Disclosure Statement for

Homewood Living Plum Creek, Inc.

A Continuing Care Retirement Community

Located at:
425 Westminster Avenue
Hanover, PA 17331
Phone: (717) 637-4166

Effective Date of Disclosure Statement: April 2026

This Disclosure Statement is not a contract, and the Provider reserves all rights to amend, revise, update and otherwise change the Disclosure Statement at any time, in accordance with applicable laws.

The issuance of a certificate of authority from the Pennsylvania Insurance Department does not constitute approval, recommendation or endorsement of the facility by the department, nor is it evidence of, nor does it attest to, the accuracy or completeness of the information set out in this disclosure statement.

Important Information to Prospective Residents

Pursuant to the Pennsylvania Continuing Care Provider Registration and Disclosure Act, 40 P.S. Section 3207 et. sec., (the "Act") this Disclosure Statement is being delivered to you at the time of or prior to your execution of a "Residency Agreement," or at the time of or prior to your payment of any money to Homewood Living Plum Creek, Inc. A copy of the Residency Agreement is attached. Your receipt of this Disclosure Statement creates no obligation on your part to execute and deliver the Residency Agreement to Homewood Living Plum Creek, Inc., nor does it create any obligation on the part of Homewood Living Plum Creek, Inc.

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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EXHIBIT A – RESIDENCY AGREEMENT

EXHIBIT B – AMORTIZATION SCHEDULE/CONTRACT PREMIUMS

EXHIBIT C – RATE SCHEDULE FOR PERSONAL CARE & NURSING CARE SERVICES & FIVE-YEAR COMPARISON OF FEE INCREASES FOR EACH HOMEWOOD CONTINUING CARE RETIREMENT COMMUNITY LOCATED IN THE COMMONWEALTH OF PENNSYLVANIA

EXHIBIT D – AVERAGE ANNUAL COST OF PROVIDING CARE & SERVICES DURING THE MOST RECENT 12 MONTHS

EXHIBIT E – AUDITED FINANCIAL STATEMENTS

HOMEWOOD LIVING PLUM CREEK, Inc.
SUMMARY OF DISCLOSURE STATEMENT

The following summary is qualified in its entirety by more detailed information appearing elsewhere and referred to in this Disclosure Statement and in the Residency Agreement attached to this Disclosure Statement.

1. NAME AND ADDRESS OF FACILITY

Homewood Living Plum Creek, Inc.
425 Westminster Avenue
Hanover, PA 17331
Telephone No: (717) 637-4166

2. NAME AND ADDRESS OF LICENSED PROVIDER

Homewood Living Plum Creek, Inc.
425 Westminster Avenue
Hanover, PA 17331
Telephone No: (717) 637-4166

3. NAME, LOCATION, AND TELEPHONE NUMBER OF PERSON TO CONTACT FOR ADMISSIONS

Samuel Nicholson, Associate Director of Sales and Marketing
Homewood Living Plum Creek, Inc.
425 Westminster Avenue
Hanover, PA 17331
Telephone No: (717) 637-4166

4. DESCRIPTION OF PHYSICAL PROPERTY

Homewood Living Plum Creek, Inc., ("Plum Creek") is a non-profit Maryland corporation that is registered to do business in Pennsylvania. As a non-profit whose mission is to honor Christ through faithful service to seniors and one another, Plum Creek operates as a continuing care retirement community ("CCRC") which is located on a 288-acre parcel in a suburban setting in York and Adams County, Pennsylvania. The Plum Creek campus currently consists of 298 residential living units (233 cottages and villas and 65 apartments), 95 personal care rooms and 120 nursing care beds (60 of the 120 nursing care beds are designated for memory care patients). The campus is designed with a Townhall where administrative offices, small shops, therapy, medical suites and dining rooms are located. In addition, a community center contains administration offices, a bank, a store, dining rooms, activity areas and a wellness center. Parking for residents is provided.

Community Expansion Plans

Homewood has acquired approximately 200 acres of additional land contiguous to the existing

community. The organization has adopted a long-term master plan providing for the phased development of the property over an estimated 20-year period. The master plan contemplates four phases of residential development, which may include villas, carriage homes, cottages, and apartment units.

Phase One of the master plan is currently projected to commence in or about 2027 and is expected to include a cultural arts center and a limited number of villa and carriage home residences. The timing, scope, and completion of Phase One and any subsequent phases are subject to change based upon market conditions, financing, regulatory approvals, and other factors.

5. MINIMUM AGE FOR ADMISSION

Minimum Age – 55

No exceptions for spouses/companions.

Plum Creek is designed primarily for persons over age 70.

If the resident is not yet 70 years old on the date of execution of the Residency Agreement, the resident will be charged an additional premium for each year under 70 years of age (per Premium Amortization Schedule), however, the minimum age for admission is 55 years old. The premium charged ranges from an additional 1% to 66% of the current Entrance Fee. The amortization of this additional premium will begin on the date of occupancy and will amortize monthly over a period of 50 months. The additional premium is amortized separately from the Entrance Fee amount, which is also amortized over a period of 50 months. The premium is due on the date of occupancy.

In situations of double occupancy, the additional premium is applicable only to the younger co-resident.

6. STATEMENT OF PROVIDER'S AFFILIATION WITH RELIGIOUS, CHARITABLE, OR OTHER NON-PROFIT ORGANIZATIONS

Plum Creek is an affiliate of Homewood Living Ministries, Inc. ("Homewood"), a Christian ministry providing housing, health care, and other services to residents and other clients in Pennsylvania and Maryland regardless of race, color, familial status, national origin, gender, religion, disability, sexual orientation, gender identification, marital status, source of income, or genetic information. Age requirements are in accordance with laws governing senior housing and continuing care retirement communities. Homewood Living Plum Creek is one of six wholly-owned subsidiaries of Homewood, a Maryland charitable, non-profit corporate system, controlled by Homewood. Other affiliated entities that are part of the Homewood, charitable, non-profit corporate system are as follows:

- Homewood Living Foundation, Inc.
- Homewood Living Martinsburg, Inc.
- Homewood Living Williamsport, Inc.

- Homewood Living Frederick, Inc.
- Homewood Living Spring House, Inc.

Homewood is an independent charitable, non-profit corporation that was created in 1932.

Neither Plum Creek nor any other affiliate of Homewood, or any other person or entity is responsible for the operational liabilities of Plum Creek or the fulfillment of its anticipated contractual obligations to its residents.

