remembrance ceremonies, and religious/holiday recognitions/celebrations. Please contact the Director of Well-Being at (814) 860-7015 for additional information.

Leisure/Common Areas

Residents have access to all common areas of the community, including the Activity Room (317C), Community Room, and Niagara Social Lounge. To reserve one of these areas for private gatherings or meetings, please call the Director of Resident Life and Wellness, (814) 860-7015.

Library

A collection of books, magazines, and newspapers is available. Please do not remove magazines and newspapers. A video enlarger/magnifier machine is available for those with low vision. If you are interested in volunteering in the library or need instruction on the magnifier, please contact the Director of Well-being (814) 860-7015. A library of paperback books, audio books, and DVDs can be found in the Resident Activity Room (317C).

Outdoor Recreation Area

Residents are encouraged to explore Springhill's beautifully landscaped campus. Enjoy a leisurely stroll on paved trails around our pond or feel free to lend a hand in maintaining our butterfly garden. Practice your skills at the bocce court, horseshoe pit, or putting green, or enjoy the nearby gas-starter firepit, patio, and Aquatic Center.

Notary Services

Notary services are available free of charge, to residents only, by appointment. You must make an appointment 24 hours in advance. To make an appointment call the Facilities Assistant, (814) 860-7040.

Television and Internet

All in-wall wiring for telephones is available. Please contact the telephone provider of your choice to establish touch-tone phone service. Please note: Springhill will not be able to provide your cable TV service if the telephone service is provided by Spectrum. Two options for in-home cable television and high-speed internet are available.

- Springhill Satellite Service, also referred to as Senior TV, provides Wi-Fi service in apartments and hard-wired internet service in the Garden Homes. Contact Facilities at (814) 860-7038 for more information and pricing.
- Spectrum. Please contact them directly: 1-877-982-0550.

Free guest Wi-Fi service is available in common areas. Choose the Asbury Guest network and accept the terms. A password is not required. Computers are available for you and your guests in the resident library. Springhill does not permit the use of satellite dishes but can provide satellite service at a reasonable price through a single, master satellite dish. Please contact the Director of Facilities for additional questions at (814) 860-7038.

Gardening/Greenhouse

Residents are welcome to maintain container gardens on their patio or balcony. The Greenhouse is available year-round under the direction of the groundskeeper. Plants may be stored in the Greenhouse for the winter for a nominal fee. There are also ground-level garden plots available and are located behind the greenhouse. For information, contact the Groundskeeper at (814) 860-7032.

Pet Park

Springhill has a gated and grassy Pet Park for Springhill residents, pets & their guests to enjoy. Animals must be up-to-date with all vaccinations and pet owners must follow the Pet Park Rules, which are posted. The Pet Park is located in adjacent to the A/B Parking lot.

Wellness and Resident Services

We offer creative programs, intellectual stimulation, and numerous opportunities for personal involvement to provide residents with a holistic wellness approach. Prior to moving-in, residents are asked to complete a social questionnaire and interest inventory to determine interests, hobbies, and talents. After move-in, new residents are matched with a Springhill Resident Ambassador, a new friend who will review all there is to know about life at Springhill and how to get involved.

The weekly events calendar includes events and programs, such as concerts, cultural, intergenerational, spiritual, and educational programs, social events, physical exercise, and mental wellness opportunities. Some programs are led by Resident Life associates, residents, as well as privately contracted instructors from the Erie Community.

Programs include instruction in drawing, painting, parties, holiday events, musical experiences, word games, travelogues, discussion groups, lectures, horticulture/gardening tasks, numerous table games and entertainment.

Residents are invited to attend musical performances, guest speaking engagements, and other special events in our Community Room.

Groups of residents go into the larger Erie Community and surrounding areas for restaurant dining, special events and excursions to various points of interest. In addition, residents are encouraged to exercise their rights as a citizen through voter registration, absentee ballots or visiting the polls.

Community spaces, such as the Niagara Lounge, Library, Resident Activity Room/Rm. 317C, Community Room and several outdoor venues, may be scheduled for private or

group events. Other social and recreational opportunities include the Fitness Center, the Aquatic Center, table tennis, billiards lounge and puzzle tables scattered on various floors. Outdoor areas include a bocce court, putting green, community gardens, and walking paths.

Dr. Robert and Marilyn Bernhard Aquatic Center

Our warm saltwater pool has a depth of 3.5 - 4.5 feet and is easily accessed by stairs (double handrails) or hydraulic lift. We offer a schedule of aquatic classes and other activities. Spa-like locker rooms are available for changing and a swimsuit dryer is available for your convenience. Anti-slip water shoes are recommended for wear throughout the locker room area and in the pool. Please use changing areas behind curtains to change clothing, then move personal belongings to a locker, in order to keep the spaces clear for all to use.

Vitt Fitness Center

Our fully staffed, state-of-the-art Fitness Center is outfitted with treadmills, Nautilus equipment, recumbent bicycles, a Nu-Step and more. Exercise classes, which focus on range of motion, strength, and flexibility, are offered Monday through Saturday in the Community Room and are listed on the monthly calendar.

The Wellness Manager, trained in senior fitness, can guide you in achieving your fitness goals.

Residents who desire to utilize the Fitness/Aquatic Center or participate in fitness classes at Springhill are required to obtain physician's clearance, sign a Waiver of Liability form, and complete a Wellness Consultation with the Wellness Manager prior to use.

Contact the Wellness Manager (814) 860-7046 or the Director of Resident Life (814) 860-7015 for more information or Fitness Center/Aquatic Center Orientation. Please wear comfortable clothing and appropriate footwear in the Fitness Center and to any of the scheduled fitness classes to which all residents are invited and encouraged to try.

Kinnections Brain Health

The Kinnections Brain Health Program is a fun and innovative program that combines brain and body exercises that feel like play, helping improve memory, focus, balance and more! Through the use of exer-gaming technology and dual-task training, Kinnections combines high-tech with high-touch for truly personalized cognitive support.

Participants receive a baseline of their cognitive function across seven dimensions with a targeted engagement plan and coaching by a Certified Brain Health Coach. Kinnections is a fee-based program. Please contact the Brain Health Coach on campus to set up a consultation.

Volunteer Opportunities

Volunteer Services at Springhill provide opportunities for residents to help others. Opportunities include distributing mail, serving on the Resident Council or as tour guides, Resident Ambassadors, hospitality greeters, activity helpers, library assistants and more.

Some positions are filled by elected area representation or by appointment. Positions elected by fellow residents are the representatives to the Resident Council. A roster of members is posted in the mailroom and on bulletin boards near the elevators.

Video Lending Library

DVDs are available to borrow in the Resident Activity Room 317C.

Charitable Giving

The Asbury Foundation serving Springhill secures charitable support to enhance the quality of life for residents. Support through benevolent care provides for qualified residents who, through no fault of their own, outlive their financial resources. In addition, capital projects supported through donations enhance the Community and greatly benefit the quality of life for all residents. Donations in memory of family or friends are also wonderful remembrances and tributes.

As a not-for-profit and charitable organization 501(3) (c) corporation, several opportunities for giving have been established. Springhill welcomes contributions at any time from residents, associates, families or other persons and companies desiring to foster the mission of Springhill. Detailed information is available on the web site www.theasburyfoundation.org.

Examples of ways to support the charitable mission of Springhill include:

- An outright monetary gift
- A Charitable Gift Annuity benefiting the donor and the Community
- A memorial gift – envelopes are available in the post office.
- Naming Springhill as beneficiary of an insurance policy, other Planned Gifts or Bequests in a Will
- Donation of resident's refundable entrance fee

All gifts can be designated for a specific purpose at Springhill.

The Heritage Society — Heritage Society members are those who have given or bequeathed over \$1,000 in any given year or those who have given to the foundation for ten or more consecutive years. The Heritage Society members are recognized through an annual luncheon and certificate.

All donations to Springhill are professionally managed through an independent investment firm selected by the Asbury Foundation Board of Directors and are earmarked and restricted for their intended purpose at Springhill.

Dining

We offer flexible dining plans and multiple venues.

- The Four Seasons Dining Room is open Monday - Friday, 11:30 a.m. to 1:30 p.m. for lunch; 4:30 p.m. to 6:30 p.m. for dinner and Saturday from 11:00 a.m. to 12:30 p.m.
- Continental Breakfast is available in the Four Seasons Dining Room Sunday through Saturday from 7:30 a.m. to 10:30 a.m.
- The Springhill Bar is open Monday – Friday 4:30 p.m. – 6:30 p.m., and Saturday, 11:00 a.m. to 1:00 p.m. Closed on Sunday.

