Preserving the Tradition - Fulfilling the Mission

Maria Joseph Since 1962

Continuing Care Community

April 30, 2026

Mr. Michael Humphreys
Insurance Commissioner
Commonwealth of PA Insurance Department
Bureau of Financial Analysis
Strawberry Square Building Room #1345
320 Market St.
Harrisburg, PA 17120

RE: Annual Statement Filing
FYE 12/31/25
Filed via email to email address: ra-in-cerc@pa.gov

Dear Mr. Humphreys:

Enclosed please find the following information respectfully submitted with respect to the annual filing requirement for The Meadows at Maria Joseph Manor, a Continuing Care Retirement Community:

1. The Annual Disclosure Statement, dated May, 2026,
2. The CPA Audited Financial Report for FYE 12/31/25,
3. The CPA Qualification Letter for FYE 1231/25,
4. The Pro Forma Income Statement (Budget) for the upcoming fiscal year 2026,
5. The current Resident's Agreement,
6. A summary of the material differences of actual vs. pro forma income statement, for the fiscal year ended December 31, 2025, and
7. Statement regarding IRC Section 501 (c) (3) status.
8. Receipt for $750 Electronic Payment of Disclosure Statement Filing Fee.

Thank you for your cooperation. If additional information is required by your office, would you please telephone us at 570-275-4221, Ext. 2011? Thank you for your cooperation.

Very truly yours,

Richard J. Urick, CPA, Controller

Cc: Sr. Sara Swayze, Treasurer

MeadInsDepCF0430_26.doc

The Meadows
Independent Living
77 Tower View Circle
Danville, PA 17821
Phone: (570) 271-1000
Fax: (570) 271-0848

Maria Joseph Manor
Personal Care
1707 Montour Blvd.
Danville, PA 17821
Phone: (570) 275-4221
Fax: (570) 275-4711

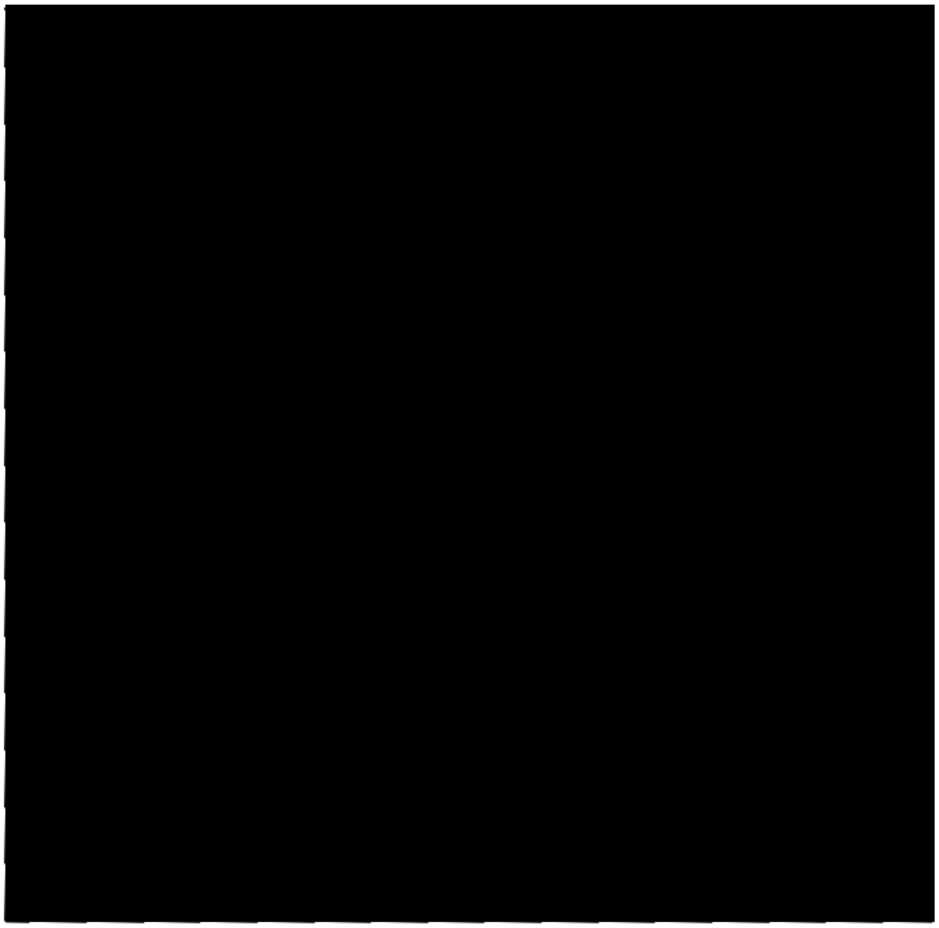
Nazareth Memory Center
Secured Personal Care
15 Schoolhouse Rd.
Danville, PA 17821
Phone: (570) 275-8701
Fax: (570) 275-4596

Emmanuel Center for Nursing & Rehabilitation
Skilled Care
11 Schoolhouse Rd.
Danville, PA 17821
Phone: (570) 275-6100
Fax: (570) 275-9056

[redacted]

Commonwealth of Pennsylvania

Invoice Payment



Meadows $750 Annual Filing Fee

Richard Urick 4/2/26

From:	Richard Urick
Sent:	Thursday, March 26, 2026 2:22 PM
To:	Polly Anderson
Subject:	$750 ACH Payment to Commonwealth of PA; Meadows Annual Insurance Disclosure Filing Fee
Attachments:	doc11091220260326141549.pdf

Polly, in this afternoon's email, received the $750 Annual Invoice for The Meadows Annual Insurance Disclosure Filing Fee.