7. STATEMENT OF CURRENT RESIDENT POPULATION

Current resident population is as follows:

- Residential Living 413
- Residents Personal Care 83
- Residents Nursing Care 98
- Residents Total 594

8. SAMPLE OF ENTRANCE AND MONTHLY SERVICE FEES

Apartments	Square Footage	50 Month Declining Balance Single Entrance Fee	Single Monthly Service Fee	50 Month Declining Balance Couple Entrance Fee	Couple Monthly Service Fee
Type 1 BR/D	997	$261,300	$1,251	$287,400	$1,752
Type 2 BR	1,225	$299,600	$1,308	$329,600	$1,809
Type 3 2BRw/D	1,414	$354,400	$1,382	$389,800	$1,883

Cottages/Villas	Square Footage	50 Month Declining Balance Single Entrance Fee	Single Monthly Service Fee	50 Month Declining Balance Couple Entrance Fee	Couple Monthly Service Fee
1 Bedroom/Den	905	$238,500	$1,041	$262,400	$1,542
2 Bedroom/2 Bath	1,015	$253,200	$1,062	$278,500	$1,563
2 Bedroom/Den/2 Bath	1,232	$284,900	$1,097	$313,400	$1,598
2 Bedroom/Den – S.R.	1,400	$316,600	$1,097	$348,300	$1,598
Duplex Unit	1,915	$427,100	$1,427	$469,800	$1,928
Triplex End Unit	1,915	$427,100	$1,427	$469,800	$1,928
Triplex Middle Unit	1,800	$410,600	$1,400	$451,700	$1,901
Duplex Unit	1,530	$4040,100	$1,400	$444,500	$1,901

Apartments	Square Footage	50% Refundable Single Entrance Fee	Single Monthly Service Fee	50% Refundable Couple Entrance Fee	Couple Monthly Service Fee
Type 1 BR/D	997	$364,600	$1,251	$401,100	$1,752
Type 2 BR	1,225	$418,000	$1,308	$459,800	$1,809
Type 3 2BRw/D	1,414	$494,400	$1,382	$543,900	$1,883

Cottages/Villas	Square Footage	50 % Refundable Single Entrance Fee	Single Monthly Service Fee	50 % Refundable Couple Entrance Fee	Couple Monthly Service Fee
1 Bedroom/Den	905	$332,800	$1,041	$366,100	$1,542
2 Bedroom/2 Bath	1,015	$353,300	$1,062	$388,700	$1,563
2 Bedroom/Den/2 Bath	1,232	$397,500	$1,097	$437,300	$1,598
2 Bedroom/Den – S.R.	1,400	$441,700	$1,097	$485,900	$1,598
Duplex Unit	1,915	$595,900	$1,427	$655,500	$1,928
Triplex End Unit	1,915	$595,900	$1,427	$655,500	$1,928
Triplex Middle Unit	1,800	$572,800	$1,400	$630,100	$1,901
Duplex Unit	1,530	$563,800	$1,400	$620,200	$1,901

Minimum Dining Room Fees

Cluster Cottages & Villas	$137.00 per person per month
Luxury Apartments	$170.00 per person per month

For full details on the Entrance and Monthly Service Fees refer to the Disclosure Statement and Residency Agreement.

9. REFUND OF ENTRANCE FEES

Plum Creek offers two Entrance Fee options:

Option 1 consists of a pre-paid Entrance Fee and a Monthly Service Fee. The Entrance Fee is amortized over a 50-month period. At the end of the amortization period, the resident will not be entitled to any portion of the Entrance Fee. The portion of an Entrance Fee, if any, that is not amortized shall be payable upon termination of the Residency Agreement unless otherwise utilized to create a Health Care Credit in accordance with the Residency Agreement.

Option 2 consists of a higher pre-paid Entrance Fee, as compared to Option 1, and a Monthly Service Fee. Under this option, the resident will be entitled to a refund of 50% of the Entrance Fee. The portion of an Entrance Fee, if any, that is not amortized shall be payable upon termination of the Residency Agreement unless otherwise utilized to create a Health Care Credit in accordance with the Residency Agreement.

10. TAX EXEMPT STATUS

Plum Creek and its affiliated entities are charitable, non-profit corporations that are exempt from payment of Federal Income Tax in accordance with Section 501 (c)(3) of the Internal Revenue Code.

HOMEWOOD LIVING PLUM CREEK, Inc.
DISCLOSURE STATEMENT

This Disclosure Statement contains a fair summary of the documents enclosed and of the terms of the documents purported to be summarized.

RESPONSES TO SECTION 7 OF PENNSYLVANIA ACT 82

Note: Item numbers correspond to paragraphs of Pennsylvania Act 82, Section 7, which sets out the requirements for this Disclosure Statement:

1. NAME AND ADDRESS OF PROVIDER

Homewood Living Plum Creek, Inc.
425 Westminster Avenue
Hanover, PA 17331

Telephone No: (717) 637-4166

Homewood Living Plum Creek, Inc., ("Plum Creek") is a non-profit Maryland corporation, registered to do business in Pennsylvania, that provides a continuum of services consisting of residential housing for the elderly, personal care, and nursing care services.

2. LOCATION AND DESCRIPTION

Plum Creek is located on a 288-acre parcel in a suburban setting in York and Adams County, Pennsylvania. The Plum Creek campus currently consists of 298 residential living units (233 cottages and villas and 65 apartments), 95 personal care rooms and 120 nursing care beds (60 of the 120 nursing care beds designated for Alzheimer/dementia patients). The campus is designed with a Townhall where administrative offices, small shops, therapy, medical suites and dining rooms are located. In addition, a community center contains administration offices, a bank, a pharmacy, a store, dining rooms, activity areas and a wellness center. Ample parking for residents is provided.

3. NAMES AND ADDRESS OF OFFICERS, DIRECTORS, TRUSTEES, MANAGING OR GENERAL PARTNERS

The business, property, and affairs of Homewood Living Plum Creek are managed by the Board of Directors, which acts only as a Board. Individual Directors have no authority to act in their individual capacities. The number of Directors shall be determined by action of the Board of Directors and shall not be fewer than five or more than nine.

Subject to guidelines established by the parent corporation's Board of Trustees, Homewood Living Ministries, Inc., the Homewood Living Plum Creek Board of Directors is responsible for overseeing the fulfillment of the stated mission, management oversight, fiscal affairs, legal and regulatory compliance, resident and staff satisfaction, charitable activities, and the planning and

execution of the organization's strategic objectives.

In addition, the Board reviews and recommends to the Homewood Living Ministries Board of Trustees items such as budgets, strategic plans, construction projects, financings, policies, proposed changes to the bylaws or articles of incorporation, and board appointments.

