Disclosure Statement for

Homewood Living Spring House, Inc.

A Continuing Care Retirement Community

Located at:
150 Victoria Avenue
Everett, PA 15537
Phone: (814) 623-0349

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 Spring House. 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 Spring House, nor does it create any obligation on the part of Spring House.

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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HOMEWOOD LIVING SPRING HOUSE, 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 Spring House, Inc.
150 Victoria Avenue
Everett, Pennsylvania 15537

Telephone No: (814) 623-0349

2. NAME AND ADDRESS OF LICENSED PROVIDER

Homewood Living Spring House, Inc.
Doing Business as Homewood Living Spring House
150 Victoria Avenue
Everett, Pennsylvania 15537

Telephone No: (814) 623-0349

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

Juls Bratton, Director of Sales and Marketing
Homewood Living Spring House, Inc.
150 Victoria Avenue
Everett, PA 15537

Telephone No: (814) 623-0349

4. DESCRIPTION OF PHYSICAL PROPERTY

Homewood Living Spring House, Inc., (Spring House) is a non-profit Maryland corporation, registered to do business in Pennsylvania. As a non-profit whose mission is to honor Christ through faithful service to seniors and one another, Spring House operates a continuing care retirement community ("CCRC") located on a 49-acre parcel in a suburban setting near Everett, Bedford County, Pennsylvania. The Spring House campus currently consists of 34

personal care beds, 82 single-story residential living cottages and 34 residential living apartments. A license for the conversion of an additional 10 independent living apartments to personal care was received in 2025 and will be converted as the need arises. The campus also includes a community center where administrative offices, small shops, dining rooms, a swimming pool and other resident activity areas are located. Ample parking for residents is provided.

Nursing care services are not currently available on the Spring House campus. Spring House will operate in affiliation with its sister campus, Homewood Living Martinsburg, Inc. ("Martinsburg"), which consists of a 129-bed nursing care facility so that it can offer a continuum of care. Forty-five of the 129 nursing care beds are designated for Alzheimer/Dementia patients. The Martinsburg campus is located approximately 27 miles from Spring House.

The residents will have priority access on a space-available basis, over anyone else with the exception of residents of Martinsburg, to nursing care services at Spring House's sister campus, Martinsburg, but only if they satisfy all criteria for admission to the health care center.

If space is not immediately available at Martinsburg, Spring House will identify and assist the resident in making arrangements to transfer to local skilled nursing facilities.

5. MINIMUM AGE FOR ADMISSION

Minimum Age – 55
No exceptions for spouses/companions.
The Community 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 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. 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 Occupancy Date.

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

Spring House is an affiliate of the Homewood Living Ministries, Inc., d/b/a Homewood Living Ministries ("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 Spring House 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. d/b/a Homewood Living Foundation
- Homewood Living Martinsburg, Inc.,
- Homewood Living Plum Creek, Inc.,
- Homewood Living Williamsport, Inc., d/b/a Homewood Living Williamsport
- Homewood Living Frederick, Inc., d/b/a Homewood Living Frederick

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

Neither Homewood nor any other affiliate of Spring House, or any other person or entity is responsible for the liabilities of Spring House 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	118
Residents Personal Care	31
Residents Nursing Care	0
Residents Total	149

8. SAMPLE OF ENTRANCE AND MONTHLY SERVICE FEES

Spring House 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 percent of the Entrance Fee.

Homewood Living
Spring House

Residential Living Pricing

2026 FEES

APARTMENT STYLE	OPTION 1 - 50 MONTH DECLINING BALANCE				
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
1 Bedroom, Den	721	$165,600	$1,287	$182,200	$1,802
1 Bedroom	800	$155,200	$1,287	$170,800	$1,802
2 Bedroom, 2 Bath	851	$195,300	$1,287	$214,900	$1,802
2 Bedroom, 2 Bath	948	$217,700	$1,287	$239,500	$1,802
2 Bedroom, 2 Bath	1,014	$232,800	$1,287	$256,100	$1,802
2 Bedroom, 2 Bath Corner Unit	1,031	$236,700	$1,287	$260,400	$1,802
2 Bedroom, Executive Suite	1,162	$266,700	$1,287	$293,400	$1,802