Last year, we had to start making the payment via ACH.

Out of The Meadows bank a/c.

We didn't have any trouble with the ACH.

Would you be available to make this $750 ACH Payment again this year?

Thank you!

Richard

-----Original Message-----
From: Copier@mariajosephccc.org <Copier@mariajosephccc.org>
Sent: Thursday, March 26, 2026 2:16 PM
To: Richard Urick <RUrick@MariaJosephCCC.org>
Subject:

Do Not Reply

TASKalfa 3050ci
[00:c0:ee:a7:07:3d]
---

pennsylvania
INSURANCE DEPARTMENT

ELECTRONIC PAYMENT DUE 4/30/26

Continuing Care Retirement Community Provider Annual Disclosure Statement Filing Fee Invoice

MEADOWS AT MARIA JOSEPH MANOR, INC. (THE)

[redacted]

[redacted]

Date	Item	Amount
3/24/2026	CCRC Annual Disclosure Statement Filing Fee	$750
	Amount due:	**$ 750**

This invoice is a billing of all active CCRC annual disclosure statement filing fees for 2026.

To avoid potential enforcement action and penalties, payment must be received on or before 4/30/2026.

For payment, please visit the electronic payment service at https://www.bpp.ob.pa.gov/customer

- If making an ACH/Intellicheck payment from a corporate account, **before making a payment,** please notify your banking institution to add the Commonwealth of Pennsylvania, ACH ID#9049039603, to allow for ACH/Intellicheck payments.
- This link will connect to Office of Budget Payment Center.
- Go to "Make a Payment for an Accounts Receivable Invoice (not related to a loan)".
- Failure to select this option (paying an Accounts Receivable) will result in the payment not applying to your customer account.
- First time users click the "New Registration" link at the bottom to create an account.
- The following information is obtained from the invoice: customer number, invoice number, invoice date and invoice amount.
- After registration, click on "Payments" in the upper right corner, select "Invoices." The system will prompt the user through the payment process. (1)
- For Snap Pay questions, contact RA-OBCO_PYMTCENTER@pa.gov or 717-425-6724.
- If you cannot make payment online, **you must include a copy of the invoice with your check, or the payment will be returned.**

(1) Please be sure to print off a copy of the receipt, to proof of payment

CCRC ANNUAL DISCLOSURE STATEMENT FEE

Invoice ID: 1803334177

Due Date: 4/30/2026
Print Date: 3/24/2026

Payor ID: 10324

Payment Amount: $ 750.

Amount Due: $ 750

Questions or concerns?
Email us at ra-in-companylicense@pa.gov

Richard Urick

From: IN, Company Licensing <RA-IN-COMPANYLICENSE@pa.gov>
Sent: Thursday, March 26, 2026 1:46 PM
To: Richard Urick
Subject: CCRC Disclosure Statement Filing Fee
Attachments: 3494841.pdf

This invoice is a billing of all active CCRC annual disclosure statement filing fees for 2026.

To avoid potential enforcement action and penalties, payment must be received on or before 4/30/2026.

For payment, please visit the electronic payment service at https://www.bpp.ob.pa.gov/customer.

PLEASE NOTE:

- ACH/Intellicheck payments are free, but credit/debit card transactions are subject to a 2% transaction fee.
- If making an ACH/Intellicheck payment from a corporate account, **before making a payment**, please notify your banking institution to add the Commonwealth of Pennsylvania, ACH ID#9049039603, to allow for ACH/Intellicheck payments.
- To receive a receipt, you must include an email address during registration and/or payment.

TO MAKE A PAYMENT:

- This link above will connect to the Office of Budget Payment Center.
- Go to "Make a Payment for an Accounts Receivable Invoice not related to a loan."
- Failure to select this option (paying an Accounts Receivable) will result in the payment not applying to your customer account.
- First time users, click the "New Registration" link to create an account.
- The following information is obtained from the invoice: customer number, invoice number, invoice date and invoice amount.
- After registration, click on "Payments" in the upper right corner, then select "Invoices." The system will prompt the user through the payment process.
- Be sure to print the receipt as proof of payment.
- For Snap Pay (online payment) questions, contact RA-OBCO_PYMTCENTER@pa.gov or 717-425-6724.
- If you cannot make payment online, you must include a copy of the invoice with your check, or the payment will be returned.

- For any other questions, please contact the Company Licensing Division at ra-in-companylicense@pa.gov.

