

Disclosure Statement for

Homewood Living Martinsburg, Inc.

A Continuing Care Retirement Community

Located at:
437 Givler Drive
Martinsburg, PA 16662
Phone: (814) 793-3728

Effective Date of Disclosure Statement: April 2025

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 Martinsburg, 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 Martinsburg, Inc., nor does it create any obligation on the part of Homewood Living Martinsburg, 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.

INDEX

SUMMARY	PAGE
1. Facility	3
2. Licensed Provider	3
3. Contact for Admissions	3
4. Facility Description	3
5. Minimum Age for Admission	4
6. Affiliations	4
7. Current Resident Population	5
8. Sample Entrance and Monthly Service Fees	5
9. Refund of Entrance Fees	6
10. Tax Exempt Status	7

RESPONSES TO SECTION 7 OF PENNSYLVANIA ACT 82

1. Name and Address of Provider	8
2. Location and Description of Property	8
3. Names and Addresses of Board of Directors & Corporate Officers	9
4. Business Experience of, Acquisition of Goods and Services from and Criminal, Civil and Regulatory Proceedings Against, Provider and the Related Persons	10
5. Affiliations with Religious, Charitable or Other Non-Profit Organizations; Tax Status of Provider	14
6. Services Provided under Residency Agreement	14
7. Fees Required of Residents	16
8. Termination and Possible Refunds	21
9. Reserve Funding	22
10. Entrance Fee Escrow	23
11. Resident's Right to Association	23
12. Quarterly Meetings with Residents	23
13. Average Annual Cost of Providing Services	24
14. Certified Financial Statements	24

EXHIBIT A – RESIDENCY AGREEMENT

EXHIBIT B – AMORTIZATION SCHEDULE/CONTRACT PREMIUMS

EXHIBIT C – RATE SCHEDULE FOR PERSONAL CARE & NURSING
CARE SERVICES & 5 YEAR COMPARISON OF FEE
INCREASES FOR EACH HOMEWOOD LIVING MINISTRIES
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 MARTINSBURG, 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 Martinsburg, Inc.
437 Givler Drive
Martinsburg, PA 16662
Telephone No: (814) 793-3728

2. **NAME AND ADDRESS OF LICENSED PROVIDER**

Homewood Living Martinsburg, Inc.
437 Givler Drive
Martinsburg, PA 16662
Telephone No: (814) 793-3728

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

Juls Bratton, Marketing Director
Homewood Living Martinsburg, Inc.
437 Givler Drive
Martinsburg, PA 16662
Telephone No: (814) 793-3728

4. **DESCRIPTION OF PHYSICAL PROPERTY**

Homewood Living Martinsburg, Inc. (“Martinsburg”), 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, Martinsburg operates a continuing care retirement community (“CCRC”) which is located on a 67-acre parcel in a suburban setting in Blair County, Pennsylvania. The Martinsburg campus currently consists of 100 residential living single story cottages, 31 residential living apartments, 76 personal care apartments and 129 nursing care beds. Fifteen of the 76 licensed personal care beds and 45 of the 129 nursing care beds are designated for Alzheimer/Dementia patients. The campus includes a community center where administrative offices, small shops, dining rooms and other resident activity areas are located. Ample parking for residents is provided.

5. MINIMUM AGE FOR ADMISSION

Minimum Age – 55

No exceptions for spouses/companions.

Martinsburg 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 FRATERNAL, AND OTHER NON-PROFIT ORGANIZATIONS

Martinsburg is an affiliate of Homewood Living Ministries, Inc. (“Homewood”), a 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 Plum Creek, Inc.
- Homewood Living Williamsport, Inc.
- Homewood Living Frederick, Inc.
- Homewood Living Spring House, Inc.

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

Neither Homewood nor any other affiliate of Martinsburg, or any other person or entity is responsible for the operational liabilities of Martinsburg 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	162
Personal care	69
Nursing Care	<u>107</u>
Total	338

8. SAMPLE OF ENTRANCE AND MONTHLY SERVICE FEES

Martinsburg 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.

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.