Happy Hour specials are scheduled and announced in the Signal.

Guests are always welcome, and meals may be charged to the resident's dining dollars or house account. You may also pay by cash or check.

Other dining services include:

Comfort Tray

Home-delivered food during illness is provided to residents with no delivery fee for up to three days. To arrange this service, please call the Health and Wellness Nurse, (814) 860-7050. If needed for a longer period of time, the Director of Health Services will be contacted for authorization.

Catering

Services may be booked through the Director of Dining Services at (814) 860-7005. An extensive catering menu is available. Catering fees include the cost of preparation and staffing. Dining dollars may not be used for catering.

Dining Dollars

Dining dollars are purchased at the front desk and offer a 10% discount on food purchases, alcohol is not discounted. Dining dollars do not expire.

Dining Dollars Allowance

If you permanently transfer to health care, dining dollars will be credited to your account.

Dining Meeting

Residents can address dining comments and concerns by attending a dining meeting. The meetings are held monthly and are announced in the Signal. You are welcome to contact the Director of Dining Services at (814) 860-7005.

Guest Dining

Family and friends are welcome at any meal and residents may entertain guests as frequently as they wish. Guest meals may be charged to the residents dining dollars or house account or may be paid by cash or check. Please make a reservation for you and your guests for meals in the Four Seasons dining room, private dining room, buffets, picnics, and holiday events. Please call Dining Services at (814) 860-7014 to make a reservation.

Meal Delivery

You may place your delivery order by calling the Four Seasons Bar at (814) 860-7014. If you prefer, a dining associate will call you daily between 3:15 p.m. – 3:45 p.m. to take your order. Meals are delivered at 4:30 p.m. or 6:30 p.m. There is a minimal delivery charge for this service.

Special diets

We gladly accommodate special diet needs and offer a selection of low-fat, low-calorie, and low-sodium options. For questions, please contact dining services at (814) 860-7005, or the Springhill dietician at (814) 860-7145.

Emergencies

Elevators

The elevators have safety devices to ensure their dependability. In the event of a malfunction, please use the telephone located directly below the control panel to summon help.

Fire Emergencies/Safety

Please take precautions and follow safe practices when handling any incendiary devices such as matches, candles, etc. Particular attention must be given to the proper use of the electric stove. Never place non-cooking, combustible items on the cooktop or in the oven. Such improper use of the electric stoves has been the leading cause of fire incidents on the Springhill campus.

Please follow these instructions in the event of a fire:

Apartment Homes

Buildings are equipped with safety features, including fire walls, fully sprinklered areas, and an automated fire alarm system, with fire sensing devices located throughout the community. The fire alarm system is monitored 24/7 by an outside service that immediately sends notification of any alarm. Erie County 911 receives the Springhill fire alarm electronically. You should act quickly and follow these steps:

- If you smell natural gas, smoke, or a strong irritating odor, call the Front Desk at (814) 860-7000.
- If you see smoke or have a fire, leave the area, and pull the nearest fire alarm pull station without delay. Close the door to the fire!
- If the alarm sounds, check your area for smoke or fire and evacuate in the opposite direction of the threat. Alert as many people around you as possible
- Do not open doors or windows to a fire. Keep doors and windows closed to prevent the fire from spreading out of control.

Garden Homes

The emergency call system will automatically notify the Emergency Response Center if the smoke detector is activated in your home. You should act quickly and follow these steps:

- If you smell natural gas, smoke, or a strong irritating odor, call the Front Desk at (814) 860-7000.

- If you see smoke or have a fire, leave the home, and call 911. Close the door to the fire!
- Alert your neighbor and wait in the yard for help to arrive. DO NOT RE-ENTER YOUR HOME.

If you have a fire, activate your pendant if possible. Evacuate your home and notify your neighbor to evacuate as well. After everyone is safely out, locate the nearest telephone and dial 911.

Smoke Detectors

The smoke detectors in your home will activate the Emergency Alert System. Smoke detectors in the apartment hallways and common areas will activate the fire alarm system. Smoke detector batteries are maintained and tested by Springhill twice a year. If you live in an apartment and accidentally burn food or some object that creates smoke inside your apartment, do not open the door to the hallway as this will let the smoke escape into the hallway and activate the building fire alarm. Instead, open windows and patio/balcony doors to evacuate the smoke. Springhill will also provide fans to assist this process.

Apartment Home Resident Fire Procedures

When the Fire Alarm Sounds

- Check outside your apartment for smoke or fire. If you discover a fire and it is safe to do so, leave the area closing your apartment door as you go. If time permits, place your safety watch magnet at the bottom outside of your door.
- If it is not safe to evacuate, close your apartment door and remain inside your apartment.
- Evacuate in the direction away from the fire to the opposite side of the fire doors and go to the elevator lobby on your floor and wait until an associate provides instructions. If you see no fire or smoke, remain inside your apartment, and wait for further information.

When You Have a Fire

- Remove all persons from the apartment
- Close the door
- Pull the nearest red fire alarm box
- Do not re-open the door or re-enter the apartment
- Evacuate to the nearest elevator lobby and wait for help to arrive
- If smoke or fire threatens you, leave the area immediately

Safety Reminders

- Do not congregate in hallways
- If you must evacuate, go to the elevator lobby on your floor and remain there unless instructed otherwise
- All evacuation routes are posted in the hallways
- Wet towels around doors will keep smoke out
- In a smoke-filled area, stay low to the floor

Fire Drills

Springhill will periodically hold announced practice fire drills. Please familiarize yourself with the building, various evacuation routes, fire pull station and extinguisher locations. Be aware of the open windows and patio/balcony doors that can help evacuate smoke. It is important that you participate fully in all fire drills.

Resident Safety Watch Program for Apartment Homes

The Resident Safety Watch Program checks residents twice per day. This program uses a magnet for signaling to other residents, associates, and security that you are well.

You are responsible for placing the magnet on the exterior of your door by 9:30 p.m. each evening and moving it to the inside by 9:30 a.m. each morning. At 9:30 a.m. and 9:30 p.m. security tours the community checking the magnets. If the magnet is not properly placed, security will knock once on your door. If you do not answer the officer's knock, the officer will then enter your apartment to check on your safety and welfare. Security staff must physically see you to ensure your safety. Yelling out that you are okay when the officer knocks is not adequate safety verification.

Financial Services/Accounting & Billing

Statements are disbursed between the first and fifth business day of each month. Payment is requested within ten days of receipt. Automatic deduction from your account can be set up by the billing office (814) 860-7105, or by visiting in person. We are in the ForestView building.

Payments may also be submitted through the wall safe located near the reception area. (Please indicate what the payment covers so that we may credit your account correctly.)

Monthly service charges are billed in advance for the current month. When paying your bill at Springhill, you are requested not to deduct any amount from your payment without first consulting the billing specialist. When making payments on the weekend, please deposit your payment into the wall-safe slot located near the reception area in the main lobby. Clearly indicate what the payment is covering so that we may credit your account correctly.

Health Emergencies

Hospital Stay or Emergency Room Visit

It is important to notify administration if you will be off campus, especially if you are having medical treatment.

If you are planning to have a procedure done at the hospital and will be gone overnight, please notify the Front Desk on 814-860-7000.

If a friend or family member takes you to the hospital, please ask that they notify Reception of the name of the hospital. This enables administration to follow up and make sure your post-treatment needs will be met when you return home.

Emergency Call System , Situational Awareness and Response Assistant

All residents receive an emergency pendant at move-in. Pendants are also installed in the bathrooms of all residences. The pendant operates an automated alerting system, which will notify associates and other personnel in case of an emergency.

If you experience a fall, chest pain or breathing difficulty, please activate your emergency pendant by pushing the large tan button on the front of the unit, or by pulling the emergency pullcords located throughout common areas. Pendants are also mounted on the bathroom wall. The pendant will automatically notify the appropriate staff and emergency personnel and help will arrive quickly.

If you happen to be out of your apartment and you activate your portable help device (pendant), the system will identify you and your general location on campus. Each residence is provided with pendants for each bathroom and one to wear around the neck. Residents may purchase additional pendants for a nominal fee (see Ancillary Fee Schedule).