Electronic payments provide the convenience and peace of mind of immediate acknowledgement of payment.

Thank you for transitioning.
Company Licensing Division
Pennsylvania Insurance Department

You don't often get email from ra-in-companylicense@pa.gov. Learn why this is important

PRIOR YEAR - PYMNT DUE 4/30/25

Richard Urick

From: IN, Company Licensing <RA-IN-COMPANYLICENSE@pa.gov>
Sent: Monday, March 31, 2025 4:41 PM
To: Richard Urick
Subject: CCRC Disclosure Statement Filing Fee
Attachments: 3302218.pdf

This invoice is a billing of all active CCRC annual disclosure statement filing fees for 2025.

To avoid potential enforcement action and penalties, payment must be received on or before 4/30/2025.

For payment, please visit the electronic payment service at https://www.bpp.ob.pa.gov/customer.

PLEASE NOTE:

- ACH/Intellicheck payments are free, but credit/debit card transactions are subject to a 2% transaction fee.
- If making an ACH/Intellicheck payment from a corporate account, **before making a payment**, please notify your banking institution to add the Commonwealth of Pennsylvania, ACH ID#9049039603, to allow for ACH/Intellicheck payments.
- To receive a receipt, you must include an email address during registration and/or payment.

TO MAKE A PAYMENT:

- This link above will connect to the Office of Budget Payment Center.
- Go to "Make a Payment for an Accounts Receivable Invoice not related to a loan."
- Failure to select this option (paying an Accounts Receivable) will result in the payment not applying to your customer account.
- First time users, click the "New Registration" link to create an account.
- The following information is obtained from the invoice: customer number, invoice number, invoice date and invoice amount.
- After registration, click on "Payments" in the upper right corner, then select "Invoices." The system will prompt the user through the payment process.
- Be sure to print the receipt as proof of payment.
- For Snap Pay (online payment) questions, contact RA-OBCO_PYMTCENTER@pa.gov or 717-425-6724.
- If you cannot make payment online, you must include a copy of the invoice with your check, or the payment will be returned.

- For any other questions, please contact the Company Licensing Division at ra-in-companylicense@pa.gov.

Electronic payments provide the convenience and peace of mind of immediate acknowledgement of payment.

Thank you for transitioning.
Company Licensing Division
Pennsylvania Insurance Department

You don't often get email from ra-in-companylicense@pa.gov. Learn why this is important

pennsylvania
INSURANCE DEPARTMENT

Continuing Care Retirement Community Provider Annual Disclosure Statement Filing Fee Invoice

MEADOWS AT MARIA JOSEPH MANOR, INC. (THE)

[redacted]

Date	Item	Amount
3/27/2025	CCRC Annual Disclosure Statement Filing Fee	$750
	Amount due:	**$ 750**

This invoice is a billing of all active CCRC annual disclosure statement filing fees for 2025.

To avoid potential enforcement action and penalties, payment must be received on or before 4/30/2025.

For payment, please visit the electronic payment service at https://www.bpp.ob.pa.gov/customer

- If making an ACH/Intellicheck payment from a corporate account, **before making a payment,** please notify your banking institution to add the Commonwealth of Pennsylvania, ACH ID#9049039603, to allow for ACH/Intellicheck payments.
- This link will connect to Office of Budget Payment Center.
- Go to "Make a Payment for an Accounts Receivable Invoice not related to a loan".
- Failure to select this option (paying an Accounts Receivable) will result in the payment not applying to your customer account.
- First time users click the "New Registration" link to create an account.
- The following information is obtained from the invoice: customer number, invoice number, invoice date and invoice amount.
- After registration, click on "Payments" in the upper right corner, select "Invoices." The system will prompt the user through the payment process.
- For Snap Pay questions, contact RA-OBCO_PYMTCENTER@pa.gov or 717-425-6724.
- If you cannot make payment online, **you must include a copy of the invoice with your check, or the payment will be returned.**

CCRC ANNUAL DISCLOSURE STATEMENT FEE

Invoice ID: 1803191119

Due Date: 4/30/2025
Print Date: 3/27/2025

Payor ID: 10324

Payment Amount: $ 750.-

Amount Due: $ 750

Questions or concerns?
Email us at ra-in-companylicense@pa.gov

bakertilly

U:\Audit\Seqvi\Meadows_FYE_1231_25_Audit_Financial_Rpt_Insurance_Department_Qualification_Letter.pdf

ATTN: Michael Humphreys
Administration, PA Insurance Department
1326 Strawberry Square
Harrisburg, PA 17120

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of The Meadows at Marial Joseph Manor (the Organization) as of December 31, 2025, and for the year then ended, and have issued our report thereon dated April 28, 2026. In connection therewith, we advise you as follows:

- We are independent certified public accountants with respect to the Organization and conform to the standards of the accounting profession as contained in the Code of Professional Conduct and pronouncements of the American Institute of Certified Public Accountants, and the Rules of Professional Conduct of the Pennsylvania Board of Public Accountancy.