2025 MONTHLY FEES

Independent Living Southview Apartments

Option 1 - 50 Month Declining Balance Entrance Fee

Apartment Style	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee		Monthly Service Fee	
				SINGLE	COUPLE	SINGLE	COUPLE
1 Bedroom	765	\$162,600	\$1,269	\$195,100	\$1,777		
1 Bedroom/Den	711	\$166,200	\$1,269	\$199,400	\$1,777		
1 Bedroom / Den - 1st floor	711	\$171,600	\$1,269	\$205,900	\$1,777		
2 Bedroom	871	\$203,500	\$1,269	\$244,200	\$1,777		
2 Bedroom - 1st floor	871	\$208,900	\$1,269	\$250,700	\$1,777		

Option 2 - 50% Refundable Entrance Fee

Apartment Style	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee		Monthly Service Fee	
				SINGLE	COUPLE	SINGLE	COUPLE
1 Bedroom	765	\$224,300	\$1,269	\$269,200	\$1,777		
1 Bedroom/Den	711	\$229,300	\$1,269	\$275,200	\$1,777		
1 Bedroom / Den - 1st floor	711	\$236,700	\$1,269	\$284,000	\$1,777		
2 Bedroom	871	\$280,900	\$1,269	\$337,100	\$1,777		
2 Bedroom - 1st floor	871	\$288,300	\$1,269	\$346,000	\$1,777		

**Prices vary based on specific unit features and enhancements.*

Option 1 - 50 Month Declining Balance Entrance Fee

Cottage Style	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
			SINGLE	COUPLE	
GOLDEN LANE					
2 Bedroom, 2 Bathroom	960	\$195,100	\$1,269	\$214,600	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,084	\$220,300	\$1,269	\$242,300	\$1,777
SILVERY LANE					
2 Bedroom, 2 Bath, Sunroom	1,179	\$267,400	\$1,296	\$294,100	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,200	\$262,800	\$1,296	\$289,100	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,200	\$272,800	\$1,296	\$300,100	\$1,777
COPPER & MEMORY LANE					
2 Bedroom, 2 Bath, Sunroom	1,339	\$298,400	\$1,323	\$328,200	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$303,800	\$1,323	\$334,200	\$1,831
DIAMOND CIRCLE					
2 Bedroom, 2 Bath, Sunroom	1,339	\$293,000	\$1,323	\$322,300	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$298,400	\$1,323	\$328,200	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$301,100	\$1,323	\$331,200	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$304,400	\$1,323	\$334,800	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$306,500	\$1,323	\$337,200	\$1,831
JADE/IVORY PLAN A					
2 Bedroom, 2 Bath, Sunroom	1,338	\$298,400	\$1,323	\$328,200	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,387	\$314,500	\$1,351	\$346,000	\$1,859
2 Bedroom, 2 Bath, Sunroom	1,387	\$319,900	\$1,351	\$351,900	\$1,859
JADE/IVORY PLAN B					
2 Bedroom, 2 Bath, Sunroom	1,425	\$323,600	\$1,379	\$356,000	\$1,887
2 Bedroom, 2 Bath, Sunroom	1,500	\$329,000	\$1,406	\$361,900	\$1,914
2 Bedroom, 2 Bath, Sunroom	1,500	\$339,600	\$1,406	\$373,600	\$1,914
2 Bedroom, 2 Bath, Sunroom	1,500	\$342,300	\$1,406	\$376,500	\$1,914
JADE/IVORY PLAN B2					
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$355,900	\$1,404	\$391,500	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$360,200	\$1,404	\$396,200	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$361,300	\$1,404	\$397,400	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$366,100	\$1,404	\$402,700	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,788	\$433,600	\$1,434	\$477,000	\$1,942

**Prices vary based on specific unit features and enhancements.*

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

9. REFUND OF ENTRANCE FEES

Under Option 1, the Entrance Fees are amortized over a period of 50 months at the rate of 2% per month. The amortization will start on the date of occupancy and amortize monthly until the termination date of the Residency Agreement and all personal property has been removed from the cottage or apartment. 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.

