DEER MEADOWS

October 28, 2025

Via Email: RA-IN-CCRC@PA.gov
Continuing Care Retirement Communities
Financial Analysis Division
ATTN: Hem Mahat, Administration
PA Insurance Department, 1326 Strawberry Square, Harrisburg, PA 17120.

RE: Annual CCRC Filing Requirements for Deer Meadows Operating, LLC d/b/a Deer Meadows

Dear Sir or Madam:

Deer Meadows's Annual Audit is now complete and is enclosed. A copy of Deer Meadows' Disclosure Statements with its Audit attached has been provided to all current and potential CCRC residents, along with its corresponding CPA Letters, Pro Forma and Budget. It should be noted that the annual $750 filing fee was paid via the portal on 9/1/2025. Please don't hesitate to contact me should the Department be in need of anything further in connection with this filing.

Respectfully,

Sarah Hutchins

Sarah Hutchins
Residential Administrator
Deer Meadows
(215) 624-7575 ext. 1153
SHutchins@deer-meadows.org

Enclosures

HMM & CO., LLP

AUDIT | TAX | CONSULTING

October 27, 2025

Continuing Care Retirement Communities
Financial Analysis Division
Pennsylvania Insurance Department
1345 Strawberry Square
Harrisburg, PA 17120

RE: Deer Meadows Operating, LLC d/b/a Deer Meadows Retirement Community

Dear Sir or Madam:

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of Deer Meadows Operating, LLC as of June 30, 2025, and have issued our report thereon dated October 27, 2025. In connection therewith, we advise you as follows:

- We are independent certified public accountants with respect to Deer Meadows Operating, LLC and conform to standards of the accounting profession as contained in the Code of Professional Conduct and pronouncements of the American Certified Public Accountants, and Rules of Professional Conduct of the Pennsylvania Board of Public Accountancy.
- The engagement partner and engagement manager, who are certified public accountants, have 45 years and 16 years, respectively, of experience in public accounting and are experienced in auditing continuing care retirement communities. Members of the engagement team were assigned to perform tasks commensurate with their training and experience.
- We understand that Deer Meadows Operating, LLC intends to file its audited financial statements and our report thereon with the Commonwealth of Pennsylvania Insurance Department and that the Commonwealth of Pennsylvania insurance Commissioner will be relying on that information in monitoring and regulating the financial condition of the Center.
- Our audit was not planned to satisfy all objectives or responsibilities of insurance regulators. In this context, the Center and the Commonwealth of Pennsylvania Insurance Commissioner should understand that the objective of an audit of financial statements in accordance with 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 and cash flows in conformity with accounting principles generally accepted in the United States of America. Consequently, under auditing standards generally accepted in the United States of America, we have the responsibility, within the inherent limitations of the auditing process, to design our audit to obtain reasonable assurance that errors and irregularities that have a material effect on the combined financial statements will be detected and to exercise due care in the conduct of the audit. The concept of selective testing of the data being audited, which involves judgment both as to the number of transactions to be audited and the areas to be tested,

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www.horanmm.com | *Email:* general@horanmm.com

has been generally accepted as a valid and sufficient basis for an auditor to express an opinion on combined financial statements. Audit procedures that are effective for detecting errors, if they exist, may be ineffective for detecting irregularities.

Because of the characteristics of irregularities, particularly those involving forgery and collusion, a properly designed and executed audit may not detect a material irregularity. In addition, an audit does not address the possibility that material errors or irregularities may occur in the future. Also, our use of professional judgment and the assessment of materiality for the purpose of our audit means that matters may exist that would have been assessed differently by insurance commissioners.