Procedure for Use:

- Press the button on your pendant. Pendants are also mounted on the bathroom wall. Your pendant will work throughout the entire Springhill campus grounds,

commons, apartments and Garden Homes. After you activate the system, it automatically pages our associates. Someone will respond as soon as the call for help is received.

- Springhill nursing personnel and/or security will evaluate your situation and render first aid as needed.
- Responding Springhill personnel will notify EMS (paramedic and ambulance transport) as necessary.
- In an emergency, the nurse will talk with your personal physician and family. In life-threatening situations, all efforts will be aimed at getting you to the hospital as quickly as possible, where acute medical care is available.

Health Services & Care Navigation

Springhill provides health care support and wellness activities aimed at promoting resident health and overall well-being. The Care Navigation team is comprised of nurses, social workers, administrators, and other associates who assist residents with all health care. Nursing provides support, advocacy, and planning with and for residents and other health care providers when a resident is receiving health care in a hospital or rehabilitation setting. For more information, contact the Director of Health Services at (814) 860-7028.

Additional Medical Services

- Educational Seminars. Sessions are provided exploring different aspects of physical, emotional, and spiritual wholeness.
- Health Checks. You may sign up at the Springhill Post Office. Dates/locations are also available in the Signal newsletter.
- Health Screenings. Nursing staff are available via telephone (814) 860-7050 or in person at the Health and Wellness nurse's station located across from the fish tank near the OakView dining room.
- Pharmacy Services. For assistance in choosing a pharmacy, please call the Director of Health Services on (814) 860-7028 or the Health and Wellness nurse on (814) 860-7050. Springhill has a relationship with a pharmacy that maintains resident records and makes routine and emergency visits to the community.
- Podiatric Services. Please call Nursing, (814) 860-7024, to schedule an appointment with a visiting podiatrist.

- **Primary Care Physician.** Services are available on campus to residents with a diagnosis of ambulatory dysfunction or cognitive impairment only. Please call the Director of Health Services, (814) 860-7028, for assistance in choosing a doctor.

Home Health Care

Referrals to home health agencies for medical and licensed skilled care services should be coordinated through the Director Health Services at (814) 860-7028. Some of these outside services may be covered by Medicare, others must be paid privately.

In-Home Assistance

Health care and specific nursing services are available through Springhill. Licensed practical nurses (LPNs) are available 24 hours per day for emergent needs in the main building. Emergent needs in the Garden Homes are responded to by security personnel. In addition, LPNs are available during waking hours to assist apartment and Garden Home residents in coordinating medical needs and care and answering questions. Please call the Health and Wellness nurse between 7 a.m. and 7 p.m., (814) 860-7050, to schedule a visit and assessment. You may also call the Director of Health Services, (814) 860-7028, to learn more.

Upon occupancy or as a resident's medical condition changes, residents are encouraged to communicate health changes to the nurse to keep records up to date. This will assist in the event an emergency occurs and nursing needs to give a medical report to the hospital or assist in providing emergency care to the resident.

Residents are encouraged to set up an appointment to speak with the nurse during regularly scheduled Health Checks. Sign up is in the post office. Health Checks are also listed in the "Signal" Community newsletter with the exact dates and location.

You may also call the Director of Health Services at (814) 860-7028 Monday through Friday from 8:00 a.m. until 4:30 p.m. to provide updated health information to the nursing department.

Other Nursing Services

There are also a variety of nursing services offered to assist residents with minor or temporary health concerns. A fee for service is charged for routine nursing services provided as listed in the Ancillary Services Fee Schedule.

Respite Room

Provides short-term transitional care within the community to your return to optimum health. This furnished apartment with bed, TV private bath and sitting area, includes staff assistance with meals, grooming needs and 24-hour nursing support.

The decision to utilize the respite room will be determined by the Director of Health Services (814) 860-7028 and the Director of Marketing (814) 860-7043, in conjunction with the resident, family and physician if applicable.

Fees are based on a daily rate, and you will be required to sign a resident agreement mandated by state regulations governing OakView Personal Care. Fees can be found on the Ancillary Fee Schedule.

Short-Term Care, Long-Term Care, Memory Care

Springhill's continuum of care means you have access to a suite of medical services should you need them.

ForestView Health Care Center

- Short-Term Rehabilitation: Provides post-acute, short-term care and rehabilitation after surgery, illness, or injury. Rehabilitation specialists offer intensive physical, occupational and speech therapies to aid in the resident's recovery.
- Long-term care: Long-term residency for those whose needs require ongoing care and whose care needs are best met in this environment. The staff of registered nurses, licensed practical nurses and certified nurse's aides provide nursing care under the supervision of the Director of Nursing.
- Woodlands Memory Support Neighborhood: A special living and care environment for individuals with Alzheimer's disease and related memory disorders. The Woodlands is a secure, residential environment expressly designed to promote safety, comfort, and a sense of belonging for its 20 neighborhood residents.

OakView Personal Care Residence

- A smaller version of Springhill apartment living with 35 apartments, each with a kitchenette and private bath. Services include fine dining, daily housekeeping, personal laundry services and assistance with bathing, grooming, medication etc. Limited, supportive nursing services are provided on a 24-hour basis. Activities are varied daily and coordinated by the Resident Life Coordinator. Fees vary according to the services provided.

Resident Rights

Springhill is an accredited Continuing Care Retirement Community offering various levels of living on its campus. In accordance with EAGLE (Educational Assessment Guidelines Leading toward Excellence), Springhill provides a copy of the Resident Rights to each person who calls Springhill home. Resident Rights are reviewed on a regular basis throughout the year and upheld as routine practice at Springhill. This commitment guides the delivery of services and ongoing interactions with the people served at Springhill and is particularly applicable to those served in the health care facilities of the community. **(See Appendix at the end of this Handbook)**

Maintenance and Facilities

For non-emergency maintenance services, please call (814) 860-7032 during normal business hours. Emergency maintenance services at any time of day or night should immediately be reported to the Front Reception Desk. The receptionist will call for a maintenance associate or security to go to your home.

Routine Maintenance

The Maintenance Department is responsible for all community buildings and grounds. We repair Asbury-owned items only, such as appliances (dishwashers, garbage disposals), cabinets, drywall, plumbing and heating and air conditioning systems. We also perform routine preventive maintenance. Most repairs to your home are completed by maintenance staff at no charge.

Springhill provides, without charge, general maintenance, upkeep, and repair of your apartment home. The resident pays all costs of maintenance to their personal items as requested (such as installation of extra shelves, special doors, custom painting, lamp repair, etc.). For example, if a light bulb is replaced in a personal lamp or other personal item that is not the property of Springhill, a charge for the bulb and labor will be assessed. Otherwise, there is no charge for the service.

Asbury is not responsible for repairs or replacement of items that are damaged because of improper care or operation. A fee will be charged to your account for repair costs. We cannot repair personal appliances, furniture, mobility devices or other belongings. Springhill employs maintenance associates for the upkeep and repair of the building and grounds. Local tradespeople sometimes help in these efforts.

Please make normal requests for maintenance services during office hours by calling (814) 860-7032.

Certain types of maintenance problems take priority over a non-emergency request by a resident, example – life safety, community-wide issues affecting resident comfort, etc. The maintenance staff responds to any emergencies and hazardous conditions that may develop before routine maintenance requests. They prepare for special events and comply with governmental requirements (regarding license) before they can give attention to the routine repairs and special requests.

Maintenance services not covered in the residential agreement are billed on an hourly rate with a minimum charge (See Ancillary Fee Schedule) plus any parts and materials used.

Resident Requests

Requests for individual services such as moving furniture, hanging pictures or other non-routine maintenance tasks are considered billable items. Fees are charged in accordance with the ancillary fee chart and included in your monthly bill. Maintenance services are billed at an hourly rate with a minimum charge (See Ancillary Fee Schedule) plus any parts and materials used.

New Resident Services

During the first 14 days of residency, new residents can receive complimentary maintenance for assistance with move-in requests such as picture/mirror hanging, and other tasks needed to settle the apartment. Assistance is free of charge for two (2) weeks following move-in, but residents pay for any materials and/or labor over what is considered normal move-in tasks. To arrange this service, call (814) 860-7032 and leave a message. Maintenance will return your call to confirm a convenient time to assist you.

- **Please note:** Certain types of maintenance problems take priority over a non-emergency request, including life safety and community-wide issues affecting resident comfort, etc. The maintenance staff responds to any emergencies and hazardous conditions that may develop before routine maintenance requests.