Under Option 2, 50% of the Entrance Fee will amortize over a period of 25 months at a rate of 4% per month. The other 50% of the Entrance Fee shall not be subject to amortization. The amortization will start on the date of occupancy and amortize monthly until the termination date of the Residency Agreement and all personal property has been removed from the

cottage or apartment. Fifty percent of an Entrance Fee plus any portion of an Entrance Fee 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

Martinsburg 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 MARTINSBURG, 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 Martinsburg, Inc.
437 Givler Drive
Martinsburg, PA 16662

Telephone No: (814) 793-3728

Homewood Living Martinsburg, Inc. (“Martinsburg”) is a nonprofit Maryland corporation, registered to do business in Pennsylvania, which provides a continuum of services consisting of residential housing for the elderly, personal care, and nursing care services.

2. **LOCATION AND DESCRIPTION**

Martinsburg is a continuing care retirement community (“CCRC”) located on a 67-acre parcel in a suburban setting in Blair County, Pennsylvania. The Martinsburg campus currently consists of 100 residential living single story cottages, 31 residential living apartments, 76 personal care apartments and 129 nursing care beds. Fifteen of the 76 licensed personal care beds and 45 of the 129 nursing care beds are designated for Alzheimer/Dementia patients. The campus includes a community center where administrative offices, small shops, dining rooms and other resident activity areas are located. Ample parking for residents is provided.

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

MARTINSBURG BOARD OF DIRECTORS

Daniel Hoover

[REDACTED]

John Eichelberger

[REDACTED]

Judy Winfield Hancock

[REDACTED]

Richard Bice

[REDACTED]

Mary Hendricks

[REDACTED]

Thad Rothrock

[REDACTED]

Richard Miller

[REDACTED]

Wendy Crampton

[REDACTED]

Robin Stern

[REDACTED]

MARTINSBURG CORPORATE OFFICERS

Mr. Richard Miller

[REDACTED]

President

Ms. Wendy S. 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 Martinsburg.

1. Experience of Provider

Martinsburg is an affiliate of the Homewood Living Ministries, Inc. (“Homewood”), a charitable, non-profit corporate system, controlled by Homewood. Homewood is a non-stock, non-profit Maryland corporation registered to do business in Pennsylvania and is the sole member of Martinsburg. Homewood provides administrative and fiscal services to all its affiliates within its controlled non-profit corporate system, and coordinates the total operations of Martinsburg and the following separate legal entities under Homewood’s 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, Inc. has been serving the needs of the elderly since 1932. Current resident population is as follows:

227 residential living
47 assisted living
72 nursing care

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

410 residential living
89 personal care
95 nursing care

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

550 residential living

53 assisted living

75 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

23 assisted living

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 1,565 members. Since 1951, the auxiliary membership has averaged 3,624 members annually from 50 churches in the Maryland, Pennsylvania and Virginia region. The auxiliary membership provides a strong communication, marketing, and volunteer network.

2. Management Agreement

Homewood provides administrative and management services to Martinsburg which includes billing, payroll, accounts payable, education, and human resources. As compensation for its services, Homewood receives a management fee equal to 5% of Martinsburg'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 in Goshen, 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 operation 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/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 in Columbia, South Carolina.

WENDY S. 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.

ROBIN STERN, Executive Director, has extensive experience managing continuing care retirement communities and joined Homewood in January 2022.

Prior to her current role, she worked for Asbury Communities for approximately 21 years, most recently as the vice president of operations and formerly as Executive Director at Epworth Manor in Tyrone, PA. She has also served as the nursing home administrator at the Lutheran Home at Hollidaysburg. Robin is licensed as a Nursing Home Administrator in Pennsylvania and holds a master's degree in management from Webster University, Colorado Springs, Colorado. She also has a bachelor's degree in social work from Juniata College, Huntingdon, Pennsylvania.

- B. The names and addresses of firms in which the Related Persons hold a 10% or greater interest and the names and addresses of firms which have a 10% 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 NONPROFIT ORGANIZATIONS & TAX STATUS OF PROVIDER

A. Martinsburg is an affiliate of the Homewood, 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 Plum Creek, Inc.
- Homewood Living Williamsport, Inc.
- Homewood Living Frederick, Inc.
- Homewood Living Spring House, Inc.

Martinsburg and Homewood are mission driven organizations. The members of the Board of Directors of Martinsburg are appointed by Homewood.