- The engagement Principal, who is a certified public accountant, has over 19 years of experience in public accounting and is experienced in auditing continuing care retirement communities. Members of the engagement team, most of whom have had experience in auditing continuing care retirement communities and some of whom are certified public accountants, were assigned to perform tasks commensurate with their training and experience.

- We understand that the Organization intends to file its audited financial statements and our report thereon with the Commonwealth of Pennsylvania Insurance Department (Insurance Department) and that the Commonwealth of Pennsylvania Insurance Commissioner (Insurance Commissioner) will be relying on that information in monitoring and regulating the financial condition of the Organization.

- While we understand that an objective of issuing a report on the financial statements is to satisfy regulatory requirements, our audit was not planned or conducted to satisfy all objectives or responsibilities of insurance regulators. In this context, the Organization and the Insurance Commissioner should understand that the objective of an audit of financial statements in accordance with auditing standards generally accepted in the United States of America is to form an opinion as to whether the financial statements, which are the responsibility and representations of management, present fairly, in all material respects, the financial position, results of operations, changes in net assets, and cash flows in conformity with accounting principles generally accepted in the United States of America. Consequently, under generally accepted auditing standards, we have the responsibility, within the inherent limitations of the auditing process, to design our audit to provide reasonable assurance that errors and fraud that have a material effect on the financial statements will be detected, and to exercise due care in the conduct of our audit. The concept of selective testing of the data being audited, which involves judgment both as to the number of transactions to be audited and as to the areas to be tested, has been generally accepted as a valid and sufficient basis for an auditor to express an opinion on financial statements. Thus, our audit, based on the concept of selective testing, is subject to the inherent risk that material errors or fraud, if they exist, would not be detected. In addition, an audit does not address the possibility that material errors or fraud may occur in the future. Also, our use of professional judgment and the assessment of materiality for the purpose of our audit means that matters may have existed that would have been assessed differently by you.

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

- It is the responsibility of the management of the Organization to adopt sound accounting policies, to maintain an adequate and effective system of accounts, and to establish and maintain internal control that will, among other things, provide reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America.

- The Insurance Commissioner should exercise due diligence to obtain whatever other information may be necessary for the purpose of monitoring and regulating the financial position of continuing care retirement communities and should not rely solely upon the independent auditors' report.

- We will retain the audit documentation prepared in the conduct of our audit until the Insurance Department has filed a Report of Examination covering the year ended December 31, 2025, but not longer than seven years. After notification to the Organization, we will make the audit documentation available for review by the Insurance Department at the offices of the Organization, at our offices, at the Insurance Department, or at any other reasonable place designated by the Insurance Commissioner. Furthermore, in the conduct of the aforementioned periodic review by the Insurance Department, photocopies of pertinent audit documentation may be made (under the control of the accountant) and such copies may be retained by the Insurance Department.

- The engagement principal has served in that capacity with respect to the Organization beginning in 2025, is licensed by the Pennsylvania Board of Public Accountancy, and is a member in good standing of the American Institute of Certified Public Accountants.

- To the best of our knowledge and belief, we are in compliance with the requirements of Section 7 of the NAIC's *Model Rule (Regulation) Requiring Annual Audited Financial Reports* regarding qualifications of independent certified public accountants.

This letter is intended solely for the information and use of the board of directors and management of the Organization and the Insurance Department and is not intended to be and should not be used by anyone other than these specified parties.

Baker Tilly US, LLP

Philadelphia, Pennsylvania
April 28, 2026

bakertilly

The Meadows at Maria Joseph Manor

Financial Statements

December 31, 2025 and 2024

U:/Audit/Senior Housing - FYE 12.31.25 - Audited Financial Report.pdf

The Meadows at Maria Joseph Manor

Table of Contents
December 31, 2025 and 2024

	Page
Independent Auditors' Report	1
Financial Statements	
Balance Sheets	3
Statements of Operations and Changes in Net Deficit	4
Statements of Cash Flows	5
Notes to Financial Statements	6

Independent Auditors' Report

To the Board of Trustees of
The Meadows at Maria Joseph Manor

Opinion

We have audited the financial statements of The Meadows at Maria Joseph Manor (the Meadows), which comprise the balance sheets as of December 31, 2025 and 2024, and the related statements of operations and changes in net deficit and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of The Meadows at Maria Joseph Manor as of December 31, 2025 and 2024, and the results of its operations, changes in its net deficit and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audits of the Financial Statements

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

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

In performing an audit in accordance with GAAS, we:

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

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

Baker Tilly US, LLP

Philadelphia, Pennsylvania
April 28, 2026

The Meadows at Maria Joseph Manor

Balance Sheets
December 31, 2025 and 2024

	2025	2024
Assets		
Current Assets		
Cash	$ 769,295	$ 53,590
Accounts receivable	71,895	67,096
Due from Maria Joseph Manor	666,320	1,140,201
Prepaid expenses and other current assets	58,176	55,491
Total current assets	1,565,686	1,316,378
Assets Whose Use is Limited		
Statutory minimum liquid reserve	120,748	137,282
Investments	668,035	570,373
Operating Lease, Right-of-Use Assets	809,767	380,205
Property and Equipment, Net	5,475,225	5,347,971
Total assets	$ 8,639,461	$ 7,752,209