Alterations to Your Home

Residents may make alterations to their home (including painting, wallpapering, bookshelves, and structural changes) with the prior written approval from the Director of Facilities (814) 860-7038.

Decorative changes to an apartment/ home such as paint and wallpaper will be removed when the resident vacates the apartment/home, at the expense of the Resident.

Resident Council

The Resident Council of Springhill was formed for the purpose of providing effective and meaningful two-way communication between residents and Administration in an officially recognized manner. Through the Resident Council, residents may share with the Administration their concerns, ideas, problems, and suggestions in a constructive manner. Such issues may be adequately discussed, and action taken as to how resident ideas can be implemented. Likewise, the Administration may share its concerns, ideas, explanations, and plans for same with a key and understanding group that is truly representative of the residents at large.

The Resident Council is composed of representatives elected by the resident community of Springhill. The newly elected members of Resident Council elect officers on an annual basis. Members are posted in the mail room.

Security

A security officer is on duty 24 hours a day. Security patrols the community often and are in frequent contact with nursing personnel. The on-duty security staff may be reached by telephone, (814) 860-7000.

Residents also contribute to the security of the building by locking doors when they enter or leave their homes and by reporting any suspicious person or incident. Please notify the receptionist of people you think do not belong in the area.

If you have a security concern day or night, please activate your Emergency Alert System pendant and security will respond immediately.

You may also dial the Front Desk on (814) 860-7000 and explain your concern. Security associates, through the Protective Service Department, are on Campus 24/7 and will respond shortly after your call.

Do not open your door to strangers. Associates wear identification badges. Please call (814) 860-7000 if you are concerned about someone's presence or wear your pendant to

the door and activate it if you are concerned. Security associates will respond immediately.

Tornado/High Wind Procedure

Tornado Watch

This means conditions are favorable for a tornado or high winds. As a rule, several hours may lapse before the storm reaches you, sometimes it may be sooner. This is also a good time to check your emergency equipment, flashlights, first aid kits, extra blankets, etc.

When a tornado watch is issued, the “One Call” system will inform residents of the watch either in person or via telephone. It then becomes your responsibility to monitor the situation for further development by watching television, listening to the radio, computer, etc.

If you see or hear of a *tornado warning*, report to the parking garage without notice.

Tornado Warning

Tornado warnings are issued when a tornado has been visually confirmed or indicated on radar by the National Weather Service.

- Apartment home residents and staff should report to the parking garage on Level 2.
- If you are not able to make it to the parking garage, seek shelter in the inner hallway. Stay away from windows. Take a blanket, flashlight, and pillow.
- Do not smoke or light any flames in the event there could be natural gas in the area.
- Wait until you hear it is all clear before returning to your apartment.
- Springhill will only initiate the “One Call” system for Tornado watches.

Garden Home residents should watch television, listen to the radio, if you see or hear of a warning, report to the inner rooms such as the master bathroom without notice.

Policies and Procedures: Community

Access to Your Home by Springhill

In your absence Springhill may act on its own authority to admit service personnel to your home without your prior approval during an emergency, security, or life- safety situation. Administration approves all entries into resident homes in their absence. A Springhill associate will accompany any non-staff personnel entering your home during your home and a signed report of entry will be left in your home.

Ambulatory Aids

The use of canes, walkers, wheelchairs, and scooters should not be indicative of a broader health care need but rather to promote independence. The use of ambulatory aids in the Dining Room requires special consideration to assure safety and comfort. Dining associates may temporarily store larger ambulatory aids outside the dining area to avoid congestion and potential hazards or barriers to safe evacuation. Canes will also be stored by Dining associates in a specific location to avoid tripping hazards. Residents using motorized carts or wheelchairs should keep the following guidelines in mind:

- Review, in advance, the need for and planned use of the Motorized Ambulatory Aid with the Springhill Director of Health Services.
- Avoid parking vehicles in corridor walkways.
- Distinguish use of the vehicle between transport and seating particularly during social events, parking the vehicle when capable in a designated area or remaining reasonably stationary if unable to transfer from the vehicle.
- The designated storage area (particularly during dining) will be determined by the Director of Dining Services.
- Assume responsibility for maintenance of the ambulatory device as well as physical damage caused to Springhill from its use.
- Enable Springhill to inspect the equipment as necessary at the resident's expense.
- Other than assisting staff, do not permit non-users to operate the vehicle outside the apartment or Garden Home.
- If assistance is needed by staff, please coordinate with Nursing Services.

At its discretion, Springhill Administration or designate may prohibit the temporary or permanent use of a motorized ambulatory aide in the case of a specific resident when medical and/or functional conditions compromise safe operation.

Authorization to Enter Your Home

The "Springhill Apartment Access List" provides associates with a list of people permitted to enter your home during your absence. Please complete and sign the form in the presence of a witness and provide it to Administration. People, including relatives, cannot enter the home without your prior written permission. Those with legal authority can gain entry to your home in your absence.

Automobile Registration

Part of the security Springhill offers to residents extends to your automobile. Please provide the Protective Services Department with your automobile make, year, color, and license plate number. Upon receipt of this information, the Protective Services Department (814) 860-7000 will provide you with an identification sticker to display inside of the left rear window of your automobile.

Associate/Resident Relations

Associate behavior is expected to be courteous and helpful. If this is not the case, please direct any complaints about associate conduct to the director in charge of the department.

Explosives and Highly Flammable Materials

Explosives or highly flammable materials should not be in your home.

Governing Body

The continuing care retirement communities within the Asbury System are joined into one operating company called Asbury Atlantic, Inc. Asbury Atlantic, Inc. is governed by a Board of Directors with representation from each geographical area in which Asbury communities are located.

In addition, each Asbury community like Springhill has a local Advisory Committee made up of 5-11 volunteer leaders from their area. The Springhill Advisory Committee ensures that Springhill is addressing resident and geographical needs by working closely with management in overseeing programs, services, quality of care, fundraising, and long-range campus planning and development. As the parent corporation, Asbury Communities, Inc. oversees the operations and financial management of the community while committing to caring for residents over the course of their lives.

Guests

Springhill looks forward to having your guests share in your new home. The receptionist or security associates will call apartment residents to receive your approval before directing guests to your apartment. All guests of apartment residents must use

the front main entrance to ensure maximum security within the community. If you are an apartment resident, please advise your guests that for the security of all residents they are required to sign-in at the Front Reception Desk each time they visit the community.

Please notify the front desk if you have an overnight guest. All residents (apartment and Garden Homes) must take responsibility for their guests and ensure that children are accompanied by adult visitors in all common areas outside their apartment home.

Overnight guests are welcome to visit and may stay in your apartment at no charge for a maximum period of two weeks. Guest stays beyond these time limits are possible with prior approval of Springhill Administration. At its discretion, Springhill Administration has the right to limit the length of guest stays.

Residents in the Garden Homes are permitted to have overnight guests for up to thirty (30) days for each guest or set of guests during any calendar year.

You must be present when guests are staying overnight unless you are hospitalized and have given family or guests permission to stay in your apartment (see Apartment Entry) or Garden Home (see Garden Home Entry).

Springhill has roll-away beds and linen available for your guests for an additional fee. Arrangements for roll-away beds are made through the receptionist at (814) 860-7000 and will be delivered to your home.

Well-behaved children are welcome as guests at any time in a resident's home. Unfortunately, pets are not permitted as overnight guests in the apartments.

Residents may use "dining dollars" to pay for guest meals. See Dining for more information on guest meals.

Guests may use the Vitt Fitness Center and Bernhard Aquatic Center. We ask that guests be accompanied by a resident and sign a waiver of liability prior to use. To use the Aquatic Center, please stop at the front desk and obtain a Pool Guest Pass.

Guest Accommodations

Two non-smoking guest rooms are available in the main building for the convenience of guests and prospective residents or clients. Reservations are required for a guest room are made by calling the receptionist, (814) 860-7000, with availability on a first-come, first-served basis. Guests are permitted to reserve a guest room for a seven (7)

consecutive night period. A resident may only schedule both guest rooms for occupancy at the same time with the approval of the Executive Director.

Payment can be made through the resident's account or by personal check made payable to Springhill to the receptionist upon departure. Guests are requested to "register" at the Front Reception Desk when receiving the key to the guest room, and to "check out" by returning the key at the front desk. To minimize costs, weekly housekeeping service will be provided in the guest room (unless specially ordered and paid for by the host resident or guest).