B. Homewood Living Ministries, Inc., Homewood Living Martinsburg, Inc., 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 Homewood nor any other affiliate of Martinsburg, or any other person or entity is responsible for the operational liabilities of Martinsburg 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 Martinsburg 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 Martinsburg who applies for admission to the health care center or personal care center, is given preference in order of admission over anyone else, but only if it is determined that Martinsburg 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 and carpeting
 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 systems monitored 24 hours per day
 13. Washer/Dryer
 14. Refrigerator, Range, Sink, Garbage Disposal, Microwave
 15. In apartments only-Gas and Electric are included
- B. The following items are the responsibility of the resident to contract and pay for:
1. Electricity
 2. Gas
 3. Cable television
 4. Telephone
 5. Medical and/or nursing care services
 6. Transportation
 7. Internet
- C. The following services are provided by Martinsburg for an additional fee.
1. Urgent Emergency Nursing Services - \$30.00 per hour
 2. Housekeeping - \$25.00/hour/person
 3. Laundry - \$26.00/hour
 4. Maintenance of personal property — \$26.00 per hour
 5. Pet Care - \$25.00/day - up to 2 visits per day
 6. Personal Transportation - \$21.00/hour + .67/mile round trip – 1 hour minimum
 7. Meals — monthly minimum:
 - a. Apartments - \$120.00 per person
 - b. Cottages - \$80.00 per person
 8. Additional meals - menu price
 9. Catering for anniversaries and other special events
 10. Guest cottage rentals - \$75.00 - \$145.00 per day
- 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 & MONTHLY SERVICE FEES: 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:

2025 MONTHLY FEES

Independent Living Southview Apartments

Option 1 - 50 Month Declining Balance Entrance Fee

Apartment Style	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
1 Bedroom	765	\$162,600	\$1,269	\$195,100	\$1,777
1 Bedroom/Den	711	\$166,200	\$1,269	\$199,400	\$1,777
1 Bedroom / Den - 1st floor	711	\$171,600	\$1,269	\$205,900	\$1,777
2 Bedroom	871	\$203,500	\$1,269	\$244,200	\$1,777
2 Bedroom - 1st floor	871	\$208,900	\$1,269	\$250,700	\$1,777

Option 2 - 50% Refundable Entrance Fee

Apartment Style	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
1 Bedroom	765	\$224,300	\$1,269	\$269,200	\$1,777
1 Bedroom/Den	711	\$229,300	\$1,269	\$275,200	\$1,777
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Option 1 - 50 Month Declining Balance Entrance Fee

Cottage Style	Sq. Ft.	SINGLE		COUPLE	
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
GOLDEN LANE					
2 Bedroom, 2 Bathroom	960	\$195,100	\$1,269	\$214,600	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,084	\$220,300	\$1,269	\$242,300	\$1,777
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2 Bedroom, 2 Bath, Sunroom	1,425	\$323,600	\$1,379	\$356,000	\$1,887
2 Bedroom, 2 Bath, Sunroom	1,500	\$329,000	\$1,406	\$361,900	\$1,914
2 Bedroom, 2 Bath, Sunroom	1,500	\$339,600	\$1,406	\$373,600	\$1,914
2 Bedroom, 2 Bath, Sunroom	1,500	\$342,300	\$1,406	\$376,500	\$1,914
JADE/IVORY PLAN B2					
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$355,900	\$1,404	\$391,500	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$360,200	\$1,404	\$396,200	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$361,300	\$1,404	\$397,400	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$366,100	\$1,404	\$402,700	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,788	\$433,600	\$1,434	\$477,000	\$1,942