- It is the responsibility of the management of the Center to adopt sound accounting policies, to maintain an adequate and effective system of accounts, and to establish and maintain an internal control structure that will, among other things, provide reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of combined financial statements in conformity with accounting principles generally accepted in the United States of America
- The Commonwealth of Pennsylvania Insurance Commissioner should exercise due diligence to obtain whatever other information that may be necessary for the purpose of monitoring and regulating the combined financial position of continuing care retirement communities and should not rely solely upon the independent auditors' report.
- We will retain the workpapers prepared in the conduct of our audit until the Commonwealth of Pennsylvania Insurance Department has filed a Report of Examination covering the period ended June 30, 2025, but no longer than seven years, and, on instruction from the Center will make them available for review by the Commonwealth of Pennsylvania Insurance Department.
- This is the third year that the current engagement partner has served in the capacity with respect to Deer Meadows Operating, LLC. The engagement partner is licensed by the New York State Board of Public Accountancy, and is a member in good standing of the American Institute of Certified Public Accountants.
- To the best of our knowledge and belief, we are in compliance with the requirements of Section 7 of the Model Rule (Regulation) Requiring Annual Audit Financial Reporting regarding qualifications of independent certified public accountants.

This letter is intended solely for the information and use of the Commonwealth of Pennsylvania Insurance Department and is not intended to be and should not be used by anyone other than the Commonwealth of Pennsylvania Department of Insurance.

Yours truly,

HMM & Co., LLP

HMM & CO, LLP (fka HMM, CPAs LLP)

HMM & CO., LLP

AUDIT | TAX | CONSULTING

October 27, 2025

David Alt
Deer Meadows Operating, LLC
8301 Roosevelt Blvd
Philadelphia, PA 19152

RE: Deer Meadows Operating, LLC

Dear Mr. Alt:

In accordance with 31 Pa. Code §147.5(d), we provide the following representations:

- We are aware of the provisions of Pennsylvania's statutes and regulations that relate to accounting and financial matters applicable to continuing care providers.
- We are independent with respect to Deer Meadows Operating, LLC and its related entities.
- We will express an opinion on the financial statements in terms of their conformity with generally acceptable accounting principles.

Yours truly,

HMM & Co., LLP

HMM & CO, LLP (fka HMM, CPAs LLP)

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DEER MEADOWS OPERATING, LLC

199 Community Drive, Great Neck, NY 11021

A Licensed Continuing Care Retirement Community Providing
Residential Living
Personal Care
Nursing Care

DISCLOSURE STATEMENT

Deer Meadows
8301 Roosevelt Boulevard
Philadelphia County
Philadelphia, PA 19152

July 2024- June 2025

EQUAL HOUSING OPPORTUNITY

THE ISSUANCE OF CERTIFICATE OF AUTHORITY BY THE INSURANCE DEPARTMENT OF PENNSYLVANIA DOES NOT CONSTITUTE THAT DEPARTMENT'S APPROVAL, NOR IS IT EVIDENCE OF, NOR DOES IT ATTEST TO, THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET FORTH IN THIS DISCLOSURE STATEMENT.

IMPORTANT INFORMATION TO PROSPECTIVE RESIDENTS

PURSUANT TO THE PENNSYLVANIA CONTINUING CARE PROVIDER REGISTRATION AND DISCLOSURE ACT, 40 P.S. § 3201 *et seq*., (THE "ACT"), THIS DISCLOSURE STATEMENT IS BEING DELIVERED TO YOU AT THE TIME OF OR PRIOR TO YOUR EXECUTION OF A CONTINUING CARE AGREEMENT WITH DEER MEADOWS OPERATING, LLC D/B/A DEER MEADOWS (THE "PROVIDER") OR AT THE TIME OF OR PRIOR TO YOUR PAYMENT OF ANY MONEY OR OTHER PROPERTY TO THE PROVIDER. YOUR RECEIPT OF THIS DISCLOSURE STATEMENT CREATES NO OBLIGATION ON YOUR PART TO EXECUTE AND DELIVER A CONTINUING CARE AGREEMENT TO THE PROVIDER NOR DOES IT CREATE ANY OBLIGATION ON THE PART OF THE PROVIDER.

THIS DISCLOSURE STATEMENT CONTAINS A FAIR SUMMARY OF THE MATERIAL ENCLOSED AND OTHER TERMS OF THE DOCUMENTS PURPORTED TO BE SUMMARIZED. THIS DISCLOSURE STATEMENT IS FURNISHED TO PROSPECTIVE RESIDENTS AND THEIR REPRESENTATIVES, AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON.