	2025	2024
Liabilities and Net Deficit		
Current Liabilities		
Current maturities of long-term debt	$ 68,635	$ 133,976
Current maturities of operating lease obligations	5,483	2,697
Accounts payable	31,394	133,284
Due to Congregation of Sisters of Saints Cyril and Methodius	8,923	88,989
Accrued interest expense	112	112
Total current liabilities	114,547	359,058
Entrance Fee Deposits	180,686	141,831
Long-Term Debt, Net	-	102,155
Operating Lease Obligations, Net	804,284	377,508
Refundable Entrance Fees	3,659,955	3,770,980
Deferred Revenues From Nonrefundable Entrance Fees	7,342,576	6,788,655
Total liabilities	12,102,048	11,540,187
Net Deficit Without Donor Restrictions	(3,462,587)	(3,787,978)
Total liabilities and net deficit	$ 8,639,461	$ 7,752,209

See notes to financial statements

The Meadows at Maria Joseph Manor

Statements of Operations and Changes in Net Deficit
Years Ended December 31, 2025 and 2024

	2025	2024
Changes in Net Deficit Without Donor Restriction		
Resident service revenues, including amortization of deferred revenues from nonrefundable entrance fees of $743,706 in 2025 and $691,093 in 2024	$ 1,590,085	$ 1,492,752
Other income	209,470	181,943
Total operating revenue	1,799,555	1,674,695
Operating Expenses		
Salaries and wages	180,786	194,699
Depreciation	396,834	373,771
Utilities	226,716	195,280
Supplies and other expenses	205,248	229,966
Maintenance and repairs	183,443	125,442
Professional fees	123,760	95,705
Purchased services	181,870	173,908
Employee benefits	35,195	32,855
Insurance	64,988	44,411
Advertising	1,338	817
Interest	3,306	5,751
Land lease	21,024	12,118
Total operating expenses	1,624,508	1,484,723
Operating income	175,047	189,972
Nonoperating income		
Investment return	115,844	132,524
Revenue in excess of expenses	290,891	322,496
Other Changes in Net Assets Without Donor Restrictions		
Transfers from affiliate, net	34,500	-
Change in net deficit	325,391	322,496
Net Deficit, Beginning	(3,787,978)	(4,110,474)
Net Deficit, Ending	$ (3,462,587)	$ (3,787,978)

See notes to financial statements

The Meadows at Maria Joseph Manor

Statements of Cash Flows
Years Ended December 31, 2025 and 2024

	2025	2024
Cash Flows From Operating Activities		
Change in net deficit	$ 325,391	$ 322,496
Adjustments to reconcile change in net deficit to net cash provided by operating activities:		
Depreciation	396,834	373,771
Loss on disposal of property and equipment	6,021	11,452
Proceeds from entrance fees and deposits on existing units	1,384,675	958,045
Amortization of deferred revenues from nonrefundable entrance fees	(743,706)	(691,093)
Amortization of operating lease right-of-use asset	4,402	2,643
Realized gain on investments	(27,779)	(96,803)
Unrealized (gain) loss on investments	(40,495)	21,247
Transfers from affiliate, net	(34,500)	-
Changes in assets and liabilities:		
Accounts receivable	(4,799)	(16,739)
Due from Maria Joseph Manor	473,881	(238,039)
Prepaid expenses and other current assets	(2,685)	(17,339)
Accounts payable	(101,890)	(14,056)
Accrued interest expense	-	(62)
Due to Congregation of Sisters of Saints Cyrill and Methodius	(80,066)	7,755
Operating lease obligation	(4,402)	(2,643)
Net cash provided by operating activities	1,550,882	620,635
Cash Flows From Investing Activities		
Purchases of property and equipment	(530,109)	(660,572)
Net (purchases) sales of investments	(12,854)	367,644
Net cash used in investing activities	(542,963)	(292,928)
Cash Flows From Financing Activities		
Refunds of entrance fees and deposits	(525,883)	(404,745)
Proceeds from refundable entrance fees	366,665	190,555
Proceeds from transfers from affiliate, net	34,500	-
Repayment of long-term debt	(167,496)	(131,471)
Net cash used in financing activities	(292,214)	(345,661)
Net increase (decrease) in cash	715,705	(17,954)
Cash, Beginning	53,590	71,544
Cash, Ending	$ 769,295	$ 53,590
Supplemental Disclosure of Cash Flow Information		
Interest paid	$ 3,306	$ 5,813
Right-of-use assets obtained in exchange for operating lease obligations	$ 433,964	$ -
Cash paid in the measurement of operating lease liabilities	$ 21,024	$ 12,118

See notes to financial statements

1. Nature of Operations and Summary of Significant Accounting Policies

Nature of Operations

The Meadows at Maria Joseph Manor (the Meadows) is a not-for-profit continuing care retirement community in Danville, Pennsylvania registered with the Commonwealth of Pennsylvania in accordance with the Continuing Care Provider Registration and Disclosure Act (Act 82). The Meadows provides housing and related services to residents through the operation of a retirement village containing 100 independent living cottage units and 13 independent living townhouse units. The Congregation of Sisters of Saints Cyril and Methodius (the Congregation) sponsors the Meadows. The General Superior and the General Council of the Congregation are the members of the Meadows. In their capacity as members of the Meadows, the General Superior and the General Council of the Congregation have the right, among others, to appoint the trustees, officers and executive director of the Meadows, approve major capital expenditures and approve long-term borrowings.