PLUM CREEK BOARD OF DIRECTORS

Douglas Becker (Chairman of the Board)
[redacted]

G. Steven McKonly
[redacted]

Karen Haines
[redacted]

Doug Myer
[redacted]

Wendy Crampton
[redacted]

John Livelsberger
[redacted]

Richard Miller
[redacted]

Thad Rothrock
[redacted]

PLUM CREEK CORPORATE OFFICERS

Richard Miller
[redacted]

President

Wendy Crampton
[redacted]

Secretary/Treasurer

4. BUSINESS AND EXPERIENCE OF, ACQUISITION OF GOODS AND SERVICES FROM, AND CRIMINAL, CIVIL AND REGULATORY PROCEEDINGS AGAINST, PROVIDER AND THE RELATED PERSONS.

A. A description of the business experience of the Provider and the related persons in the operation or management of facilities similar to Plum Creek.

1. Experience of Provider

Plum Creek is an affiliate of Homewood Living Ministries, Inc. ("Homewood"),

a Christian ministry and charitable, non-profit corporate system, controlled by Homewood. Homewood is a non-stock, non-profit Maryland corporation registered to do business in Pennsylvania and the sole member of Plum Creek. Homewood provides administrative and fiscal services to all its affiliates within its controlled non-profit corporate system, and coordinates the total operations of Plum Creek and the following separate legal entities under Homewood's strategic control:

- **Homewood Living Foundation, Inc.** manages the charitable funds of the corporate system.

- **Homewood Living Williamsport, Inc.** is the owner and operator of a Continuing Care Retirement Community which is located on 28 acres in Williamsport, MD. Homewood Living Williamsport has been serving the needs of the elderly since 1932. Current resident population is as follows:

  230 residential living
  49 assisted living
  78 nursing care

- **Homewood Living Martinsburg, Inc.** is the owner and operator of a Continuing Care Retirement Community in Martinsburg, PA. Current resident population is as follows:

  151 residential living
  76 personal care
  110 nursing care

- **Homewood Living Frederick, Inc.** is the owner and operator of a Continuing Care Retirement Community located in the rolling farmland surrounding the city of Frederick, Maryland. Current resident population is as follows:

  544 residential living
  55 assisted living
  83 nursing care

- **Homewood Living Spring House, Inc.** is the owner and operator of a Continuing Care Retirement Community located in Everett, PA which consists of 118 residential living cottages and apartments, and 26 personal care units. Current resident population is as follows:

  118 residential living

31 personal care

Each of the above entities are separate corporations and are accounted for separately for financial reporting purposes. The interdependence has provided increased organizational strength and benefits from market diversity and reduced operating costs for each unit by using consolidated administrative support.

Homewood has had support through its volunteer auxiliary which currently includes more than 1,366 members. Since 1951, the auxiliary membership has averaged 2,495 members annually from 53 churches in the Maryland, and Pennsylvania region. The auxiliary membership provides a strong communication, marketing and volunteer network.

2. Management Agreement

Homewood provides administrative and management services to Plum Creek which include billing, payroll, accounts payable, education, and human resources. As compensation for its services, Homewood receives a management fee equal to a percentage of Plum Creek's total operating revenues. Management fees are payable each month in arrears.

3. Experience of Management Personnel

THAD ROTHROCK graduated in 1998 with a bachelor's degree in organizational management from Goshen College, Indiana. He obtained a master's degree in administration in 2000 from the University of Notre Dame, Notre Dame, Indiana. He is a licensed nursing home administrator in Indiana.

Mr. Rothrock joined Homewood in March 2019 as the President/CEO where he is involved in the overall management of Homewood's non-profit corporate system. Prior to joining Homewood, he was employed for the preceding 18 years as the regional operations director for the Covenant Retirement Centers in Chicago, Illinois, overseeing the operations of six non-profit communities. Further experience includes nine years in operations at Grace Village Retirement Community, Winona Lake, Indiana, a 250-resident continuing care retirement community.

RICHARD MILLER graduated in 1993 with a bachelor's degree from Point Loma Nazarene University, San Diego, CA. He is a licensed nursing home administrator in California.

Mr. Miller joined Homewood as Vice President of Operations/COO in January 2021. He is responsible for the overall management of operations at all five retirement communities. Prior to joining Homewood, he was employed with Covenant Living Communities where he held several different positions during his 13-year tenure. Most recently serving as regional director of operations

and formerly holding positions as executive director, nursing home administrator, assisted living director, and social worker. Mr. Miller's experience also includes four years as executive director with Ohio Living in Westerville, Ohio, and five years' experience as executive director with Lutheran Homes, located in Columbia, South Carolina.

WENDY CRAMPTON graduated in 1996 with a bachelor's degree in accounting from Shippensburg University in Pennsylvania. She has been a licensed certified public accountant since 1998. She is a member of the Pennsylvania Institute of Certified Public Accountants.

Ms. Crampton joined Homewood in August 2000 as Controller and assumed the role of Vice President of Finance and Chief Financial Officer in March 2019. In that capacity she has assumed responsibility for the financial operations of Homewood and various affiliates within Homewood's non- profit corporate system. Prior to joining Homewood, Ms. Crampton was employed as an auditor with KPMG in Harrisburg, Pennsylvania and Smith Elliott Kearns & Company in Hagerstown, Maryland.

KAREN HAINES, Executive Director, received her bachelor's degree in nursing with Presidential Honors in 2009 from Chamberlain College of Nursing. In 2013 Ms. Haines received her master's degree in nursing with a major in nursing education from Walden University.

Ms. Haines joined Homewood in 1990 as a Registered Nurse with other responsibilities to include staff development, assistant director of nursing, and then becoming director of nursing in 1997. Ms. Haines was responsible for the direction and coordination of all levels of nursing care on the Homewood campus. Most of her nursing career has been strongly focused in the care of seniors. Since 1992 she has been board certified as a gerontological nurse.

Ms. Haines became licensed as a Nursing Home Administrator in 2017 and assumed the nursing home administrator/executive director role at Homewood Living Plum Creek in 2018. Ms. Haines's long tenure with Homewood gives her an appreciation and insight into Homewood's culture and mission.

B. The names and addresses of firms in which the Related Persons hold a 10 percent or greater interest and the names and addresses of firms which have a 10 percent or greater interest in Homewood and which, in either case, will or may provide goods, leases or services to the facility of a value of $500.00 or more, within any year, and specific information about the services:

NONE

C. Descriptions of certain types of criminal, civil or administrative charges, convictions, injunctions or suspensions of licenses:

1. A description of any matter in which the Provider or any Related Person has been convicted of a felony or pleaded nolo contendere to a felony charge or been held liable or enjoined in a civil action by final judgment if the felony or civil action involved fraud, embezzlement, fraudulent conversion or misappropriation of property.

NONE

2. A description of any matter in which the Provider or any Related Person is subject to a currently effective injunctive or restrictive order of a court of record, or within the past five years had any State or Federal license or permit 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 health care, including, without limitation, actions affecting a license to operate a foster care facility, nursing home, retirement home, home for the aged or facility registered under the Pennsylvania Continuing Care Provider Registration and Disclosure Act or a similar act in another state.