APARTMENT STYLE	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE				
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
1 Bedroom, Den	721	$228,600	$1,287	$315,500	$1,802
1 Bedroom	800	$214,200	$1,287	$295,600	$1,802
2 Bedroom, 2 Bath	851	$269,600	$1,287	$372,100	$1,802
2 Bedroom, 2 Bath	948	$300,500	$1,287	$414,700	$1,802
2 Bedroom, 2 Bath	1,014	$321,300	$1,287	$443,400	$1,802
2 Bedroom, 2 Bath Corner Unit	1,031	$326,700	$1,287	$450,900	$1,802
2 Bedroom, Executive Suite	1,162	$368,100	$1,287	$508,000	$1,802

Effective 1/1/2026 **Prices vary based on specific unit features and enhancements.*

Resident Responsibilities: Internet, Phone and Cable

Monthly Fee Includes: Water, sewer, electric, gas, heating and air conditioning, interior and exterior maintenance, snow removal, lawn care, real estate taxes. scheduled group transportation, group activities, pest control, emergency call system, trash removal and use of all amenities.

Services for an additional fee: Catering, personal transportation, laundry, housekeeping, salon services, personal care services, therapy services.

Homewood Living
Spring House

Residential Living Pricing

2026 FEES

COTTAGE STYLE	Sq. Ft.	OPTION 1 - 50 MONTH DECLINING BALANCE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
PHASE 1: THE JUNIATA Victoria Avenue					
2 Bedroom, 1 Bath, No Garage	800	$183,700	$1,287	$202,100	$1,802
2 Bedroom, 1 Bath, 1 Car Garage	1,000	$211,700	$1,315	$232,900	$1,830
PHASE 2: THE SHENANDOAH Victoria, Village and Grand View Avenue					
2 Bedroom, 2 Bath, 1 Car Garage	1,456	$308,200	$1,400	$339,100	$1,915
2 Bedroom, 2 Bath, 2 Car Garage	1,456	$325,000	$1,400	$357,500	$1,915
2 Bedroom, 2 Bath, Stand Alone	1,456	$338,400	$1,400	$375,300	$1,915
PHASE 3: THE SUSQUEHANNA Raspberry Ridge and Promise Road					
2 Bedroom, 2 Bath, 1 Car Garage	1,600	$338,700	$1,428	$372,600	$1,943
2 Bedroom, 2 Bath, 2 Car Garage	1,675	$376,900	$1,456	$414,600	$1,971
2, Bedroom, 2 Bath, Standalone	1,675	$393,600	$1,456	$433,000	$1,971

Effective 1/1/2026 **Prices vary based on specific unit features.*

Monthly Fee Includes: Water, sewer, interior and exterior maintenance, snow removal, lawn care, real estate taxes. scheduled group transportation, group activities, pest control, emergency call system, trash removal and use of all amenities.

Resident Responsibilities: Electric, gas, telephone, internet, and cable

Services for an additional fee: Catering, personal transportation, laundry, housekeeping, salon services, personal care services, therapy services.

Homewood Living
Spring House

Residential Living Pricing

2026 FEES

COTTAGE STYLE	Sq. Ft.	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
PHASE 1: THE JUNIATA Victoria Avenue					
2 Bedroom, 1 Bath, No Garage	800	$253,600	$1,287	$350,000	$1,802
2 Bedroom, 1 Bath, 1 Car Garage	1,000	$292,200	$1,315	$403,300	$1,830
PHASE 2: THE SHENANDOAH Victoria, Village and Grand View Avenue					
2 Bedroom, 2 Bath, 1 Car Garage	1,456	$425,400	$1,400	$587,100	$1,915
2 Bedroom, 2 Bath, 2 Car Garage	1,456	$448,500	$1,400	$619,000	$1,915
2 Bedroom, 2 Bath, Stand Alone	1,456	$467,000	$1,400	$644,500	$1,915
PHASE 3: THE SUSQUEHANNA Raspberry Ridge and Promise Road					
2 Bedroom, 2 Bath, 1 Car Garage	1,600	$467,500	$1,428	$645,200	$1,943
2 Bedroom, 2 Bath, 2 Car Garage	1,675	$520,200	$1,456	$717,900	$1,971
2, Bedroom, 2 Bath, Standalone	1,675	$543,200	$1,456	$749,700	$1,971

Effective 1/1/2026 **Prices vary based on specific unit features.*

Monthly Fee Includes: Water, sewer, interior and exterior maintenance, snow removal, lawn care, real estate taxes. scheduled group transportation, group activities, pest control, emergency call system, trash removal and use of all amenities.