Linens will not be changed during limited occupancy. Guests are asked to maintain the guest rooms in a neat and orderly fashion. Bath linens will be provided by housekeeping as needed. A roll-away bed/ linen is available for a nominal daily fee. Unfortunately, pets are not permitted as overnight guests in the guest rooms. Check-out time is 11 a.m.

Changing Residence

On occasion a resident may choose to transfer to a different apartment, or a Garden Home. Residents maintain priority access to available apartments/homes. Simply notify the Director of Marketing (814) 860-7043 to request your preference.

Should a resident transfer internally, the cost of such transfer is absorbed by the resident. This cost can have a wide range depending on several varying factors such as:

- Length of time a resident has been in the apartment or Garden Home.
- Changes made in the apartment or Garden Home.
- Any alterations requested in the old or new apartment or Garden Home.
- Expenses incurred to return the old apartment or Garden Home to its original move-in condition (maintenance and housekeeping).
- If the carpet does not clean up, replacement is based on a pro-rated, eight-year method.
- Paint old apartment unit or Garden Home.
- Transfer of utilities.

Additionally, the resident incurs the cost of movers to transfer furniture from one home to the other. All moves must be coordinated through the Marketing office by the Director of Sales at (814) 860-7043.

Example Range of Charges (This is an estimate of possible cost. Actual high/low numbers could vary. Factors such as length of time and condition of the unit will be considered. Actual cost will be determined after move-out of apartment or Garden Home)

Clean Carpet	Replace Carpet*	Replace Vinyl*	Paint Unit*	Environmental Restore	Alterations	Unit Damage
<i>As Low</i>					To Be	To Be
\$20	\$1,200	\$600	\$1,000	\$75	Determined	Determined
<i>As High</i>					To Be	To Be
\$80	\$4,500	\$1,000	\$3500	\$350	Determined	Determined
<i>As High</i>					To Be	To Be
\$80	\$4,500	\$1,000	\$3500	\$350	Determined	Determined
* Eight Year Pro-Rate						

Clean Carpet	Replace Carpet*	Replace Vinyl*	Paint Unit*	Environmental Restore	Alterations	Unit Damage
<i>As Low</i>					To Be	To Be
\$20	\$2,500	\$600	\$3000	\$75	Determined	Determined
<i>As High</i>					To Be	To Be
\$150	\$4,500	\$1,500	\$6500	\$250	Determined	Determined
* Eight Year Pro-Rate						

Overnight/Extended Absences from Asbury

If you are going to be away from Springhill for an extended period, please provide the receptionist with your departure and return dates. Additionally, you should:

- Contact the U.S. Post Office Branch to have your mail held.
- Place your "Resident Safety Watch" magnet on the outer hinge side of the door if you live in an apartment.
- Lower your heat to 65 degrees and turn off the air conditioning. Do not turn off your heat.
- Unplug small appliances and turn off lights.
- Notify Financial Services if your absence will extend past thirty (30) days.

If apartment residents are going to be away from Springhill overnight, please let the receptionist know and put your "Resident Safety Watch" magnet on the outer hinge side of the door. The receptionist can be reached at (814) 860-7000.

Specialized Medical Equipment

Prior approval from the Director of Health Services is needed to use specialized medical equipment in your apartment or Garden Home. Specialized medical equipment includes but is not limited to lifting devices, motorized scooters, oxygen supplies and other respiratory equipment.

Tipping

Springhill has adopted a "no tipping, no gifts" policy. Any associate accepting a tip or gift for services rendered may be subject to dismissal.

Recognizing that Springhill residents may wish to express their appreciation to associates, an Associate Appreciation Fund has been established under the auspices and management of the Asbury Foundation. Resident donations to the Associate Appreciation Fund can be securely made through a wall-mounted lock box across from the All Faiths Chapel.

Each December, the Asbury Foundation equitably distributes the Associate Appreciation Fund to all Springhill associates, excluding key administrative positions, based upon length of employment and status (part-time or full-time) during the calendar year. Resident participation in the Fund is optional and completely confidential. Envelopes for this purpose are kept in the post office and near the elevators.

Weekend and Holiday Coverage

Springhill personnel generally work Monday through Friday; however, several associates and security are on duty during weekends and holidays. In addition to the regular number of dining and nursing associates, there is at least one associate from housekeeping and maintenance on duty. A receptionist is on duty at the Front Desk from 8:00 a.m. to 8:00 p.m. daily except on Sundays (8:00 a.m. – 4:00 p.m.) and on a holiday, when there is coverage from 9:00 a.m. to 2:00 p.m. Security and a nurse are on duty 24 hours/day, seven days a week including holidays. The receptionist can contact any key associate in case of an emergency 24 hours/day. The Springhill Health and Wellness Nurse is present seven days a week from 7:00 a.m. to 7:00 p.m. daily as well.

Insurance and Liability

Springhill carries casualty insurance coverage common to multiple dwelling buildings. This coverage does not apply to personal furniture, clothing or miscellaneous belongings within a resident's home. Springhill is not responsible for damage or loss to any personal property belonging to a resident caused by fire, flooding or other casualty, water leaks, pipe bursts, theft or any other cause. Resident shall be solely responsible at his/her expense for insuring against property damage, loss and personal liability. This type of personal property insurance coverage is relatively inexpensive, and all residents are required to secure such coverage. Springhill requires the following coverages:

Coverage	Minimum Limits
Personal Liability	\$350,000
Personal Property	\$10,000 or an amount equal to the replacement value of Resident's personal property
Loss of Use	\$5,000
Medical Payments	\$5,000

Move-in Procedures, Counseling, and Orientation

The Move-in Coordinator will work with you to coordinate your move. Your move will be scheduled between 9:00 a.m. and 4:00 p.m., Monday through Thursday, to ensure that appropriate associates will be available to assist you. The Move-in Coordinator will

provide you with instructions including numbers for services such as cable and phone, change of address, contacts for estate buyers and moving tips.

You will also receive information to assist you in planning the layout of your furniture. If preferred, the Move-in Coordinator will come to your home (depending on your proximity to Springhill) for further assistance in pre-planning your furniture placement. Within the first fourteen (14) days of your move, any pictures, mirrors, etc. will be hung at no charge (except materials). To coordinate this service, please call (814) 860-7032 and leave a detailed message for maintenance. Maintenance will call you back to schedule a convenient time to assist you. Contact the Move-in Coordinator at (814) 860-7057 or the Director of Marketing at (814) 860-7043 if you have questions.

Each month a New Resident Orientation program is held with Department Directors and other members of Administration. This event is intended to develop relationships, provide information, and answer your questions about living at Springhill. New residents are encouraged to participate.

New Residents

Springhill is designed be a place where people live in peace, contentment and cooperative goodwill and receive the finest possible services. Administration will endeavor to accept those persons who will be compatible with other residents and has full authority to accept applications for residence in Springhill from any people it deems qualified for residence. Occupancy, the provision of services and referrals of residents shall be made without regard to race, color, religious creed, disability, ancestry, national origin, age, or sexual orientation.

Resident Rights

Springhill is an accredited Continuing Care Retirement Community offering various levels of living on its campus. In accordance with EAGLE (Educational Assessment Guidelines Leading toward Excellence), Springhill provides a copy of the Resident Rights to each person who calls Springhill home. Resident Rights are reviewed on a regular basis throughout the year and upheld as routine practice at Springhill. This commitment guides the delivery of services and ongoing interactions with the people served at Springhill and is particularly applicable to those served in the health care facilities of the community. **See the policy at the end of this booklet.**

Pets and Pet Policy

Springhill recognizes that domesticated animals as household pets have therapeutic value as companions and frequently come to be regarded as family members.

Therefore, household pets are welcome in residential apartments and Garden Homes at Springhill. The following key points must always be considered.

- Resident owners are responsible for the pet's litter and for any damage caused by the pet.
- Resident owner is responsible for the immediate cleanup of all pet waste (both indoors and outdoors). All waste, including cat litter, must be put into a bag, tightly tied and deposited directly into trash receptacles – please do NOT put down the trash chute. Cat litter cannot be disposed of in any plumbing fixtures.
- Courtesy pet waste receptacles are provided on the campus. All pet waste must be picked up and properly bagged and disposed of. If landscaping must pick up waste to maintain a Garden Home yard, a fee will be assessed.