NONE

5. AFFILIATIONS WITH RELIGIOUS, CHARITABLE, OR OTHER NON-PROFIT ORGANIZATIONS & TAX STATUS OF PROVIDER

A. Plum Creek is an affiliate of Homewood, a Christian ministry and charitable, non-profit corporate system, controlled by Homewood. Other affiliated entities that are part of the Homewood, charitable, non-profit corporate system are as follows:

- Homewood Living Foundation, Inc.
- Homewood Living Martinsburg, Inc.
- Homewood Living Williamsport, Inc.
- Homewood Living Frederick, Inc.
- Homewood Living Spring House, Inc.

Plum Creek and Homewood are mission driven organizations. The members of the Board of Directors of Plum Creek are appointed by Homewood Board of Trustees.

B. Homewood, Plum Creek, and its affiliated entities, are charitable, non-profit corporations that are exempt from the payment of federal income tax under section 501(c)(3) of the Internal Revenue Code.

Neither Plum Creek nor any other affiliate of Homewood, or any other person or entity is responsible for the operational liabilities of Plum Creek or the fulfillment of its anticipated contractual obligations to its residents.

6. SERVICES PROVIDED UNDER RESIDENCY AGREEMENT

Each resident enters into a Residency Agreement with Plum Creek which entitles such resident, subject to the terms and conditions of the Residency Agreement, to the occupancy of the cottage or apartment selected by such resident and the services specified in the Residency Agreement. Only residential services are provided to residents under the Residency Agreements. No nursing care services, personal care services, or other health care services are covered under the Residency Agreement. Any resident of Plum Creek who applies for admission to the nursing care center or personal care center, is given preference in order of admission over anyone else, but only if it is determined that Plum Creek is able to provide appropriate care to the resident and the resident can satisfy all of the other requirements for admission.

A. The Monthly Service Fee includes the following items:

1. Exterior maintenance of the structure including the roof
2. Interior maintenance such as painting, carpet, etc.
3. Repairs on all appliances supplied
4. Maintenance of seeded and landscaped areas
5. Street and parking areas maintained
6. Snow removal from streets and common sidewalks
7. Trash removal on a scheduled basis
8. Security lighting including parking areas
9. Water and sewer fees
10. Real estate taxes
11. Access to activity and recreational facilities
12. Emergency Response System
13. Pest control

B. The following items are the responsibility of the resident to contract and pay for:

1. Electricity
2. Gas (Villas only)
3. Cable television
4. Telephone
5. Medical and/or nursing care services
6. Transportation
7. Internet

C. The following services are provided by Plum Creek for an additional fee:

1. Nursing Services
    - Routine Services (licensed nurse): $68.00 per hour
    - Emergency Services (licensed nurse): $74.00 per hour
2. Housekeeping - $39.00 per hour
3. Laundry - $5.00 per pound
4. Maintenance of personal property - $45.00 per hour

5. Meals– monthly minimum per person:
    - Cottages: $137.00
    - Apartments: $170.00
6. Catering for anniversaries and other special events

The service fees are subject to change.

7. FEES REQUIRED OF RESIDENTS

A. APPLICATION FEE A non-refundable application fee of $100.00 is required at the time of submission of an application by a prospective resident.

B. ENTRANCE FEE Continuing care services are provided to residents of the residential living cottages and apartments in return for payment of an Entrance Fee and Monthly Service Fee. An Entrance Fee is a one-time fee charged to residents seeking admission to the residential living cottages or apartments. The Entrance Fees are as follows:

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

APARTMENT FEATURES	OPTION 1 - 50 MONTH DECLINING BALANCE				
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
1 Bedroom, Den	997	$261,300	$1,251	$287,400	$1,752
2 Bedrooms, 2 Bath	1,225	$299,600	$1,308	$329,600	$1,809
2 Bedrooms, 2 Bath, Den	1,414	$354,400	$1,382	$389,800	$1,883

APARTMENT FEATURES	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE				
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
1 Bedroom, Den	997	$364,600	$1,251	$401,100	$1,752
2 Bedrooms, 2 Bath	1,225	$418,000	$1,308	$459,800	$1,809
2 Bedrooms, 2 Bath, Den	1,414	$494,400	$1,382	$543,900	$1,883

Monthly Service Fee Includes: Water, sewer, trash removal, lawn care, snow removal, interior and exterior maintenance, repair / replacement of appliances, pest control, real estate taxes, emergency call system, Chaplain services, fitness center, heated pool and spa, and use of all amenities.

Dining Program: A monthly minimum charge for meals for the Apartments is $170 per resident.

Resident Responsibilities: Electric, gas (villas only), telephone, internet, and cable

Services for an additional fee: Personal transportation, salon services, assisted living, health care, and therapy services.

*Refer to the lease agreement for specific refund information. Please note there is an age surcharge for anyone under age 70.

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

COTTAGE FEATURES	OPTION 1 - 50 MONTH DECLINING BALANCE				
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
1 Bedroom, Den	905	$238,500	$1,041	$262,400	$1,542
2 Bedrooms, 2 Bath	1,014	$253,200	$1,062	$278,500	$1,563
2 Bedrooms, 2 Bath, Den	1,232	$284,900	$1,097	$313,400	$1,598
2 Bedrooms, 2 Bath, Den, Sunroom**	1,400	$316,600	$1,097	$348,300	$1,598

COTTAGE FEATURES	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE				
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
1 Bedroom, Den	905	$332,800	$1,041	$366,100	$1,542
2 Bedrooms, 2 Bath	1,014	$353,300	$1,062	$388,700	$1,563
2 Bedrooms, 2 Bath, Den	1,232	$397,500	$1,097	$437,300	$1,598
2 Bedrooms, 2 Bath, Den, Sunroom**	1,400	$441,700	$1,097	$485,900	$1,598

***Please note - only four cottages have sunrooms.*

Monthly Service Fee Includes: Water, sewer, trash removal, lawn care, snow removal, interior and exterior maintenance, repair / replacement of appliances, pest control, real estate taxes, emergency call system, Chaplain services, fitness center, heated pool and spa, and use of all amenities.

Dining Program: There is a monthly minimum charge for meals for the Cottages of $137 per resident.

Resident Responsibilities: Electric, gas (villas only), telephone, internet, and cable

Services for an additional fee: Personal transportation, salon services, assisted living, health care, and therapy services.

*Refer to the lease agreement for specific refund information. Please note there is an age surcharge for anyone under age 70.