Resident Responsibilities: Electric, gas, telephone, internet, and cable

Services for an additional fee: Catering, personal transportation, laundry, housekeeping, salon services, personal care services, therapy services.

For full details on the Entrance Fees refer to the Disclosure Statement and 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 percent 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 percent of the Entrance Fee will amortize over a period of 25 months at a rate of 4 percent per month. The other 50 percent 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

Spring House 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 SPRING HOUSE, 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 Spring House, Inc.
150 Victoria Avenue
Everett, Pennsylvania 15537

Homewood Living Spring House, Inc. ("Spring House") is a nonprofit Maryland corporation, registered to do business in Pennsylvania that provides a continuum of services consisting of residential housing for the elderly and personal care services.

2. LOCATION AND DESCRIPTION

Spring House is located on a 49-acre parcel in a suburban setting near Everett, Bedford County, Pennsylvania. The Spring House campus currently consists of 32 personal care beds, 82 single-story residential living cottages and 30 residential living apartments. A license for the conversion of an additional 10 independent living apartments to personal care was received in 2025 and will be converted as the need arises. The campus also includes a community center where administrative offices, small shops, dining rooms, a swimming pool and other resident activity areas are located. Ample parking for residents is provided.

Nursing care services are not currently available on the Spring House campus. Spring House will operate in affiliation with its sister campus, Homewood Living Martinsburg, Inc. ("Martinsburg"), which consists of a 129-bed nursing care facility so that it can offer a continuum of care. Forty-five of the 129 nursing care beds are designated for Alzheimer/Dementia patients.

The residents will have priority access on a space-available basis, over anyone else with the exception of residents of Martinsburg, to nursing care services at Spring House's sister campus, Martinsburg, but only if they satisfy all criteria for admission to the health care center. The Martinsburg campus is located approximately 27 miles from Spring House.

If space is not immediately available at Martinsburg, Spring House will identify and assist the resident in making arrangements to transfer to local skilled nursing facilities.

A person who enters into a Residency Agreement for the occupancy of a residential living unit is not entitled to receive any nursing care services, personal care services, or any other health care services under the Resident's Residency Agreement. Personal care and nursing care services will be provided on a fee-for-service arrangement. A copy of the Residency Agreement is attached as **Exhibit A**.

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

The business, property, and affairs of Homewood Living Spring House 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 Spring House 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.

SPRING HOUSE BOARD OF DIRECTORS

Bill Stair
[redacted]

Thad Rothrock
[redacted]

Richard Miller
[redacted]

Mandi Cottle
[redacted]

Wendy Crampton
[redacted]

Arthur Halvorson
[redacted]

SPRING HOUSE CORPORATE OFFICERS

Richard Miller	President
[redacted]	
Wendy Crampton	Secretary/Treasurer
[redacted]	

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 Spring House.

1. Experience of Provider

Spring House is a nonprofit Maryland corporation formed on July 6, 2006, and registered to do business in Pennsylvania. Spring House's personal care and residential living components and the nursing care services component at Martinsburg are two separate legal entities with common control and management which is explained below:

Spring House 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 Spring House. Homewood provides administrative and fiscal services to all its affiliates within its controlled non-profit corporate system, and coordinates the total operations of Spring House and the following separate legal entities under Homewood's strategic control:

- **The Homewood Living Foundation, Inc.** manages the charitable funds of the organization.
- **Homewood Living Williamsport, Inc., d/b/a Homewood Living Williamsport** is the owner and operator of a Continuing Care Retirement Community which is located on 28 beautifully landscaped 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 Plum Creek, Inc.,** is the owner and operator of a Continuing Care Retirement Community located in Hanover, PA. Current Resident population is as follows:

  413 residential living
  83 personal care
  98 nursing care

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

  544 residential living
  55 personal care
  83 nursing 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. Service Agreements with Affiliated Entities

Spring House has entered into an agreement for nursing care services with its sister campus, Martinsburg, who will provide the nursing care component of the continuing care retirement community. Under this Agreement, a Spring House resident who requires nursing care services will enter into an Admissions Agreement with Martinsburg. The terms of the Service Agreement are available upon request.