Springhill requires that all pet owners receive and sign the pet policy and adhere to the standards outlined in that policy. Springhill allows pet visits within established guidelines:

- Therapeutic pet visits are coordinated in advance with the Director of Resident Life.
- Visiting pets are subject to the same policies as listed above for resident's personal pets. Visiting pets are restricted to visit in the resident family member's home only. For more details on pet visits see Springhill's Policy on Pet Visitation available through Springhill Administration or Facilities.
- Certified Therapy dogs may be brought into public places except for eating areas or any area where food is being prepared. Therapy dogs may not attend scheduled programming and events unless the event pertains to Therapy Dogs. See the Pet Policy for more information.

If you wish to acquire a pet, contact the Facilities Assistant (814) 860-7040 for a copy of the Pet Policy and a Pet Registration form.

Utilities

For the apartments, all utilities (except telephone, cable television and internet) are covered by your monthly service fee. Any utility problems should be reported immediately to the Maintenance Department at (814) 860-7032.

Your apartment home contains individual heating and cooling controls to allow you to regulate the temperature. During orientation you will be instructed in the use of these controls. Avoid frequent setting changes - just set it at a comfortable level and let the equipment stabilize the air temperature.

Residents living in the apartments and Garden Homes are responsible for contacting the following providers for both connection and termination of these services.

Cable TV High Speed Internet	Land Line Telephone Service
Springhill (814) 860-7038 <i>Added to your monthly bill</i>	Verizon 1-800-837-4966 <i>Billed directly to resident</i>
Or Spectrum 1-800-892-4357 <i>Billed direct to resident</i>	Or Spectrum 1-800-892-4357 <i>Billed directly to resident</i>

For the Garden Homes, residents are also responsible for the connection and termination of these additional utilities:

Natural Gas	Electric
National Fuel Gas (814) 871-8200 <i>Bills directly to resident</i>	Penelec 1-800-545-7741 <i>Bills directly to resident</i>

Springhill provides and bills monthly for water and sewer for Garden Home residents. Springhill provides trash removal at no additional charge.

Wildlife on Campus

Residents and guests are prohibited from feeding the wildlife on and near campus. This is to prevent wildlife -such as chipmunks, mice, etc., - from nesting in and around buildings. Bird feeders, a major source of food for these animals, are prohibited. In addition, Canada geese that are fed can create unpleasant and unsanitary conditions on the walking path and in parking lots. Hummingbird feeders are not restricted.

Policies and Procedures: Your Residence

Balconies, Patios, and Community Exteriors

To maintain the outside appearance of Springhill, please keep in mind the following policies for balconies and patios:

- Only appropriate furniture and small plants should be placed in these areas. Unsightly items, such as signs, laundry, antennas, or wires must be removed at the request of administration.
- Towels, bathing apparel and clothing should not be placed on balconies.
- For consistency of appearance, draperies drawn across a window must be white lined.
- For the safety of all residents, barbecue grills or other cooking devices are not permitted to be used on apartment balconies or patios.
- Residents on upper floors are to be particularly aware and cautious to prevent objects or debris from falling on the patios of neighbors below.
- Bird feeders on patios and balconies are prohibited. Hummingbird feeders are permitted unless they present difficulty for nearby neighbors. Under these circumstances Administration may request that the hummingbird feeder be removed.
- The balcony hanging baskets, plants, etc. must be inside the railing area to prevent injury below. These items may not hang on the railing.
- If you cover your furniture to protect it from the weather, we require the cover to match the siding. Bright contrasting colors will not be permitted.
- Patio carpets on balconies are not to be nailed or glued down. During the winter months, please roll back the carpet.
- We proudly and patriotically fly the American flag at the main entrance. We do not recommend flying the American flag from every home but, as a community, recognize events that encourage us to display our patriotism. We do not permit the hanging of other flags or material.
- Wind chimes are not permitted on or near apartment home patios or balconies. Although a pleasant addition during the day, late night it could keep your neighbor awake.

Decorating Your Apartment Entryway

Please keep in mind the following guidelines when decorating the exterior entrance to your home. Many of these guidelines are to comply with safety. Thank you in advance for your compliance!

- Wreaths and other door decorations are permitted if they do not protrude into the greater hall area. If you hang something on your apartment door facing into the hall, we encourage you not to cover your apartment number. Please also note that the hanger used for the decoration should allow your door to open and close easily.
- The shelf just outside your apartment door is considered part of your apartment home area and may be decorated, keeping in mind the following considerations: what is displayed is in good taste and respectful to others. Consider, too, any sound (battery operated display) that may be a nuisance to neighbors. Decorations that require electricity are not to be plugged into any outlet outside the apartment home. We ask that shelf decorations not protrude into the hall.
- You may also choose to hang one item in the hallway area either to the immediate left or right of your door. Again, the item must be in good taste and cannot extend beyond the wall that surrounds the hall.
- Individually wrapped candy/other food items may be placed outside individual apartment on resident's respective shelves. Please refrain from setting out candy/food items in any common space unless it is as part of planned party/event pre-arranged with the Director of Resident Services.
- Entrance carpets directly in front of your door or placed on the floor under your shelf are not permissible. Please do not put footwear outside the apartment.
- Stickers, decals, and any item that needs to be taped down are not to be displayed on the resident's door or entry alcove.
- Plants, decorative or other personal items are not to be placed in the common area without prior approval by the CURB Committee. If you want to add an item to the common area, please seek out a member of the CURB Committee for consideration.

Decorating Your Home

- We encourage you to hang pictures, draperies, and wall decorations to personalize your home. Please see the maintenance department if you would like something hung on a door, exterior siding, or cabinets. Depending on what you plan to hang, we may have a solution that eliminates damaging holes.
- Structural changes that are unique to the present occupant of the home will be removed when the resident vacates the apartment home. The cost for removal of decorations and alterations are billed to the resident.

Maintenance staff can perform the alteration for the resident or use outside contractors when approved by the Director of Facilities (814) 860-7038.

Firearms

Firearms such as rifles, shot guns and handguns are permitted on the Springhill campus only if the resident owner fully complies with the Policy and Procedures on the Possession of Firearms at Springhill. Resident prospects will be provided with a copy of the above referenced policy by their Springhill marketing representative. Prior to move-in and/or before bringing a firearm onto the Springhill campus, the resident will acknowledge their understanding and full intention to comply with all provisions within the Firearms Possession Policy through their signature and the specific actions the policy requires. As the policy states, permission to keep a firearm in a resident's home must be obtained through Springhill administration.

Protective Services is the designee for the Executive Director and is responsible for overseeing the Possession of Firearms policy. The key components of this policy include:

1. Advance Springhill Administration approval
2. Storage in a secure locked cabinet approved by Springhill
3. Possession of a trigger locking mechanism on all firearms
4. Removal of firearms if Springhill determines certain changes in a resident's medical condition.

Any Springhill resident who possesses or obtains a firearm at any point during their residency is required to notify Springhill and is subject to this policy. The Policy and Procedures on Possession of Firearms at Springhill is available through Springhill Administration.

Grounds

The maintenance of community grounds is the responsibility of Springhill. However, designated space is available for residents who wish to plant flowers or vegetables. If you contribute to the planting, we request that you actively maintain these areas. Please check with the Director of Facilities, (814) 860-7038, for information about designated planting areas.

Residents at ground level may enhance the shrub bed that is maintained by Springhill in front of their home. Any bed alterations must be maintained by the resident thereafter. Enhancements such as decorative ornaments, over-grown plants, etc. can

sometimes offend others. Springhill reserves the right to remove such items deemed inappropriate or overdone and bill the resident.

There are walking paths throughout the community, and we encourage walking during good weather. The walking paths are not maintained during the winter months or freezing temperatures. Please do not use these paths during poor weather.

Noise

During the design of Springhill and its apartment buildings attention was given to making your home soundproof. Even so, consideration for your neighbors is an important aspect of living in a Springhill apartment. Televisions, radios, and other electrical devices subject to volume control should not be played above moderate levels. Residents who watch television after 10:00 p.m. are requested to adjust their settings to the lowest possible volume. In the event neighbors are disturbed, Springhill Administration may request that the apartment resident wishing to watch television or listen to music in the late hours obtain a special transmission and listening device.