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

COTTAGES	RENTAL (includes Monthly Service and Amenity Fee)		
	Sq. Ft.	SINGLE	COUPLE
1 Bedroom, Den	905	$3,131	$3,632
2 Bedrooms, 2 Bath	1,014	$3,285	$3,786
2 Bedrooms, 2 Bath, Den	1,232	$3,598	$4,099
2 Bedrooms, 2 Bath, Den, Sunroom**	1,400	$3,871	$4,372

APARTMENTS	RENTAL (includes Monthly Service and Amenity Fee)		
	Sq. Ft.	SINGLE	COUPLE
1 Bedroom, Den	997	$3,541	$4,042
2 Bedrooms, 2 Bath	1,225	$3,936	$4,437
2 Bedrooms, 2 Bath, Den	1,414	$4,490	$4,991

**Prices vary based on specific unit features. **Please note - only four cottages have sunrooms.*

Monthly Fee Includes: Water, sewer, trash removal, lawn care, snow removal, interior and exterior maintenance, repair / replacement of appliances, pest control, real estate taxes, emergency call system, Chaplain services, fitness center, heated pool and spa, and use of all amenities.

Dining Program: A monthly minimum charge for meals is $137 for Cottages and $170 for Apartments per resident.

Resident Responsibilities: Electric, gas (villas only), telephone, internet, and cable

*Refer to the lease agreement for specific refund information.
Please note there is an age surcharge for anyone under age 70.

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

VILLAS	Sq. Ft.	OPTION 1 - 50 MONTH DECLINING BALANCE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
MEADOWLAND A/B 2 BEDROOMS					
1CAR, STDFP	1,530	$404,100	$1,400	$444,500	$1,901
1CAR, SP	1,530	$416,400	$1,400	$458,000	$1,901
1CAR,SP, FP	1,530	$424,100	$1,400	$466,500	$1,901
1CAR, BN	1,619	$419,800	$1,400	$461,800	$1,901
1CAR, SP, BN	1,619	$432,100	$1,400	$475,300	$1,901
1CAR, SR	1,707	$431,000	$1,400	$474,100	$1,901
1CAR, SR, FP	1,707	$438,700	$1,400	$482,600	$1,901
2 CAR	1,530	$424,900	$1,400	$467,400	$1,901
2 CAR, SP, FP	1,530	$444,900	$1,400	$489,400	$1,901
SR, 2 CAR	1,707	$451,800	$1,400	$497,000	$1,901
SR, 2 CAR, BN, FP	1,796	$475,200	$1,400	$522,700	$1,901
WHEATLAND B 2 BEDROOMS, DEN					
1CAR, STDFP	1,800	$410,600	$1,400	$451,700	$1,901
1CAR, FP	1,800	$418,300	$1,400	$460,100	$1,901
1CAR, SP	1,800	$422,900	$1,400	$465,200	$1,901
1CAR, SR	2,034	$437,500	$1,400	$481,300	$1,901
1CAR, SR, FP	2,034	$445,200	$1,400	$489,700	$1,901

SPECIALTY FEATURES

1CAR- 1 Car Garage	STDFP - Standard Floor Plan	BN - Breakfast Nook	SR - Sun Room
2CAR - 2 Car Garage	SP - Screened Patio	FP - Fireplace	GR - Garden Room

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

VILLAS	Sq. Ft.	OPTION 1 - 50 MONTH DECLINING BALANCE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
LARKSPUR A/B & WHEATLAND A/C 2 BEDROOMS, DEN					
1CAR STDFP	1,915	$427,100	$1,427	$469,800	$1,928
1CAR, SP	1,915	$439,400	$1,427	$483,300	$1,928
1CAR, SP, FP	1,915	$447,100	$1,427	$491,800	$1,928
1CAR, SR	2,140	$457,400	$1,427	$503,100	$1,928
1CAR, SR, FP	2,140	$465,100	$1,427	$511,600	$1,928
1CAR, SR, BN	2,229	$473,100	$1,427	$520,400	$1,928
1CAR, SR, BN, FP	2,229	$480,800	$1,427	$528,900	$1,928
2 CAR	1,915	$447,900	$1,427	$492,700	$1,928
2 CAR, FP	1,915	$455,600	$1,427	$501,200	$1,928
2 CAR, BN	2,004	$463,600	$1,427	$510,000	$1,928
2 CAR, BN, FP	2,004	$471,300	$1,427	$518,400	$1,928
SR, 2 CAR	2,140	$478,200	$1,427	$526,000	$1,928
SR, 2 CAR, FP	2,140	$485,900	$1,427	$534,500	$1,928
GR, 2 CAR, FP	2,140	$489,000	$1,427	$537,900	$1,928
SR, 2 CAR, BN	2,229	$493,900	$1,427	$543,300	$1,928
SR, 2 CAR, BN, FP	2,229	$501,600	$1,427	$551,800	$1,928
GR, 2 CAR, BN, FP	2,229	$504,700	$1,427	$555,200	$1,928

**Prices vary based on specific unit features.*

Monthly Fee Includes: Water, sewer, trash removal, lawn care, snow removal, interior and exterior maintenance, repair / replacement of appliances, pest control, real estate taxes, emergency call system, Chaplain services, fitness center, heated pool and spa, and use of all amenities.

Dining Program: A monthly minimum charge for meals for the Villas is $137 per resident.

Resident Responsibilities: Electric, gas (villas only), telephone, internet, and cable

*Refer to the lease agreement for specific refund information.

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

VILLAS	Sq. Ft.	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WTIH SECOND PERSON	
MEADOWLAND A/B 2 BEDROOMS					
1CAR, STDFP	1,530	$563,800	$1,400	$620,200	$1,901
1CAR, SP	1,530	$580,900	$1,400	$639,000	$1,901
1CAR,SP, FP	1,530	$591,700	$1,400	$650,900	$1,901
1CAR, BN	1,619	$585,700	$1,400	$644,300	$1,901
1CAR, SP, BN	1,619	$602,800	$1,400	$663,100	$1,901
1CAR, SR	1,707	$601,300	$1,400	$661,500	$1,901
1CAR, SR, FP	1,707	$612,000	$1,400	$673,200	$1,901
2 CAR	1,530	$592,800	$1,400	$652,100	$1,901
2 CAR, SP, FP	1,530	$620,700	$1,400	$682,800	$1,901
SR, 2 CAR	1,707	$630,300	$1,400	$693,400	$1,901
SR, 2 CAR, BN, FP	1,796	$663,000	$1,400	$729,300	$1,901
WHEATLAND B 2 BEDROOMS, DEN					
1CAR, STDFP	1,800	$572,800	$1,400	$630,100	$1,901
1CAR, FP	1,800	$583,600	$1,400	$642,000	$1,901
1CAR, SP	1,800	$590,000	$1,400	$649,000	$1,901
1CAR, SR	2,034	$610,400	$1,400	$671,500	$1,901
1CAR, SR, FP	2,034	$621,100	$1,400	$683,300	$1,901