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Tab B1 – A Copy of Deer Meadows Continuing Care Agreement

Tab B2 – Financial Snapshot of Deer Meadows with a Calculation of Statutory Liquid Reserves

Tab B3 – Deer Meadows Budget to its Fiscal Year End on June 30, 2024

Tab B4 – Notice of Right to Rescind

I. INFORMATION SUMMARY

a. **Facility**	Deer Meadows	8301 Roosevelt Boulevard, Philadelphia, PA 19152
b. **Provider**	Deer Meadows Operating, LLC	199 Community Drive, Great Neck, NY 11021

c. **Admissions Contact** – Please call (215) 624-7575 and ask to speak with Lisa Seonia.

d. **Property** – Deer Meadows Operating, LLC **and Deer Meadows Operating II, LLC (together known as "Deer Meadows")** operate Deer Meadows, which offers residential living under a continuing care agreement requiring the payment of an entrance fee, with an option, under certain limitations, to age in place by also providing personal care in the same living unit should this level of care become necessary. In addition, Deer Meadows offers residential living on a monthly fee basis with the payment of a community fee. Deer Meadows also offers personal care services to individuals admitted directly to the personal care level of care on a monthly fee basis upon payment of a community fee prior to admission.

Deer Meadows is located in an urban setting in the northeast section of Philadelphia, on 6.95 acres. There is a combination of 126 private studio, private one bedroom or private two bedroom apartment style units. These units are dually licensed and, if used for personal care, there are 182 Personal Care beds available, 39 of these beds are dedicated, secure dementia beds. In addition, there are 206 licensed nursing beds on the campus. The facility also includes dining rooms, recreational areas, a gift shop, a beauty shop, and physical, occupational and speech therapy units.

e. **Admission Age** – The minimum age for admission to Deer Meadows residential living community is 60 years of age.

f. **Resident Population-** Residents by type of accommodations are listed below. The figures are current as of June 30, 2024.

	Units/Beds	**Residents**
Personal care	126 units/182 beds	68
Residential Living	126	21
Skilled Nursing Facility	206	198

g. **Sample of Fees: As of December 1, 2014, Deer Meadows revised its rate**

structure. These changes apply prospectively and only to residents executing a continuing care or other residency agreement on or after December 1, 2014.

The following sample of the revised rates is based on entering into a continuing care agreement for a studio or efficiency apartment after December 1, 2014. One bedroom and two bedroom apartments are also available at a higher cost. If an individual requires personal care services, an additional personal care charge will apply. If the resident is considered a Level I personal care resident, for example, $835 a month will be added to the monthly fee below. A full list of rates is found at Supplement "A" to this Disclosure Statement.

Please note: entrance fees are not due until the date the resident occupies the unit.

UNIT	Monthly Fee	Entry Fee
STUDIO	$ 2,980.00	$ 40,000.00
Efficiency with Kitchenette	$ 2,980.00	$ 50,000.00
1 Bedroom 1 Bath Junior	$ 3,350.00	$ 60,000.00
1 Bedroom 1 1/2 bath	$ 3,500.00	$50,000-$120,000.00
2 BR Deluxe	$ 4,150.00	$125,000- $160,000

Rooms are priced for single occupancy.
Each additional person is $600.00 per month.

Rates are subject to change with written notice provided 30 days in advance of the change.

II. DESCRIPTION OF FACILITY AND PROVIDER

The prior owner of Deer Meadows Retirement Community filed for Bankruptcy protection on April 25, 2014. The prior owner was The Baptist Home of Philadelphia D/B/A Deer Meadows Retirement Community (the "Debtor") and it filed a voluntary petition for relief under Chapter 11 of the Bankruptcy Code in Philadelphia, PA. The Debtor continued to operate its business and manage its property as a debtor in possession. On June 27, 2014, the Court entered an order approving bidding procedures, scheduling an auction and sale hearing, and establishing procedures relating to the assumptions and assignment of executory contracts. On July 25, 2014, the Debtor filed a Notice of its selection of Deer Meadows Property, LP as the stalking horse bidder pursuant to the Bidding Procedure order. On August 28, 2014 the Court entered an order approving the Sale to the Purchaser Deer Meadows.