Option 2 - 50% Refundable Entrance Fee

Cottage Style	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
GOLDEN LANE					
2 Bedroom, 2 Bathroom	960	\$269,300	\$1,269	\$296,200	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,084	\$304,000	\$1,269	\$334,400	\$1,777
SILVERY LANE					
2 Bedroom, 2 Bath, Sunroom	1,179	\$369,000	\$1,296	\$405,900	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,200	\$362,600	\$1,296	\$398,900	\$1,777
2 Bedroom, 2 Bath, Sunroom	1,200	\$376,500	\$1,296	\$414,200	\$1,777
COPPER & MEMORY LANE					
2 Bedroom, 2 Bath, Sunroom	1,339	\$411,700	\$1,323	\$452,900	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$303,800	\$1,323	\$334,200	\$1,831
DIAMOND CIRCLE					
2 Bedroom, 2 Bath, Sunroom	1,339	\$404,300	\$1,323	\$444,700	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$411,700	\$1,323	\$452,900	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$415,600	\$1,323	\$457,200	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$420,000	\$1,323	\$462,000	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,339	\$423,000	\$1,323	\$465,300	\$1,831
JADE/IVORY PLAN A					
2 Bedroom, 2 Bath, Sunroom	1,338	\$411,700	\$1,323	\$452,900	\$1,831
2 Bedroom, 2 Bath, Sunroom	1,387	\$434,800	\$1,351	\$477,400	\$1,859
2 Bedroom, 2 Bath, Sunroom	1,387	\$441,500	\$1,351	\$485,700	\$1,859
JADE/IVORY PLAN B					
2 Bedroom, 2 Bath, Sunroom	1,425	\$446,600	\$1,379	\$491,300	\$1,887
2 Bedroom, 2 Bath, Sunroom	1,500	\$454,000	\$1,406	\$499,400	\$1,914
2 Bedroom, 2 Bath, Sunroom	1,500	\$486,700	\$1,406	\$515,600	\$1,914
2 Bedroom, 2 Bath, Sunroom	1,500	\$472,500	\$1,406	\$519,800	\$1,914
JADE/IVORY PLAN B2					
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$491,200	\$1,404	\$540,300	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$497,100	\$1,404	\$546,800	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$498,600	\$1,404	\$548,500	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,500	\$505,300	\$1,404	\$555,800	\$1,914
2 Bedroom, 2 Bath, Sunroom, 2 Car Garage	1,788	\$598,300	\$1,434	\$658,100	\$1,942

For full details on the Entrance Fees and Monthly Service Fees refer to the 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 charge 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.

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

D. MONTHLY SERVICE FEE

Monthly Service Fee	Single Occupancy	Double Occupancy
Cottages	\$1,269 - \$1,434	\$1,777 - \$1,942
Apartment	\$1,269	\$1,777

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

E. DINING ROOM FEE

Apartments	\$120.00
Cottages	\$80.00

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 to pay 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

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

If Martinsburg chooses to adjust the fees, Martinsburg 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

The residents will have priority access on a space-available basis, over anyone else to nursing and personal care services at Martinsburg, 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, Martinsburg may transfer resident to an outside facility selected by the resident or Martinsburg.

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 Martinsburg 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 to Martinsburg for the installation of optional custom improvements. Martinsburg 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 Martinsburg 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 the 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, Martinsburg 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 Martinsburg but not, if applicable, any part of the Improvements Surcharge. Upon termination of the Residency Agreement, by Martinsburg 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 Martinsburg but not, if applicable, any part of the Improvements Surcharge in accordance to the provisions of the Residency Agreement.

After Occupancy:

Upon termination of the Residency Agreement by Martinsburg 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. Martinsburg shall have the right to deduct any amount owed Martinsburg from the refund due the resident.

The resident may elect to terminate occupancy at any time and for any reason by simply giving Martinsburg 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 or apartment. Any applicable refunds shall be made 30 days after a new resident occupies the Residence.

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 Martinsburg's Health Care Center or Personal Care Center, Martinsburg 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 Martinsburg 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 Martinsburg's Health Care Center or Personal Care Center. Any portion of the Health Care Credit remaining upon the death, discharge or voluntary departure from Martinsburg 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 the reserve requirement, Martinsburg has an operating reserve in the amount of \$360,172 as of year-end 2024. The following is a summary of the statutory liquid reserve calculation, as of December 31, 2024:

	2024	
10% of Projected Operation Expenses		
Projected Operating Expenses for the year ended December 31, 2025	\$ 5,099,743	
Less: Expenses attributable to the statutory reserve liquid asset for mortgage debt	-	
Less: Depreciation and amortization expense	<u>\$ (1,749,360)</u>	
Projected Operating Costs, excluding interest and depreciation	\$ 3,350,383	
<i>Reserve %</i>	<u>10%</u>	
Reserve Calculation - projected operating expenses	<u><u>\$ 335,038</u></u>	
Long-Term Financing		
Current Debt Service Requirements	<u>\$ 360,172</u>	
Applicable % of CCRC Residents	<table border="1" style="margin-left: auto; margin-right: auto;"><tr><td style="text-align: center;">100%</td></tr></table>	100%
100%		
Reserve Calculation - current debt service	\$ 360,172	
Conclusion - Greater of Projected Operating Expense or Current Debt Service		
Liquid Reserve Required	<u><u>\$ 360,172</u></u>	

Investment management decisions are the responsibility of Wendy S. 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

Martinsburg 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 for 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 Martinsburg 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, 2024, and December 31, 2023, 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 Martinsburg, Inc.