SPECIALTY FEATURES

1CAR- 1 Car Garage	STDFP - Standard Floor Plan	BN - Breakfast Nook	SR - Sun Room
2CAR - 2 Car Garage	SP - Screened Patio	FP - Fireplace	GR - Garden Room

Homewood Living
Plum Creek

Residential Living Pricing

2026 FEES

VILLAS		OPTION 2 - 50% REFUNDABLE ENTRANCE FEE			
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WTIH SECOND PERSON	
LARKSPUR A/B & WHEATLAND A/C 2 BEDROOMS, DEN					
1CAR STDFP	1,915	$595,900	$1,427	$655,500	$1,928
1CAR, SP	1,915	$613,000	$1,427	$674,300	$1,928
1CAR, SP, FP	1,915	$623,800	$1,427	$686,200	$1,928
1CAR, SR	2,140	$638,100	$1,427	$702,000	$1,928
1CAR, SR, FP	2,140	$648,900	$1,427	$713,800	$1,928
1CAR, SR, BN	2,229	$660,000	$1,427	$726,000	$1,928
1CAR, SR, BN, FP	2,229	$670,800	$1,427	$737,900	$1,928
2 CAR	1,915	$624,900	$1,427	$687,400	$1,928
2 CAR, FP	1,915	$635,600	$1,427	$699,200	$1,928
2 CAR, BN	2,004	$646,800	$1,427	$711,500	$1,928
2 CAR, BN, FP	2,004	$657,500	$1,427	$723,300	$1,928
SR, 2 CAR	2,140	$667,100	$1,427	$733,900	$1,928
SR, 2 CAR, FP	2,140	$677,900	$1,427	$745,700	$1,928
GR, 2 CAR, FP	2,140	$682,200	$1,427	$750,500	$1,928
SR, 2 CAR, BN	2,229	$689,000	$1,427	$757,900	$1,928
SR, 2 CAR, BN, FP	2,229	$699,800	$1,427	$769,800	$1,928
GR, 2 CAR, BN, FP	2,229	$704,100	$1,427	$774,600	$1,928

**Prices vary based on specific unit features.*

Monthly Fee Includes: Water, sewer, trash removal, lawn care, snow removal, interior and exterior maintenance, repair / replacement of appliances, pest control, real estate taxes, emergency call system, Chaplain services, fitness center, heated pool and spa, and use of all amenities.

Dining Program: A monthly minimum charge for meals for the Villas is $137 per resident.

Resident Responsibilities: Electric, gas (villas only), telephone, internet, and cable

*Refer to the lease agreement for specific refund information.

Please note there is an age surcharge for anyone under age 70.

For full details on the Entrance Fees refer to the Disclosure

Statement and Residency Agreement.

An Entrance Fee Deposit in an amount equal to 5% of a resident's Entrance Fee is due upon execution of a Residency Agreement. The remaining 95% of a resident's Entrance Fee is due on the date the resident moves into the unit (the "Occupancy Date").

C. UNDER-70 PREMIUM: If the resident is not yet 70 years old on the date of execution of the Residency Agreement, the resident will be charged an additional premium for each year under 70 years of age (per Premium Amortization Schedule), however, the minimum age for admission is 55 years old. The potential premium charge ranges from an additional 1 percent to 66 percent of the current Entrance Fee. The amortization of this additional premium will begin on the date of occupancy and will amortize monthly over a period of 50 months for Option 1 and 25 months for option 2. The additional premium is amortized separately from the Entrance Fee amount, which is also amortized over a period of 50 months for Option 1 and 25 months for Option 2. The premium is due on the date of occupancy.

In situations of double occupancy, the additional premium is applicable only to the younger co-resident.

The amortization schedule which includes the contract premiums is attached as **Exhibit B.**

D. MONTHLY SERVICE FEE

50 Month Declining Entrance Service Fee per month per unit	**Single Occupancy**	**Double Occupancy**
Cluster Cottages	$1,042 - $1,097	$1,543 - $1,598
Apartments & Villas	$1,251 -$1,427	$1,752 - $1,928

50% Refundable Entrance Service Fee per month per unit	**Single Occupancy**	**Double Occupancy**
Cluster Cottages	$1,042 - $1,097	$1,543 - $1,598
Apartments & Villas	$1,251 - $1,427	$1,752 - $1,928

For full details on the Monthly Service Fees refer to the Disclosure Statement and Residency Agreement.

E. DINING ROOM FEE

Minimum Monthly Dining Room Fee:	
Cluster Cottages & Villas	$137.00
Luxury Apartments	$170.00

Each resident is charged a minimum dining room fee each month. This charge is assessed on a per person not a per unit basis. If the charge for meals elected by a resident or two co-residents in the dining room during any month exceeds the applicable monthly minimum, such resident or residents will be responsible for the payment of all such charges. If the charge for meals elected by a resident or two co-residents in the dining room during any month is less than the applicable minimum meal charge for any month, such resident or co-residents will be charged and are still responsible for paying the monthly minimum. There is no credit provided for electing less meals than those included in the fee.

F. MONTHLY SERVICE FEES/DINING ROOM FEE ADJUSTMENTS

Plum Creek has the right to adjust the Monthly Service Fees, Dining Room Fees, and Service Fees.

If Plum Creek chooses to adjust the fees, Plum Creek will do so by providing the Resident with a written notice no later than 30 days prior to the date for which the change will be effective, except for changes required by State and Federal assistance programs.

A table showing frequency and average dollar amount of each increase in periodic fees for the previous five years for each Homewood continuing care retirement community located in the Commonwealth of Pennsylvania is attached as **EXHIBIT C.**

G. ADDITIONAL CHARGES FOR PERSONAL CARE AND NURSING CARE SERVICES

Residents will have priority access on a space-available basis, over anyone else to nursing and personal care services at Plum Creek, but only if they satisfy all criteria for admission to the nursing care or personal care center.

In the event that there is insufficient space available in the nursing care center and personal care center Plum Creek may transfer a resident to an outside facility selected by the resident or Plum Creek.

Upon admission to either the personal care center or nursing care center, residents pay the applicable daily rate for the level of care provided and must continue to pay the Monthly Service Fee for their cottage or apartment until such time as the resident

is permanently transferred. Residency Agreements signed by residents are fee-for-service contracts. If a resident requires health care in the personal care or nursing care center, an Admission Agreement is signed for that level of care and establishes the basis for charges for personal care and nursing care services. The cost for personal care or nursing care services on the Plum Creek campus is not included in the Entrance Fee or Monthly Service Fee. The fees associated with the personal care and nursing care services depend upon the type of room and/or services. A listing of current basic charges and the comparison of the last five years fee increases for each Homewood continuing care retirement community located in the Commonwealth of Pennsylvania is attached as **EXHIBIT C.**

Reference should be made to the Residency Agreement for further information.