Deer Meadows Property, LP merged with YF Property Holdings, LLC in 2016. The real estate and assets relating to the Deer Meadows facility is currently owned by YF Property Holdings, LLC. YF Property Holdings, LLC, leases the facility to Deer Meadows Operating, LLC. Deer Meadows Operating II, LLC, handles employee payroll for the staff of the Personal Care Home, as well as Independent Living. Deer Meadows Operator Holdings, LLC is the

sole member of Deer Meadows Operating, LLC and also of Deer Meadows Operating II, LLC. The facility refinanced with a HUD insured loan in September, 2016. The current loan servicer is NewPoint Real Estate Capital. The loan amount was $32,900,000, which accrues interest at 2.97%, and has a term of 30 years. Capital Finance LLC provides a line of credit for Deer Meadows Operating LLC & Deer Meadows operating II LLC, in the maximum amount of $2,500,000, which will accrue interest at a rate of approximately 9% and has a term of 3 years.

The Provider is Deer Meadows Operating, LLC and Deer Meadows Operating II, LLC, ("Deer Meadows") and the Facility is Deer Meadows. Deer Meadows offers residential living under a continuing care agreement requiring the payment of an entrance fee, with an option, under certain limitations, to age in place by also providing personal care in the same living unit should this level of care become necessary. In addition, Deer Meadows offers residential living on a monthly fee basis with the payment of a community fee. Deer Meadows also offers personal care services to individuals admitted directly to the personal care level of care on a monthly fee basis upon payment of a community fee prior to admission.

Deer Meadows is located in an urban setting in the northeast section of Philadelphia, on 6.95 acres. There is a combination of 126 private studio, private one bedroom or private two bedroom apartment style units. These units are dually licensed, and, if used for personal care, there are 182 Personal Care beds available. In addition, there are 206 licensed nursing beds on the campus. The facility also includes dining rooms, recreational areas, a gift shop, a beauty shop, and physical, occupational and speech therapy units.

III. OFFICERS AND OWNERS OF DEER MEADOWS

a. **Background** – Deer Meadows is a closely held corporation, and, as such, has no Board of Directors. Deer Meadows Operator Holdings, LLC, ("DMOH") holds 100% of the ownership interests in Deer Meadows. Ownership of DMOH is as follows:

Owner	Ownership Percentage
Jacob Sod	49 %
Jonathan Bleier	49%
Moshe Bain	2%

Jonathan Bleier and Jacob Sod each bring more than 15 years of financial and medical management experience in the long term care field to Deer Meadows. Over the last 15 years, they have been owners and/or managers of skilled nursing facilities in New York, New Jersey, Maryland, Florida, New Hampshire, Massachusetts, and Connecticut. Jonathan Bleier and Jacob Sod's business address is 199 Community Drive, Great Neck, NY 11021.

Lisa Sofia is the Chief Executive Officer of Deer Meadows and her background is detailed in Section IV, below. No owner, officer, or manager of Deer Meadows has had any convictions of felonies, or pled *nolo contendere* to a felony charge or any other charges.

b. **Related Party Businesses** – Deer Meadows uses JBS Aviation, owned 50% by Mr. Bleier and 50% by Mr. Sod, to provide airline charter services. For year end June 30, 2025, Deer Meadows paid JBS Aviation $36,000. The contract was awarded to JBS Aviation through a non-bid process.

The facility shares certain senior management employees, support employees, and common overhead expenses with other healthcare facilities owned by Mr. Bleier and Mr. Sod. These costs are allocated on a prorata basis to all facilities participating in this arrangement.

IV. ADMINISTRATION

Lisa Sofia is the Chief Executive Officer of Deer Meadows. She served in that capacity under the prior ownership of the facility and now under the current ownership from November of 2012 to the present. She brings over 20 years of experience as an executive in the long term care field. From July 2004 to July 2007, Ms. Sofia served as the Chief Operating Officer for Deer Meadows Retirement Community. From July 2007 to November 2012, she was the Executive Vice President of BHP Services.