Parking

Indoor Parking

Underground parking for apartment residents under the Commons is available at a monthly charge. These spaces are all paved, numbered, reserved, and are assigned on a first come, first-serve basis in accordance with the resident move-in date. Electric vehicles are prohibited in the underground parking garage. At move-in all interested apartment residents are placed on the garage waitlist and will be contacted as their name comes up. If you decline the offer, your name will be removed from the wait list. Please contact Protective Services at (814) 860-7000 if you wish to be reinstated on the garage wait list. Garden Home residents visiting the Springhill Commons building may park in the front oval lot as needed.

Surfaced Lots

Parking spaces for apartment resident automobiles are assigned by move-in. These spaces are all paved and reserved and are assigned based on the chronological order of the resident signing of the Residency Agreement.

Smoking

Tobacco and tobacco-like products, including chewing tobacco, e-cigarettes and vaping, are prohibited on community property to provide and maintain a safe and healthy environment for all residents and associates.

Solicitation

Outside salespeople, politicians, and other solicitors are not permitted on campus unless you specifically invite them to do so. Similarly, solicitation or personal distribution of flyers is not permitted in public areas or anywhere on the premises without specific authorization from the Executive Director.

Storage Rooms

For the apartments, a marked storage area has been designated in their respective wings but not necessarily on their respective floor levels.

Your apartment storage location will be assigned at move-in. Residents must provide their own lock; management cannot assume responsibility for items kept in resident storage areas. We reserve the right to remove any items from the storage room that are not placed in an assigned bin. For Garden Homes, Springhill helps access your garage attic storage twice each year, free of charge. Please call (814) 860-7032 if you need access at other points in time to schedule this service; a fee will be attached.

For the safety of all, explosives and flammable materials should not be stored without administrative knowledge or approval. To meet fire safety codes, items in storage must permit a minimum of 18-inch clearance from the ceiling. Contact Protective Services at (814) 860-7000 with any questions.

Reasonable Accommodation Policy

Springhill recognizes that residents with disabilities may require reasonable accommodation to Springhill's policies, practices, or services to have an equal opportunity to use and enjoy Springhill's Residences, common areas, facilities, and services. If you require a reasonable accommodation because of a disability, please refer to the Reasonable Accommodations Policy & Request Form, a copy of which has been provided to you and which is available from Administration.

Trash Disposal

Apartment Homes

All recycling and garbage bags go down the trash chute. There is a trash room with chutes located near the elevator on every floor. Level 100A must take their trash bags to 200A for disposal. Cardboard boxes may be placed outside the apartment door and will be picked up after you call (814) 860-7030. **Everything going into the trash chute must be tied.**

Special procedures must be followed for the following:

- **Needles/Sharps – No Cost Containers**—all residents who utilize needles for the self-administration of medication are asked not to dispose of them in trash bags. Needles and other types of sharp objects (ex. Accucheck) must be disposed of in a red sharps container for the safety of staff handling refuse. When the sharps container is full, properly cap and dispose of it in the rubbish container without a bag. Upon seeing the red container, staff will automatically replace yours and properly dispose of the full one. If you are just starting out and need a sharps container notify the Director of Facilities at (814) 860-7038 and two will be provided at no cost.
- **Recyclable Garbage**—State law requires Springhill residents to recycle certain materials. All recyclables go into the same bag, rubbish in another (see chart below). Use strong bags and tie well.

Garden Homes

Place garbage in strong, well tied bags into the provided rolling waste container within the garage. Bags of recyclables should be identified by a blue or green twist tie, placed in the smaller blue/green container. Containers are stored in the garage and moved outside the garage door on Wednesday by 12:00 p.m. for weekly pick-up. No special bags are necessary. Garden Homes may place cardboard boxes out with rubbish.

NOTE: If your rubbish pick-up day falls on a holiday, pick-up will occur the following day.

Guidelines for Recycling

Recyclable (all in one bag)	Rubbish (NON-Recyclable)
Cardboard: cereal boxes, shoe boxes, paper towel/toilet paper rolls, pizza boxes ONLY if no grease *	Aluminum Foil
Aluminum, tin, steel kitchen cans, aluminum pie plates and trays	Batteries
Paper: colored, computer, junk mail, paper grocery bags, newspapers, shredded paper ONLY if in separate clear bag	Glass
Plastic #1 & #2 only; NO LIDS	Light Bulbs
	Magazines
	Phone Books

	Plastic Grocery Bags (can be recycled in some stores)
	Recyclables containing food waste
	Styrofoam

*Large cardboard boxes may be placed outside the apartment door and will be picked up after you call (814) 860-7030.

E-Waste

Televisions, phones, computer monitors & towers, answering machines and other small electronics can be recycled. There are fees passed on to the Resident for e-waste recycling. Questions regarding fees can be directed to the Facilities Assistant at (814) 860-7040. Call the Janitor Porter for pick up at (814) 860-7030.

Valuables

Springhill Administration cannot assume responsibility for the loss or theft of valuables from your apartment. Please alert Protective Services (814) 860-7000 about any loss.

Transportation

Transportation is scheduled through the Front Reception Desk, (814) 860-7000. The Springhill motor coach and passenger van make free scheduled trips to area supermarkets and shopping centers several times each week. Schedules are in the monthly calendar and on Icon. Sign-up with the receptionist is required.

Springhill furnishes scheduled group transportation for necessities and some special activities at no charge to residents. The vehicles are a 24-passenger bus and a 12-passenger conversion van, each equipped with a lift. Evening and weekend transportation is scheduled periodically for special events but not on a routine basis and does involve a small round-trip fee, which can be billed to your Springhill account.

The Special Event Sign-Up Book is in the mail room. Sign-Up in advance is required so travel arrangements can be made. For concerts and plays (residents must secure their own tickets to events), transportation is arranged based on the number of bus seats available and for the number of residents signed up by the deadline.

Those wishing to sign up on a wait list, should there be a cancellation, may do so. If you need to cancel, please do so in a timely fashion and contact the Wellness Manager or front desk, as to allow other residents to participate.

Traveling Off Campus - Signing Out

Before departing on an overnight or longer absence, please sign out at the Front Reception Desk, indicating where you can be reached in the event of an emergency and the name of the person who will handle mail and deliveries, care of plants, etc. This is important to our Security & Emergency processes. Please sign back in at the Front Reception Desk upon your return.

Appendix

Resident Rights

As a resident of this community, you have the right to a dignified existence and to communicate with individuals and representatives of services of choice. The community will protect and promote your rights below.

Exercise of Rights

- You have the right and freedom to exercise your rights as a resident of this community and as a citizen or resident of the United States without fear of discrimination, restraint, interference, coercion or reprisal.
- If you are unable to act on your own behalf, your rights are exercised by the person appointed under State law to act on your behalf.
- You have the right to confidentiality of your personal information being held by Springhill.
- You have the right to be free from financial or other exploitation.

Notice of Rights and Service

- You have the right to formulate an advance directive in accordance with the community policy.
- You will be informed of community services and charges.
- You have the right to receive services and to know the composition of the service delivery terms.
- You have the right to participate in self-help and advocacy support services.

Protection of Funds

- You may manage your own financial affairs. You are not required to deposit personal funds within the community.

Free Choice

- You may choose your own personal physician.

Privacy

- You have the right to privacy over your personal and clinical records.
- Your privacy will include personal care, medical treatments, telephone use, visits, letters and meetings of family and resident groups.
- You may approve or refuse the release of your records except in the event of a transfer or legal situation.

- You have the right to protect your health information including health data as described under the Health Insurance Portability and Accountability Act.

Grievances

- You may voice grievances concerning your care without fear of discrimination or reprisal.
- You may expect prompt efforts for the resolution of grievances.

Examination of Survey Results

- You may examine survey results and the plan of correction. These or a notice of their location will be posted in a readily accessible place.
- You may contact client advocate agencies and receive information from them.

Mail

- You may promptly send and receive your mail unopened and have access to writing supplies.

Access and Visitation Rights

- You have the right to receive or deny visitors.
- You have the right, and the facility must provide access, to visit with any relevant agency of the State or any entity providing health, social, legal or other services.
- You have the right to be offered sufficient time to facilitate decision making.
- You have the right to review your personal records retained by Springhill.

Telephone

- You have the right to use the telephone in private.

Resident Behavior & Facility Practices

Abuse

- You have the right to be free from verbal, sexual, physical, or mental abuse, corporal punishment and involuntary seclusion.