3. Management Agreement

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

4. 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, California. 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.

MANDI COTTLE has been in the healthcare industry for more than 25 years as a social worker. Her experience includes working in memory care units, admissions, marketing, nursing and personal care. She has been a Personal Care Administrator for 20 years.

Ms. Cottle joined Homewood Living Martinsburg in 2001 and joined Homewood Living Spring House in 2022 as the Executive Director.

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 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, CHARIABLE, OR OTHER NON-PROFIT ORGANIZATIONS & TAX STATUS OF PROVIDER

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

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

B. Homewood, Spring House, 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 Spring House nor any other affiliate of Homewood, or any other person or entity is responsible for the liabilities of Spring House 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 Spring House which entitles such resident, subject to the terms and conditions of the Residency Agreement, to 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 Spring House who applies for admission to the sister corporation's health care center at the Martinsburg campus, is given preference in order of admission over anyone else with the exception of residents of Martinsburg, 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, 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 (n/a for apartments)
2. Gas (n/a for apartments)
3. Cable television
4. Telephone
5. Medical and/or nursing care services
6. Transportation
7. Internet

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. PET DEPOSIT - A non-refundable pet fee of $500.00 is required at the time of an approved pet application.

C. 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 and apartments. The Entrance Fees are as follows:

Homewood Living
Spring House

Residential Living Pricing

2026 FEES

APARTMENT STYLE	Sq. Ft.	OPTION 1 - 50 MONTH DECLINING BALANCE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
1 Bedroom, Den	721	$165,600	$1,287	$182,200	$1,802
1 Bedroom	800	$155,200	$1,287	$170,800	$1,802
2 Bedroom, 2 Bath	851	$195,300	$1,287	$214,900	$1,802
2 Bedroom, 2 Bath	948	$217,700	$1,287	$239,500	$1,802
2 Bedroom, 2 Bath	1,014	$232,800	$1,287	$256,100	$1,802
2 Bedroom, 2 Bath Corner Unit	1,031	$236,700	$1,287	$260,400	$1,802
2 Bedroom, Executive Suite	1,162	$266,700	$1,287	$293,400	$1,802

APARTMENT STYLE	Sq. Ft.	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		SINGLE		COUPLE	
1 Bedroom, Den	721	$228,600	$1,287	$315,500	$1,802
1 Bedroom	800	$214,200	$1,287	$295,600	$1,802
2 Bedroom, 2 Bath	851	$269,600	$1,287	$372,100	$1,802
2 Bedroom, 2 Bath	948	$300,500	$1,287	$414,700	$1,802
2 Bedroom, 2 Bath	1,014	$321,300	$1,287	$443,400	$1,802
2 Bedroom, 2 Bath Corner Unit	1,031	$326,700	$1,287	$450,900	$1,802
2 Bedroom, Executive Suite	1,162	$368,100	$1,287	$508,000	$1,802

Effective 1/1/2026 **Prices vary based on specific unit features and enhancements.*

Resident Responsibilities: Internet, Phone and Cable

Monthly Fee Includes: Water, sewer, electric, gas, heating and air conditioning, interior and exterior maintenance, snow removal, lawn care, real estate taxes. scheduled group transportation, group activities, pest control, emergency call system, trash removal and use of all amenities.

Services for an additional fee: Catering, personal transportation, laundry, housekeeping, salon services, personal care services, therapy services.