Sarah Hutchins is the Residential Administrator for Deer Meadows. She has been a licensed Personal Care Home Administrator since 2013. Ms. Hutchins has been with Deer Meadows since 2010, working first for the prior owners and now for the current owners since 2014.

Taiwo Kasoro is the Current Nursing Home Administrator for Deer Meadows. He has been licensed as a Nursing Home Administrator since April 1, 2004 and with Deer Meadows since November 2021.

The business address for Lisa Sofia, Sarah Hutchins and Taiwo Kasoro is 8301 Roosevelt Boulevard, Philadelphia, PA 19154.

V. AFFILIATIONS

Deer Meadows is a for-profit Pennsylvania limited liability corporation and has no affiliations with any religious, charitable, or non-profit organizations. The property on which the facility is situated is leased on a long term basis from YF Property Holdings, LLC, a New Jersey limited liability corporation.

VI. DESCRIPTION OF FACILITY

Deer Meadows, a for-profit Pennsylvania limited liability corporation, offers residential living under a continuing care agreement requiring the payment of an entrance fee, with an option, under certain limitations, to age in place by also providing personal care in the same living unit should this level of care become necessary. In addition, Deer Meadows offers residential living on a monthly fee basis with the payment of a community fee. Deer Meadows also offers personal care services to individuals admitted directly to the

personal care level of care on a monthly fee basis upon payment of a community fee prior to admission.

Deer Meadows is located in an urban setting in the northeast section of Philadelphia, on 6.95 acres. There is a combination of 126 private studio, private one bedroom or private two bedroom apartment style units. These units are dually licensed and, if used for personal care, there are 182 Personal Care beds available. In addition, there are 206 licensed nursing beds on the campus. The facility also includes dining rooms, recreational areas, a gift shop, a beauty shop, and physical, occupational and speech therapy units.

VII. SERVICES

Deer Meadows offers its residential living and personal care residents a home like environment. Unless otherwise noted, the services described herein are included in the monthly fee. Reference should be made to the continuing care agreement for further information. The staff at Deer Meadows will also take care of daily tasks like lawn care/snow removal, and preventive maintenance. All these services are included as part of the maintenance fees charged to residential living residents. In addition, Deer Meadows residents are provided three meals a day as part of their monthly fee.

Each apartment provides Deer Meadows residents with their own privacy. Residents are encouraged to bring their own furniture and arrange their apartments as they wish. Deer Meadows is equipped with a 24-hour security system and on-site staff members. These safeguards are in place to assist residents with emergencies.

Deer Meadows provides heat and electricity with hot and cold water. Also included is basic cable television service. In addition, replacement of equipment, such as appliances, is included. Deer Meadows also provides furnishings in each unit and basic housekeeping services, including providing linens and towels and the bi-weekly laundering of linens and towels. Deer Meadows provides insurance on the grounds and buildings, but Deer Meadows does not provide insurance for residents' personal property. Transportation to doctor's appointments only is provided at the hourly rates published in Supplement "A" to this Disclosure Statement. Monthly group trips to local Malls or other attractions are scheduled monthly and are included in the monthly fee. No other transportation services are provided.

Deer Meadows' continuing care agreement is not a "life-care" contract. Residents moving from residential living or personal care to skilled nursing care are responsible for paying the per-diem rates at the skilled nursing center. In addition, in the case of residential living residents, when personal care becomes necessary, residents are provided this care from within their residential living units upon the execution of Deer Meadows' standard personal care agreement and payment of the then prevailing monthly fees for personal care. While residents who move from residential living or personal care to the skilled nursing facility are responsible for the per diem charges at the skilled nursing facility, they are provided priority admission to the skilled nursing facility as part of their continuing care or personal care agreements. *See*, Deer Meadows' Continuing Care Agreement attached hereto at Tab B1.

VIII. FEES AND CHARGES FOR RESIDENTS EXECUTING CONTINUING CARE AGREEMENTS OR OTHER RESIDENCY AGREEMENTS BEFORE DECEMBER 1, 2014

Effective December 1, 2014, Deer Meadows revised its rate structure, as described in this Disclosure Statement and in the sample Continuing Care Agreement attached at Tab B1. These changes apply prospectively and only to residents executing a Continuing Care Agreement on or after December 1, 2014. All current residents with existing contracts executed prior to December 1, 2014, will continue to have their relationship with Deer Meadows governed by the terms and conditions of their existing residency agreements. All rate payment obligations and other contractual terms will continue "as is" without change and are not affected by Deer Meadows' modifications to its rate structure as of December 1, 2014. As in the past, these rates will be subject to periodic, typically annual, increases.