Exhibit A. Residency Agreement

Homewood Living Martinsburg, 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% 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.

Homewood Living Martinsburg, Inc.

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

Homewood Living Martinsburg, Inc.

	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024
HEALTH CARE					
SPECIAL CARE					
PRIVATE	361	372	387	426	447
SEMIPRIVATE	347	357	371	408	429
SKILLED NURSING					
PRIVATE	349	359	373	410	431
SEMIPRIVATE	331	341	355	391	411
PERSONAL CARE					
DEMENTIA CARE					
PRIVATE	240	247	257	283	297
SEMIPRIVATE	218	225	234	257	270
APARTMENTS					
1 BR	181	186	193	212	223
1 BR/DEN	186	192	200	220	231
2 BR	193	199	207	228	239
INDEPENDENT LIVING					
COTTAGES					
AVERAGE RENT	2,540	2,617	2,747	3,051	3204
MONTHLY SERVICE FEE	885	912	958	1,053	1106
2 BR	2,388	2,460	2,583	2,841	2983
1 BR/DEN	2,160	2,225	2,336	2,570	2699
1BR	2,029	2,090	2,195	2,415	2536
MONTHLY SERVICE FEE					
1BR	922	950	998	1,097	1208
2BR	935	963	1,011	1,112	1208
SECOND PERSON FEE	400	410	430	690	762

Homewood Living Spring House, Inc.

	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024
MONTHLY SERVICE FEE					
COTTAGE - original occupants only	740	754	805	886	930
COTTAGE	796	820	861	947	994
COTTAGE - double occupancy	1,185	1,219	1,291	1,407	1477
APARTMENT	842	867	910	1,001	1051
APARTMENT - double occupancy	1,242	1,277	1,340	1,461	1534
PERSONAL CARE*					
STANDARD UNIT	190	197	203		
Level 1			208	233	245
Level 2			233	261	274
Level 3			258	289	303
CORNER UNIT	223	230			
Level 1			245	274	288
Level 2			270	302	317
Level 3			295	330	347
APARTMENTS					
Level 1				277	392
Level 2				305	321
Level 3				333	351

**Levels of Care established 2022.*

**Apartments added in 2023 & 2024*

Homewood Living Plum Creek, Inc.

	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024
HEALTH CARE					
SPECIAL CARE					
PRIVATE	421	434	451	496	511
SEMIPRIVATE	385	397	413	454	468
SKILLED NURSING					
PRIVATE	413	425	442	486	501
SEMIPRIVATE	378	389	405	446	459
REHAB	446	459	477	525	541
PERSONAL CARE					
RESIDENTIAL	185	191	199	215	221
LEVEL 1	208	214	223	241	248
LEVEL 2	219	226	235	267	275
LEVEL 3				293	302
INDEPENDENT LIVING					
MONTHLY SERVICE FEE					
CLUSTER DOUBLE	1,238	1,273	1,336	1,438	1483
CLUSTER SINGLE	838	863	906	978	1008
APARTMENT DOUBLE	1,431	1,472	1,545	1,664	1716
APARTMENT SINGLE	1,031	1,062	1,115	1,204	1241
VILLA DOUBLE	1,525	1,569	1,647	1,774	1829
VILLA SINGLE	1,125	1,159	1,217	1,314	1354

Homewood Living Martinsburg, Inc.

Exhibit D. Average Annual Cost of Providing Services

EXPENSES:	Residential Living	Personal Care	Nursing
Total expenses including depreciation and interest:	\$4,900,543	\$5,369,363	\$16,965,674
Divide by: resident days:	59,315	27,216	40,007
Average annual cost per resident day X 365:	\$82.62	\$197.29	\$423.33
Average annual cost per resident:	\$30,156	\$71,010	\$154,514

Homewood Living Martinsburg, Inc.

Exhibit E. Audited Financial Statements