Homewood Living
Spring House

Residential Living Pricing

2026 FEES

COTTAGE STYLE		OPTION 1 - 50 MONTH DECLINING BALANCE			
	Sq. Ft.	Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
PHASE 1: THE JUNIATA Victoria Avenue					
2 Bedroom, 1 Bath, No Garage	800	$183,700	$1,287	$202,100	$1,802
2 Bedroom, 1 Bath, 1 Car Garage	1,000	$211,700	$1,315	$232,900	$1,830
PHASE 2: THE SHENANDOAH Victoria, Village and Grand View Avenue					
2 Bedroom, 2 Bath, 1 Car Garage	1,456	$308,200	$1,400	$339,100	$1,915
2 Bedroom, 2 Bath, 2 Car Garage	1,456	$325,000	$1,400	$357,500	$1,915
2 Bedroom, 2 Bath, Stand Alone	1,456	$338,400	$1,400	$375,300	$1,915
PHASE 3: THE SUSQUEHANNA Raspberry Ridge and Promise Road					
2 Bedroom, 2 Bath, 1 Car Garage	1,600	$338,700	$1,428	$372,600	$1,943
2 Bedroom, 2 Bath, 2 Car Garage	1,675	$376,900	$1,456	$414,600	$1,971
2, Bedroom, 2 Bath, Standalone	1,675	$393,600	$1,456	$433,000	$1,971

Effective 1/1/2026 **Prices vary based on specific unit features.*

Monthly Fee Includes: Water, sewer, interior and exterior maintenance, snow removal, lawn care, real estate taxes. scheduled group transportation, group activities, pest control, emergency call system, trash removal and use of all amenities.

Resident Responsibilities: Electric, gas, telephone, internet, and cable

Services for an additional fee: Catering, personal transportation, laundry, housekeeping, salon services, personal care services, therapy services.

Homewood Living
Spring House

Residential Living Pricing

2026 FEES

COTTAGE STYLE	Sq. Ft.	OPTION 2 - 50% REFUNDABLE ENTRANCE FEE			
		Entrance Fee	Monthly Service Fee	Entrance Fee	Monthly Service Fee
		BASE ENTRANCE FEE		WITH SECOND PERSON	
PHASE 1: THE JUNIATA Victoria Avenue					
2 Bedroom, 1 Bath, No Garage	800	$253,600	$1,287	$350,000	$1,802
2 Bedroom, 1 Bath, 1 Car Garage	1,000	$292,200	$1,315	$403,300	$1,830
PHASE 2: THE SHENANDOAH Victoria, Village and Grand View Avenue					
2 Bedroom, 2 Bath, 1 Car Garage	1,456	$425,400	$1,400	$587,100	$1,915
2 Bedroom, 2 Bath, 2 Car Garage	1,456	$448,500	$1,400	$619,000	$1,915
2 Bedroom, 2 Bath, Stand Alone	1,456	$467,000	$1,400	$644,500	$1,915
PHASE 3: THE SUSQUEHANNA Raspberry Ridge and Promise Road					
2 Bedroom, 2 Bath, 1 Car Garage	1,600	$467,500	$1,428	$645,200	$1,943
2 Bedroom, 2 Bath, 2 Car Garage	1,675	$520,200	$1,456	$717,900	$1,971
2, Bedroom, 2 Bath, Standalone	1,675	$543,200	$1,456	$749,700	$1,971

Effective 1/1/2026 **Prices vary based on specific unit features.*

Monthly Fee Includes: Water, sewer, interior and exterior maintenance, snow removal, lawn care, real estate taxes. scheduled group transportation, group activities, pest control, emergency call system, trash removal and use of all amenities.

Resident Responsibilities: Electric, gas, telephone, internet, and cable

Services for an additional fee: Catering, personal transportation, laundry, housekeeping, salon services, personal care services, therapy services.

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").

D. UNDER-70 PREMIUM The Entrance Fees are amortized over a period of 50 months at the rate of 2 percent 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 in accordance with the Residency Agreement.

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**.

E. MONTHLY SERVICE FEE

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

50 Month Declining Entrance Service Fee per month per unit	Single Occupancy	Double Occupancy
Cottages	$1,287 - $1,456	$1,802 - $1,971
Apartments	$1,287	$1,802

50% Refundable Entrance Service Fee per month per unit	Single Occupancy	Double Occupancy
Cottages	$1,287 - $1,456	$1,802- $1,971
Apartments	$1,287	$1,802

F. MONTHLY SERVICE FEE ADJUSTMENTS

Spring House has the right to adjust the Monthly Service Fees, Dining Fees and Service Fees.