IX. FEES AND CHARGES FOR RESIDENTS EXECUTING CONTINUING CARE OR OTHER RESIDENCY AGREEMENTS ON OR AFTER DECEMBER 1, 2014

Please see Supplement "A" for a current list of all fees associated with all levels of care as of June 1, 2018. Rates are subject to change with written notice provided 30 days in advance of the change. The fees listed on Supplement "A" reflect only the Provider's standard rates, and the Provider reserves the right to contractually modify the fees on a case-by-case basis.

Please note, that any entrance fee listed in Supplement "A" is not due until the day the resident occupies the unit.

Five Year Average Dollar Increase in Rates in Dollar Amounts

	~~2020~~	~~2021~~	~~2022~~	~~2023~~	**~~2024~~**
Skilled Nursing	$14	$0	$20	$22	**$ 0**
Personal Care Add on to Residential Living Amount	$0	$0	$0	$0	**$0**
Residential Living (Monthly Fee)	3%	$0	3%	$0	**$0**

X. RESERVE FUNDING

Deer Meadows will maintain such liquid reserves as are required by the Continuing Care Provider Registration and Disclosure Act (hereinafter "Act"). These funds are invested in financial instruments that are easily converted to cash such as Certificates of Deposit insured by insurance financial institutions, money market funds issued by a regulated investment company, other acceptable securities, and commercial paper to assure liquidity. Jonathan Bleier, whose experience is set forth in Section III, is responsible for investing these funds.

XI. CERTIFIED FINANCIAL STATEMENT

An audited financial statement from July 1, 2024 to June 30, 2025 is attached hereto at Tab B3. In addition, a spreadsheet comparing the Deer Meadows' budget to actual results from July 2024 to June 30, 2025 is attached at Tab B2. This spreadsheet also includes a budget of upcoming fiscal year ending on June 30, 2026.

Pursuant to generally accepted auditing standards, there is no material difference between Deer Meadows' prior year budget and the current year actual results of operation.

XII. RIGHT TO RESCIND

Prospective residents have the right to cancel the continuing care agreement by following the terms outlined in the notice attached as Tab B4.

XIII. ADMISSIONS AGREEMENT

A copy of the continuing care agreement is attached hereto as Tab B1.

SUPPLEMENT "A"

DMRC Deer Meadows
Retirement Community

Fees and Charges for Individuals Who Executed a Continuing Care Agreement Or Other Residency Agreement Before December 1, 2014

Effective December 1, 2014, Deer Meadows revised its rate structure, as described in this Disclosure Statement and in the sample Continuing Care Agreement attached at Tab B1. These rate changes apply prospectively and only to residents executing a Continuing Care Agreement or any other Residency Agreement on or after December 1, 2014. All current residents with existing contracts executed prior to December 1, 2014 will continue to have their relationship with Deer Meadows governed by the terms and conditions of their existing residency agreements. All rate payment obligations and other contractual terms will continue "as is" without change and are not affected by the sale or Deer Meadows' modifications to its rate structure which became effective December 1, 2014.

Price List For Individuals Executing A Continuing Care Agreement Or Other Residency Agreement On Or After December 1, 2014

Fees for Continuing Care Entry Fee Option

UNIT	Monthly Fee	Entry Fee
STUDIO	$ 2,980.00	$ 40,000.00
Efficiency with Kitchenette	$ 2,980.00	$ 50,000.00
1 Bedroom 1 Bath Junior	$ 3,350.00	$ 60,000.00
1 Bedroom 1 1/2 bath	$ 3,500.00	$ 50,000-$120,000.00
2 BR Deluxe	$ 4,150.00	$ 125,000- $160,000

Ask us about custom built apartments.

Rooms are priced for single occupancy.
Each additional person is $600.00 per month.