H. IMPROVEMENTS SURCHARGE

Residents may elect to have custom improvements made to their residence. Residents requesting such custom improvements will be assessed an Improvements Surcharge, which is equal to the amount they agree to pay Plum Creek for the installation of optional custom improvements. Plum Creek requires full payment before starting work on the optional custom improvements. Residents are responsible for any cost overruns for any such optional custom improvements. The Improvement Surcharge is nonrefundable.

I. TRANSFER FEE

Residents will be charged a transfer fee when a resident requests and Plum Creek approves a transfer from one residence to another. The transfer fee is set forth in the fee schedule to the Residency Agreement. The transfer fee is assessed on all moves from one residence to another, regardless of whether the move is to a larger or smaller residence.

8. TERMINATION AND POSSIBLE REFUNDS

Prior to Occupancy:

A "Notice of Right to Rescind" form is attached to this Residency Agreement which gives the resident the right to rescind and terminate this Residency Agreement within seven days after signing it. In the event of the resident's rescission, Plum Creek will refund all amounts paid by the resident, except the application fee.

If the Residency Agreement is terminated due to resident's death prior to occupancy of the cottage or apartment or as a result of a change in the resident's physical, mental or medical condition which precludes the resident from moving into the cottage or apartment, the

resident will be entitled to a full refund of the Entrance Fee Deposit and/or the Entrance Fee paid to Plum Creek but not, if applicable, any part of the Improvements Surcharge. Upon termination of the Residency Agreement by Plum Creek or by the resident for any other reason, the resident will be entitled to receive a refund of the Entrance Fee Deposit and/or the Entrance Fee paid to Plum Creek but not, if applicable, any part of the Improvements Surcharge in accordance with provisions of the Residency Agreement.

After Occupancy:

Upon termination of the Residency Agreement by Plum Creek or by the resident for any reason, the resident will be entitled to receive a refund of that portion of the Entrance Fee which has not been amortized. Plum Creek shall have the right to deduct any amount owed Plum Creek from the refund due the resident.

The resident may elect to terminate occupancy at any time and for any reason by simply giving Plum Creek notice to that effect in writing at least 30 days prior to the date on which the resident intends to move out of the cottage. Any applicable refunds shall be made 30 days after a new resident occupies the residence and pays the full Entrance Fee.

Health Care Credit:

Any portion of the Entrance Fee which has not been amortized will become a part of any applicable refund, unless otherwise used to establish a Health Care Credit. If and when a resident permanently transfers from his or her residence to Plum Creek's Health Care Center or Personal Care Center, Plum Creek will establish a Health Care Credit in an amount equal to the refundable portion of the Entrance Fee. The Health Care Credit will be applied to pay any charges incurred by the resident for services provided by Plum Creek in its Health Care Center or Personal Care Center until the Health Care Credit is exhausted. In situations involving double occupancy, the Health Care Credit becomes available upon the permanent transfer of the last remaining co-resident to Plum Creek's Health Care Center or Personal Care Center. Any portion of the Health Care Credit remaining upon the death, discharge or voluntary departure from Plum Creek shall become available as a refund. No interest will accrue to the benefit of a resident on any amounts required to be refunded under the Residency Agreement, including the Health Care Credit, and no interest will be paid on termination.

9. RESERVE FUNDING

The Pennsylvania Department of Insurance requires Providers to maintain sufficient reserve funds related to its continuing care agreements. The Provider is required to maintain a reserve equal to or the greater of the total of all projected principal and interest payments on any mortgage or long-term debt on the facility over a 12-month period or 10% of total operating expenses excluding depreciation. The amount of the reserve shall be computed only on the portion of the financing or expenses that are applicable to the residents under a continuing care agreement as of the most recent year-end. Funds sufficient to meet such

requirements will be retained, and such amounts will be classified as operating reserves during each fiscal period.

Liquid investments held in assets whose use is limited have been designated to comply with this requirement and are reported separately as statutory reserves on the balance sheet.

To meet this requirement, Plum Creek has an operating reserve in the amount of $975,746 as of year-end 2025. The following is a summary of the statutory liquid reserve calculation, as of December 31, 2025:

	2025
10% of Projected Operation Expenses	
Projected Operating Expenses for the year ended December 31, 2026	$ 11,744,633
Less: Expenses attributable to the statutory reserve liquid assets for mortgage debt	-
Less: Depreciation and amortization expense	$ (3,016,149)
Projected Operating Costs, excluding interest and depreciation	$ 8,728,484
Reserve %	10%
Reserve Calculation - projected operating expenses	$ 872,848
Long-Term Financing	
Current Debt Service Requirements	$ 975,746
Applicable % of CCRC Residents	100%
Reserve Calculation - current debt service	$ 975,746
Conclusion - Greater of Projected Operating Expense or Current Debt Service	
Liquid Reserve Required	**$ 975,746**

Investment management decisions are the responsibility of Wendy Crampton, Homewood's Vice President of Finance. Ms. Crampton's experience is described in Section 4(A)(3) of the Disclosure Statement.

10. ENTRANCE FEE ESCROW ACCOUNT

Plum Creek uses an interest-bearing Entrance Fee Escrow Account. The Escrow Agent is the Manufacturers and Traders Trust Company, located at 25 South Charles Street, 16th Floor, Baltimore, MD 21201.

11. RESIDENTS RIGHT TO ASSOCIATION

Residents shall have the right to elect a residents' Association to represent the welfare and concerns of the residents.

12. QUARTERLY MEETINGS WITH RESIDENTS

The Executive Director or his/her designee will hold quarterly meetings the purpose of a free discussion of subjects, which may include the income and expenditures of the Community and related financial matters, as well as proposed changes in policies, programs and services. All residents will be given at least seven days advance notice of the quarterly meetings.

13. AVERAGE ANNUAL COST OF PROVIDING SERVICES

The average annual cost for providing services from the previous operating fiscal period is attached as **EXHIBIT D.**

14. CERTIFIED FINANCIAL STATEMENTS

Since Plum Creek is part of a controlled non-profit corporation system, financial operations are audited as part of a consolidated audit of this corporate system. Homewood's consolidated audited financial statements for December 31, 2025 are attached hereto as **EXHIBIT E.** The statements were prepared in accordance with generally accepted accounting standards. They have been audited by the public accounting firm of Smith Elliott Kearns & Company, LLC.

Homewood Living Plum Creek, Inc.