The Meadows is supported primarily through the residents' monthly service fees and net proceeds upon the re-occupancy of units.

Use of Estimates

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

Cash and Deposit Risk

The Meadows maintains cash balances with local financial institutions in excess of federally insured limits. The Meadows has not experienced any losses in such accounts.

As a matter of policy, the Meadows does not consider investments that are temporarily in cash and cash equivalents to be subject to this disclosure.

Accounts Receivable

Accounts receivables are reported at estimated net realizable value considering implicit price concessions. Implicit price concessions associated with credit loss are based on management's judgmental assessment of historical collection experience by payor category. Throughout the year, management assesses the adequacy of price concessions based upon its review of aged claims, considering general economic conditions and other factors. Accounts are written off through credit loss expense when the Meadows has exhausted all collection efforts and determines accounts are impaired based on changes in resident credit worthiness.

Accounts receivable is considered fully collectible by management and, accordingly, no allowance for credit risk is considered necessary.

Assets Whose Use is Limited

Assets whose use is limited include assets set aside for Act 82 statutory reserve requirements.

Investments

Investments include assets designated by the Board of Trustees for future capital improvements which are measured at fair value in the accompanying balance sheets. Investments are generally not intended to be used for current operations.

Investments and Investment Risk

Investments are measured at fair value in the balance sheets. Investment income or loss (including realized and unrealized gains and losses on investments, interest, dividends and investment fees) is included in revenue in excess of expenses and change in net deficit without donor restrictions unless restricted by donor or law. Interest income is measured as earned on the accrual basis. Dividends are measured based on the ex-dividend date. Purchases and sales of securities and realized gains and losses are recorded on a trade-date basis.

The Meadows' investments are comprised of a variety of financial instruments and are managed by investment advisors. The fair values reported in the balance sheets are subject to various risks, including changes in the equity markets, the interest rate environment and general economic conditions. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the fair value of investment securities, it is reasonably possible that the amounts reported in the accompanying balance sheets could change materially in the near term.

Property and Equipment

Property and equipment acquisitions are recorded at cost. Depreciation is computed using the straight-line method based on the estimated useful life of each classification of depreciable asset (3-40 years).

Impairment losses are recognized in the statements of operations and changes in net deficit as a component of operating income as they are determined. The Meadows reviews its long-lived assets whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. In that event, the Meadows calculates the estimated future net cash flows to be generated by the asset. If those future net cash flows are less than the carrying value of the asset, an impairment loss is recognized for the difference between the estimated fair value and the carrying value of the asset. There were no impairment losses recognized as of December 31, 2025 or 2024.

Leases

Financial Accounting Standards Board's (FASB) Accounting Standards Update (ASU) No. 2016-02, *Leases (as amended) (Topic 842)*, require leases to recognize the assets and liabilities that arise from leases on the balance sheets. At lease inception, leases are classified as either finance leases or operating leases with the associated right-of-use asset and lease liability measured at the net present value of future lease payments. Operating lease right-of-use assets are expensed on a straight-line basis as lease expense over the noncancelable lease term. Lease expense for the Meadows' finance leases would be comprised of the amortization of the right-of-use asset and interest expense recognized based on the effective interest method. The Meadows does not have any finance leases.

The standard provides for several accounting policy elections, as follows:

- The Meadows has elected the policy not to separate lease and nonlease components for all asset classes.
- When the rate implicit in the lease is not determinable, rather than using the Meadows' incremental borrowing rate, the Meadows elected to use a risk-free discount rate for the initial and subsequent measurement of lease liabilities for all asset classes.
- The Meadows elected not to apply the recognition requirements to leases with an original term of 12 months or less, for which the Meadows is not likely to exercise a renewal option or purchase the asset at the end of the lease; rather, short-term leases will continue to be recorded on a straight-line basis over the lease term.

Additional required disclosures for Topic 842 are contained in Note 6.

Resident Entrance Fees and Deferred Revenues

Under entrance fee plans for the units, the Meadows receives payments in advance. Residents have three plan options to choose from.

Under Plan A, a resident is, generally, entitled to a refund equal to 90% of the entrance fee paid less a sum equal to 1% of the entrance fee paid for each full or partial month of occupancy of the unit. After 25 months, a minimum refund equal to 65% of the entrance fee paid will be due or payable.

Under Plan B, a resident is, generally, entitled to a refund equal to 90% of the entrance fee paid less a sum equal to 2% of the entrance fee paid for each full or partial month of occupancy of the unit. After 28 months, a minimum refund equal to 35% of the entrance fee paid will be due or payable.