Fees for Residential Living Without Entry Fee Option

UNIT	Monthly Fee	One Time Community Fee
STUDIO	$ 3,200.00	$ 2,000.00
Efficiency with Kitchenette	$ 3,200.00	$ 2,500.00
1 Bedroom 1 Bath Junior	$ 3,550.00	$ 3,000.00
1 Bedroom 1 1/2 bath	$ 3,700.00	$ 3,500.00
2 BR Deluxe	$ 4,250.00	$ 4,000.00

Rooms are priced for single occupancy.
Each additional person is $600.00 per month.

Fees for Personal Care: Level of Care Charges

If a resident is admitted directly into the personal care level of care, the resident will be responsible for paying the appropriate fees for the "Residential Living Without Entry Fee Option", listed above, and in addition the resident will also be responsible for paying the Personal Care Fee listed below, based on the residents level of care needs.

If a resident executed a continuing care agreement with entry fee option, the resident will be responsible for paying the appropriate fees for "Continuing Care Entry Fee Option", and in addition the resident will also be responsible for paying the Personal Care Fee listed below, based on the residents level of care need.

The level of care will be determined after consultation with Deer Meadows' Medical Director and the resident's private physician.

Level 0	$ 835.00
Level I	$1,660.00
Level II	$2,090.00
Level III	$2,430.00

Daily Room and Board Rate in the Health Center

Health care services are provided on a per diem basis. The rates are currently $473.47 a day for a private room the rate for a semi-private dual occupancy room is $453.79 per day.

Food Service Credit: **A food service credit of $5.00/day will be credited for each day a resident is away from DMRC.**

Transportation: **A transportation charge of $16.00/hour ($22.00 an hour if assistance with staff member) will be billed to the resident on the monthly bill for transportation provided by DMRC to medical appointments. Two weeks' notice required. Monthly group trips to local Malls or other attractions are scheduled monthly and are provided free of charge. No other transportation services are provided.**

Hair Salon Services
Price List
Effective May 1, 2025

Ladies

Cut Only	$27.00
Shampoo Only	$18.20
Shampoo & Set	$34.70
Shampoo Blow Dry & Curling Iron	$34.70
Haircut & Shampoo	$38.00
Shape Hair At Neck	$16.00
Shampoo Set & Cut	$41.30
Re-Comb	$19.30
Hair Coloring & Set	$52.30
Hair Coloring ,Set& Cut	$55.60
Color Rinses	$10.50
Permanent (Includes Cut & Set)	$71.00
In Room Haircut	$34.70

Men

Haircut	$19.80
Haircut & Shampoo	$23.10
In Room Haircut	$27.50
Beard Trim	$7.70

Medical Supply List

Effective May 1, 2025

Item	Quantity	Price
Tissues – Facial Kleenex	Box	$ 3.01
Shaving Cream – 11oz.	Each	4.34
Mouthwash	Each	1.73
Large Comb	Each	1.28
Roll-on Deodorant	1.5 oz	1.98
Clipper Fingernail Easy	Each	5.76
Brief Tena XL/LG	Each	2.54
Hairbrush Adult LF	Each	3.10
Brief Surecare Pull-on XL	Each	2.99
Pullups – Large	Each	2.53
Pad Tena Lite	Each	1.75
Pad Tena Day+ Yellow	Each	2.39
Pad Tena Night Green	Each	2.49
Brief Tena Classic Med/Reg	Each	2.29
Toothbrush Economy	Each	1.18
Denture Adhesive Fixodent	1.6 Powder	14.59
Denture Cup with lid	8.0 oz	1.62
Toothpaste	2.7 oz	4.55
Pullups – Medium	Each	2.53
Denture Adhesive Fixodent	Each	10.1
Razor Twin Blade (disposable)	10 Pk	9.41
Lotion (baby powder scented)	8.5 oz	3.37

***Important Notice:** This serves as an ongoing annual written 30-day notice. These prices are subject to change per distributor prices.

TAB B1

DEER MEADOWS RETIREMENT COMMUNITY
CCRC INDEPENDENT LIVING LEASE AGREEMENT

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