Exhibit A. Residency Agreement

Homewood Living Plum Creek, Inc.

Exhibit B. Amortization Schedule/Contract Premiums

Age at Time of Occupancy	Contract Premium	Option 1 Amortization Period	Option 2 Amortization Period
55	66% of Entrance Fee	50 months	25 months
56	56% of Entrance Fee	50 months	25 months
57	46% of Entrance Fee	50 months	25 months
58	36% of Entrance Fee	50 months	25 months
59	26% of Entrance Fee	50 months	25 months
60	16% of Entrance Fee	50 months	25 months
61	14% of Entrance Fee	50 months	25 months
62	12% of Entrance Fee	50 months	25 months
63	10% of Entrance Fee	50 months	25 months
64	8% of Entrance Fee	50 months	25 months
65	6% of Entrance Fee	50 months	25 months
66	4% of Entrance Fee	50 months	25 months
67	3% of Entrance Fee	50 months	25 months
68	2% of Entrance Fee	50 months	25 months
69	1% of Entrance Fee	50 months	25 months
70	0% 70 and above	N/A	N/A

If the resident is not yet 70 years old on the date of execution of the Residency Agreement, the resident will be charged an additional premium for each year under 70 years of age (per Premium Amortization Schedule), however, the minimum age for admission is 55 years old. The premium charged ranges from an additional 1 percent to 66 percent of the current Entrance Fee. The amortization of this additional premium will begin on the date of occupancy and will amortize monthly over a period of 50 months for Option 1, and 25 months for Option 2. The additional premium is amortized separately from the Entrance Fee amount, which is also amortized over a period of 50 months for Option 1, and 25 months for Option 2. The premium is due on the date of occupancy.

In situations of double occupancy, the additional premium is applicable only to the younger co-resident.

Homewood Living Plum Creek, Inc.

Exhibit C. **Table Showing Five Year Comparison of Fees for each Homewood CCRC located in the Commonwealth of Pennsylvania**

Homewood Living Plum Creek, Inc.

	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025
Health Care					
SPECIAL CARE					
PRIVATE	$ 434	$ 451	$ 496	$ 511	$ 537
SEMIPRIVATE	$ 397	$ 413	$ 454	$ 468	$ 492
SKILLED NURSING					
PRIVATE	$ 425	$ 442	$ 486	$ 501	$ 527
SEMIPRIVATE	$ 389	$ 405	$ 446	$ 459	$ 482
REHAB	$ 459	$ 477	$ 525	$ 541	$ 569
Personal Care					
RESIDENTIAL	$ 191	$ 199	$ 215	$ 221	$ 233
LEVEL 1	$ 214	$ 223	$ 241	$ 248	$ 261
LEVEL 2	$ 226	$ 235	$ 267	$ 275	$ 289
LEVEL 3			$ 293	$ 302	$ 318
Residential Living					
MONTHLY SERVICE FEE					
CLUSTER DOUBLE	$ 1,273	$ 1,336	$ 1,438	$ 1,483	$ 1,525
CLUSTER SINGLE	$ 863	$ 906	$ 978	$ 1,008	$ 1,036
APARTMENT DOUBLE	$ 1,472	$ 1,545	$ 1,664	$ 1,716	$ 1,765
APARTMENT SINGLE	$ 1,062	$ 1,115	$ 1,204	$ 1,241	$ 1,276
VILLA DOUBLE	$ 1,569	$ 1,647	$ 1,774	$ 1,829	$ 1,881
VILLA SINGLE	$ 1,159	$ 1,217	$ 1,314	$ 1,354	$ 1,392

Homewood Living Spring House, Inc.

	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025
Personal Care					
STANDARD UNIT	$ 203				
LEVEL 1		$ 208	$ 233	$ 245	$ 257
LEVEL 2		$ 233	$ 261	$ 274	$ 288
LEVEL 3		$ 258	$ 289	$ 303	$ 319
CORNER UNIT	$ 230				
LEVEL 1		$ 245	$ 274	$ 288	$ 302
LEVEL 2		$ 270	$ 302	$ 317	$ 333
LEVEL 3		$ 295	$ 330	$ 347	$ 364
APARTMENTS					
LEVEL 1			$ 277	$ 292	$ 307
LEVEL 2			$ 305	$ 321	$ 337
LEVEL 3			$ 333	$ 351	$ 369
Residential Living					
MONTHLY SERVICE FEE					
COTTAGE - original occupants only	$ 754	$ 805	$ 886	$ 930	$ 967
COTTAGE	$ 820	$ 861	$ 947	$ 994	$ 1,034
COTTAGE - double occupancy	$ 1,230	$ 1,291	$ 1,407	$ 1,477	$ 1,536
APARTMENT	$ 867	$ 910	$ 1,001	$ 1,051	$ 1,093
APARTMENT - double occupancy	$ 1,277	$ 1,340	$ 1,461	$ 1,534	$ 1,595

Homewood Living Martinsburg, Inc.

	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025
Health Care					
SPECIAL CARE					
PRIVATE	$ 372	$ 387	$ 426	$ 447	$ 470
SEMIPRIVATE	$ 357	$ 371	$ 408	$ 429	$ 451
SKILLED NURSING					
PRIVATE	$ 359	$ 373	$ 410	$ 431	$ 453
SEMIPRIVATE	$ 341	$ 355	$ 391	$ 411	$ 432
REHAB	$ 422	$ 439	$ 483	$ 508	$ 534
Personal Care					
MEMORY CARE					
PRIVATE	$ 247	$ 257	$ 283	$ 297	$ 312
SEMIPRIVATE	$ 225	$ 234	$ 257	$ 270	$ 284
APARTMENTS					
1 BR	$ 186	$ 193	$ 212	$ 223	$ 235
1 BR/DEN	$ 192	$ 200	$ 220	$ 231	$ 243
2 BR	$ 199	$ 207	$ 228	$ 239	$ 251
Residential Living					
MONTHLY SERVICE FEE					
COTTAGES	$ 912	$ 958	$ 1,150	$ 1,208	$ 1,269
1 BR	$ 950	$ 998	$ 1,150	$ 1,208	$ 1,269
2 BR	$ 963	$ 1,011	$ 1,150	$ 1,208	$ 1,269

Homewood Living Plum Creek, Inc.

Exhibit D. Average Annual Cost of Providing Services

EXPENSES:	Residential Living	Personal Care	Nursing
Total Expenses including	$11,353,916	$7,221,896	$17,108,351
Divided by: resident days	149,939	33,212	34,820
Average annual cost per resident day X	$75.72	$217.45	$491.34
Average annual cost per resident	$27,639	$79,369	$179,338

Homewood Living Plum Creek, Inc.

Exhibit E. Audited Financial Statements