Respect

- The community must implement procedures that protect you from abuse, neglect or mistreatment, and misappropriation of your property.
- In the event of an alleged violation involving your treatment, the community is required to report it to the appropriate officials.
- All alleged violations must be thoroughly investigated, and the results reported.

Quality of Life

- The community must provide service in a manner that enhances your quality of life.

Dignity

- The community will treat you with dignity and respect in full recognition of your individuality.

Self-Determination

- You may choose your own activities, schedules and health care and any other aspect affecting your life within the community.
- You may interact with visitors of your choice.

Participation in Resident and Family Groups

- You may organize or participate in groups of choice.
- Associates or visitors may attend meetings at the group's invitation.

Participation in Other Activities

- You have the right to participate in activities of choice that do not interfere with the rights of other residents.

Accommodation of Needs

- You have the right as a resident to receive services with reasonable accommodation according to individual needs and preferences.

Activities

- The community will provide a program of activities designed to meet your needs and interests.

Equal Access to Quality Care

- The community must use identical policies regarding transfer, discharge, and services for all the residents.

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ASBURY The Signal SPRINGHILL

A weekly publication of Springhill

Anticipate More



Week of April 26 - May 2, 2026

www.SpringhillErie.org

Residential Living

Upcoming Events this week:

- 4/27 7:00pm Little Big Band Performs COM
- 4/28 9:00am Veterans Coffee Talk with Gina NGL
- 4/28 1:00pm "When to Give Up the Keys" COM
- 4/29 10:00am Bus Trip to Wilhelm Winery & Hoss's
- 4/30 2:00pm Mike & Marie Miller in Concert COM

Upcoming Weekend Movies:

Saturday, April 25 at 1:30pm Lounge
Worth
2020, PG-13, 1h 48m

Michael Keaton plays the lawyer appointed to lead the September 11th Victim Compensation Fund, which was created to compensate victims' families after the 9/11 attacks.

Sunday, April 26 at 1:30pm Lounge
Titanic: The Digital Resurrection
2025, PG, 1h 30m

National Geographic documentary focuses on forensic analysis of the wreck using 3D technology and covers the somber details of the ship's sinking.

Sunday Ecumenical Service

All are welcome to attend our Sunday service as we mark the 4th week of Easter. Chaplin Fugate will be leading the service and will be preaching on John 10:1-10. For those unable to attend the service in the Community Room, the service can be viewed on Ch. 108. For those watching on Channel 108, a copy of the bulletin can be found at the end of the e-Signal. If someone would like a paper copy of the service and hymns, please stop by the front desk on Saturday and pick one up from the receptionist.

CELEBRATING A CENTURY
ASBURY
ANTICIPATING THE FUTURE



A Legacy Made Meaningful
by Residents and Associates
at **Asbury Springhill**

SALON UPDATE

The Salon is back open on Tuesdays 9am-3pm

Veterans Coffee Talk 4/28

For our resident Veterans,
please join Gina from Interim,
for our quarterly Veteran
gathering. 9:00am in Niagra
Lounge. Hope to see you there!



Wednesday Trip 4/29

Bus departs at 10:00am for
Wilhelm Winery & lunch at Hoss's
Steakhouse. Join Us!



Birthdays this Week

April 25 Marge Sima
April 25 Laurie Hofmann
April 27 Ruth Schumacher
April 28 Bonnie Piorkowski
May 1 Marcia Stewart

HAPPY BIRTHDAY

Upcoming Music:

4/27
7pm
COM

Presque Isle Little
Big Band

4/30
2pm
COM

Mike &
Marie Miller
Perform

4/30
4pm
BAR

Happy Hour
with the
music of
Kathleen
Brown

IMPORTANT NEWS

BINGO WINNERS

Congratulations to our Big
Bingo winners from Saturday
April 18th:

- Sharon Wills
 - Pat Ferrie
 - Terri Giordano
 - Bronine Roll
 - Phyllis Tarno
 - Robert Esser
 - Pat Ferrie
 - Bronine Roll
 - Pat Ferrie
 - Bobbi Pollock
- /Rosanne Green



**Reminder: If you have extra
bingo cards that you are not
using during play, please
return them to Joanne Smith**

There will be bingo on Wednesday, April
29th at 2pm in the Community Room

Notes from the Front Desk

Town Hall Meeting minutes from
the April 21 Town Hall are now
available.

**Wegmans Pharmacy
deliveries will be Mon. April
27 and Fri. May 1 this week.**

Receptionists are available at
the front desk between 8am and
8pm Mon.-Fri., and 8am to 4pm
Sat.-Sun.

**Beginning May 2nd there will
no longer be a receptionist on
weekends between 4pm-8pm.**

Join Us!

Join Tony Whatmore and Sarah
DiStefano on Tuesday, April 28th at
1:00pm for a "When to Give Up the
Keys" conversation. We will explore
the balance between safety and
independence, with a focus on
recognizing when driving may no
longer be the safest option. This
discussion will provide practical
guidance, supportive resources, and
compassionate strategies for
navigating this challenging transition
with confidence and care.

Join Us!

The Presque Isle Ringers Concert May 3 2pm

The Springhill community is invited to "Let Love Ring" with the Presque Isle Ringers! Now in their fourth season, the concert will include a Beatles Medley, "What the World Needs Now", and a number of other familiar tunes. The Presque Isle Ringers, Erie's only community handbell choir, is led by Chaplain Dave's wife, Amy. Their Spring concert will be held at Church of the Cross (5901 Millfair Road) at 2pm on May 3rd. A special treat this year will be a song rung by the Barker Family Ringers (Amy's family) which will include ringers from multiple states and Amy's own 92-year-old mother! Transportation will be provided with a signup sheet in the post office (bus will leave Springhill at 1:15pm.) No cost to attend the concert, a free-will offering will be received.

Sunday 4/25/26

- 9:30am Sunday Service COM/Ch.108
- 11:15am Catholic Comm. COM
- 1:30pm Movie: Titanic Doc. LGN

Monday 4/27/26

- 7am-9:15am Open Swim POOL
- 9:15am-9:45 Water Aerobics POOL
- 9:45am-11:45 Open Swim POOL
- 10am Balance Class COM
- 10:45am Trivial Pursuit COM
- 12:30pm-2:45pm Open Swim POOL
- 1:00pm Gentle Exercise COM
- 3:30pm Choir Practice COM
- 7:00pm PI Little Big Band COM

Tuesday 4/28/26

- 7:00am-11:45 Open Swim POOL
- 9:00am Veterans Coffee Talk LGN
- 9:15am Seated Strength COM
- 10:00am Polercize COM
- 11:00am Chair Yoga with Heidi COM
- 12:30pm-2:45pm Open Swim POOL
- 12:30pm Erie Bank/PNC Rides LB
- 1:00pm Groceries at Wegmans LB
- 1:30pm Groceries at Giant Eagle
- 1:00pm Give Up the Keys Talk COM
- 3:30pm Ted Talk Tuesday COM

Wednesday 4/29/26

- 7:00am-11:45am Open Swim POOL
- 10:00am Bus Trip LB
- 10:15am Rosary AFC
- 12:30pm-2:45pm Open Swim POOL
- NO MASS(it was last week on 4/22)
- 2:00pm Bingo COM

Thursday 4/30/26

- 7:00am-11:45am Open Swim POOL
- 9:15am Seated Strength COM
- 10:00am Balance Class COM
- 11:00am Chair Yoga with Heidi COM
- 12:30pm-2:45pm Open Swim POOL
- 2:00pm Mike & Marie Concert COM
- 3:15pm Women's Bible Study 317
- 4:00pm Happy Hour/Music CUP

Friday 5/1/26

- 7:00am-9:15am Open Swim POOL
- 9:15am-9:45am Water Aerobics POOL
- 9:45am-11:45am Open Swim POOL
- 10:00am Current Events 317
- 11:15am Polercize COM
- 12:30pm-2:45pm Open Swim POOL
- 12:15pm First National/Northwest LB
- 1:00pm Shopping at Aldi, Walmart, Mall LB
- 1:00pm Gentle Exercise COM

Saturday 5/2/26

- 8:00am-12:00pm Open Swim POOL
- 8:30am Ping Pong 317
- 10:30 Line Dancing with Marla COM
- 11:30am Indoor Mini Bocce BIL
- 1:30pm Movie: Denial LGN

***The Springhill 2026 disclosure statement is available in the Springhill library.**