Under Plan C, a resident is, generally, entitled to a refund equal to 90% of the entrance fee paid less a sum equal to 2% of the entrance fee paid for each full or partial month of occupancy of the unit. After 45 months, no refund is due or payable.

All refunds to residents are paid by the Meadows upon the re-occupancy of the unit and the receipt of a new entrance fee for the unit. The gross amount of contractual refund obligations under existing resident agreements as of December 31, 2025 and 2024 is approximately $5,400,000 and $5,300,000, respectively.

The guaranteed refund component of entrance fees is not amortized to income and is classified as refundable entrance fees in the accompanying balance sheets.

Fees paid by a resident upon entering into a residency agreement, net of the portion thereof that is refundable to the resident, are recorded as deferred revenues and are amortized into income using the straight-line method over annually adjusted estimated remaining life expectancies of the residents which approximates the period of time the goods and services under the agreements are expected to be transferred to residents. The unamortized portion is classified as deferred revenues from entrance fees in the balance sheets.

The majority of services provided to the Meadows' residents are paid for on a fee for service basis and are not included under the residents' contracts.

Donor-Restricted Gifts

Unconditional promises to give cash and other assets are reported at fair value at the date the promise is received. Conditional promises to give and indications of intentions to give are reported at fair value at the date the gift is received. The gifts are reported as net assets with restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with restrictions are reclassified as net assets without restrictions and reported in the statements of operations and changes in net deficit as net assets released from restrictions. No donor-restricted gifts were received in 2025 or 2024.

Net Assets (Deficit)

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

Net Assets (Deficit) Without Donor Restrictions - Net assets (deficit) available for use in general operations and not subject to donor restrictions. All revenues not restricted by donors and donor-restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net assets (deficit) without donor restrictions.

Net Assets With Donor Restrictions - Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates those resources be maintained in perpetuity. All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in net assets with donor restrictions. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions. The Meadows did not have any net assets with donor restrictions as of December 31, 2025 or 2024.

Measure of Operations

The statements of operations and changes in net deficit include the determination of revenue in excess of expenses (the Performance Indicator). Revenue in excess of expenses and change in net deficit without donor restrictions includes all operating revenues and expenses that are an integral part of its program activities or other nonoperating activities that are used to support its program activities. Transactions excluded from the Performance Indicator, consistent with industry practice, include transfers from affiliate and contributions restricted for long-lived assets.

Income Taxes

The Meadows is a not-for-profit corporation as described in Section 501(c)(3) of the Internal Revenue Code (IRC) and is exempt from federal income taxes on its exempt income under Section 501(a) of the IRC.

The Meadows accounts for uncertainty in income taxes using a recognition threshold of more likely than not to be sustained upon examination by the appropriate taxing authority. Measurement of the tax uncertainty occurs if the recognition threshold has been met. Management determined that there were no tax uncertainties that met the recognition threshold in 2025 and 2024.

Reclassifications

Certain reclassifications have been made to the 2024 financial statements in order to conform to the 2025 presentation.

Subsequent Events

The Meadows evaluated subsequent events for recognition or disclosure through April 28, 2026, the date the financial statements were available to be issued.

2. Net Resident Service Revenues

Net resident service revenues are reported at the amount that reflects the consideration the Meadows expects to receive in exchange for the services provided. These amounts are due from residents or their estates. Performance obligations are determined based on the nature of the services provided. Net resident service revenues are recognized as performance obligations are satisfied.

Net resident service revenues are primarily comprised of independent living revenue streams, which are derived from providing housing and independent living services to residents at a stated daily or monthly fee, net of any explicit or implicit price concessions. The Meadows has determined that the services included in the stated daily or monthly fee for each level of care represent a series of distinct services that have the same timing and pattern of transfer. Therefore, the Meadows considers the services provided to residents in each level of care to be one performance obligation which is satisfied over time as services are provided. As such, independent living revenues are recognized on a daily or month-to-month basis as services are rendered.

The Meadows disaggregates revenue from contracts with customers by type of service as this depicts the nature, amount, timing and uncertainty of its revenue and cash flows as affected by economic factors. All independent living revenues are private pay.

Net resident service revenues consist of the following for the years ended December 31:

	2025	2024
Independent living rental units	$ 846,379	$ 801,659
Amortization of deferred revenues from nonrefundable entrance fees	743,706	691,093
Total	$ 1,590,085	$ 1,492,752

Payment terms and conditions for the Meadows' resident contracts vary by contract type, although terms generally include payment to be made within 30 days. Net resident service revenues for recurring and routine monthly services are generally billed monthly in advance. Net resident service fee revenues for ancillary services are generally billed monthly in arrears. Additionally, nonrefundable entrance fees are generally billed and collected in advance of move-in. Revenues collected from residents in advance are recognized as deferred revenues until the performance obligations are satisfied and are included in refundable entrance fees or deferred revenues from nonrefundable entrance fees in the accompanying balance sheets, as appropriate. These amounts are amortized into income over the resident's life expectancy. The Meadows applies the practical expedient in Accounting Standards Codification 606, and therefore, does not disclose amounts for remaining performance obligations that have original expected durations of one year or less.