If Spring House chooses to adjust the fees, Spring House 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 personal care services at Spring House, but only if they if they satisfy all criteria for admission to the personal care center.

Nursing care services are not currently available on the Spring House campus. Spring House will operate in affiliation with its sister campus, Homewood Living Martinsburg, Inc., ("Martinsburg"), which consists of a 76-bed personal care facility and 129-bed nursing care facility so that it can offer a continuum of care. The Martinsburg campus is located approximately 27 miles from Spring House.

Residents will have priority access on a space-available basis, over anyone else with the exception of residents of Martinsburg, to nursing care services at Spring House's sister campus, Martinsburg, but only if they satisfy all criteria for admission to the health care center.

In the event that there is insufficient space available in the nursing care center at Martinsburg, Spring House may transfer a resident to an outside facility selected by the resident or Spring House.

Upon admission to the personal care center at Spring House, or the nursing care center at Martinsburg, residents pay the applicable daily rate for the level of care provided and must continue to pay the Monthly Service Fee for their cottage 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 at Spring House or nursing care center at Martinsburg, an Admission Agreement is signed for that level of care and establishes the basis for charges for personal care or nursing care services. The cost for personal care at Spring House 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 at Spring House or the nursing care services at Martinsburg 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 Spring House for the installation of optional custom improvements. Spring House 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 Spring House approve 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, Spring House 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 as a result of a change in the resident's physical, mental or medical condition which precludes the resident from moving into the cottage, the resident will be entitled to a full refund of the Entrance Fee Deposit and/or the Entrance Fee paid to Spring House but not, if applicable, any part of the Improvements Surcharge. Upon termination of the Residency Agreement by Spring House 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 Spring House but not, if applicable, any part of the Improvements Surcharge in accordance with the provisions of the Residency Agreement.

After Occupancy:

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

The resident may elect to terminate occupancy at any time and for any reason by simply giving Spring House notice to that effect in writing at least 30 days prior to the date on which the resident intends to move out of the Unit. Any applicable refunds shall be made to the resident 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 Martinsburg's Health Care Center or Spring House's Personal Care Center, Spring House 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 in the 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 the Health Care Center or Personal Care Center. Any portion of the Health Care Credit remaining upon the death, discharge or voluntary departure from Spring House 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 percent 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 reserve requirement, using the historical method of calculation, Spring House has an operating reserve in the amount of $630,728 as of year-end 2025. The following is a summary of the statutory liquid reserve calculations, as of December 31, 2025:

		2025
10% of Projected Operating Expenses		
Projected Operating Expenses for the year ended December 31, 2026	$	3,796,738
Less: Expenses attributable to the statutory reserve liquid asset for mortgage debt		-
Less: Depreciation and amortization expense		(1,243,369)
Projected Operating Costs, excluding interest and depreciation	$	2,553,369
Reserve %		10%
Reserve Calculation - projected operating expenses	$	255,337
Long-Term Financing		
Current Debt Service Requirements	$	630,728
Applicable % of CCRC Residents		100%
Reserve Calculation - current debt service	$	630,728
Conclusion - Greater of Projected Operating Expense or Current Debt Service		
Liquid Reserve Required	**$**	**630,728**

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

Spring Houses 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 Spring House 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 Spring House, Inc.

Exhibit A. Residency Agreement

Homewood Living Spring House, Inc.

Exhibit B. Amortization Schedule/Contract Premiums

Age at Time of Occupancy	Contract Premium	Option 1 Amortization	Option 2 Amortization
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 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 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 Spring House, Inc.

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

	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

*Levels of Care established 2022.

*Apartments added in 2023 & 2024.

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 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 Spring House, Inc.

Exhibit D. Average Annual Cost of Providing Services

EXPENSES:	**Residential Living**	**Personal Care**	**Nursing**
Total expenses including depreciation and interest:	$3,655,356	$2,826,537	NA
Divide by: resident days:	42,995	9,891	NA
Average annual cost per resident day X 365:	$85.02	$285.77	NA
Average annual cost per resident:	$31,032	$104,306	NA

Homewood Living Spring House, Inc.

Exhibit E. Audited Financial Statements