Contract Balances

Contract liabilities represent the Meadows's obligation to transfer goods or services to a resident for which the Meadows has received consideration (or the amount is due) from the resident.

The Meadows's beginning and ending contract liabilities are separately presented on the balance sheets as of December 31, 2025 and 2024. The Meadows does not have any contract assets. Contracts liabilities as of December 31, 2023 include deferred revenues from entrance fees in the amount of $6,565,873.

3. Fair Value Measurements, Investments and Assets Whose Use is Limited

The Meadows measures its investments and assets whose use is limited at fair value on a recurring basis in accordance with accounting principles generally accepted in the United States of America. Fair value is defined as the price that would be received to sell an asset or the price that would be paid to transfer a liability in an orderly transaction between market participants at the measurement date. The framework established for measuring fair value includes a hierarchy used to classify the inputs used in measuring fair value. The hierarchy prioritizes the inputs used in determining valuations into three levels. The level in the fair value hierarchy within which the fair value measurement falls is determined based on the lowest level input that is significant to the fair value measurement.

The levels of the fair value hierarchy are as follows:

Level 1 - Fair value is based on unadjusted quoted prices in active markets that are accessible to the Meadows for identical assets or liabilities. These generally provide the most reliable evidence and are used to measure fair value whenever available.

Level 2 - Fair value is based on significant inputs, other than Level 1 inputs, that are observable either directly or indirectly for substantially the full term of the asset or liability through corroboration with observable market data. Level 2 inputs include quoted market prices in active markets for similar assets or liabilities, quoted market prices in markets that are not active for identical or similar assets or liabilities and other observable inputs.

Level 3 - Fair value would be based on significant unobservable inputs. Examples of valuation methodologies that would result in Level 3 classification include option pricing models, discounted cash flows and other similar techniques.

The table below presents the balances of assets measured on a recurring basis, at fair value, as of December 31:

	2025			
	Totals	**Level 1**	**Level 2**	**Level 3**
Investments and assets whose use is limited:				
Marketable equity securities	$ 483,827	$ 483,827	-	$ -
Equity mutual funds	44,865	44,865	-	-
Mortgage-backed fixed income securities	51,411	-	51,411	-
U.S. government and agency securities	67,483	-	67,483	-
Corporate bonds, investment-grade	71,392	-	71,392	-
Subtotal measured at fair value	718,978	$ 528,692	$ 190,286	$ -
Cash and cash equivalents [1]	69,805			
Total	$ 788,783			

	2024			
	Totals	**Level 1**	**Level 2**	**Level 3**
Investments and assets whose use is limited:				
Marketable equity securities	$ 369,694	$ 369,694	$ -	$ -
Equity mutual funds	44,192	44,192	-	-
Mortgage-backed fixed income securities	67,162	-	67,162	-
U.S. government and agency securities	42,976	-	42,976	-
Corporate bonds, investment-grade	71,885	-	71,885	-
International bonds	1,925	-	1,925	-
Subtotal measured at fair value	597,834	$ 413,886	$ 183,948	$ -
Cash and cash equivalents [1]	109,821			
Total	$ 707,655			

[1] Amounts presented in this table are intended to permit reconciliation of the fair value hierarchy to amounts presented in the balance sheets.

The following methods were used by the Meadows in estimating the fair value of its financial instruments. There have been no changes in methodologies used as of December 31, 2025 and 2024.

Marketable Equity Securities and Equity Mutual Funds - Valued based on quoted market prices.

U.S. Government and Agency Securities, International Bonds, Corporate Bonds and Mortgage-Backed Fixed Income Securities - Valued based on estimated quoted market prices of similar securities.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Meadows believes its valuation methodologies are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Investment return is comprised of the following for the years ended December 31:

	2025	2024
Investment return:		
Interest and dividend income	$ 54,596	$ 65,496
Realized gain	27,779	96,803
Investment fees	(7,026)	(8,528)
Unrealized gain (loss)	40,495	(21,247)
Total	$ 115,844	$ 132,524

Pennsylvania Department of Insurance Required Disclosures

As a continuing care provider, the Meadows is required to maintain a minimum liquid reserve to be in compliance with the Continuing Care Provider Registration and Disclosure Act. The minimum reserve is equal to the greater of total interest and principal payments on long-term debt due within the next 12 months or 10% of projected annual operating expenses, less related depreciation and amortization.

The minimum reserve as of December 31, 2025, is calculated as follows:

Projected annual operating expense for 2026	$ 1,623,260	
Less depreciation and amortization expense	415,782	
Expenses subject to reserve requirement	1,207,478	
Statutory requirement	10%	
Total	$ 120,748	(a)
Projected annual debt service for 2026	$ 68,635	(b)
Greater of (a) or (b) above	$ 120,748	

4. Property and Equipment

Property and equipment consist of the following as of December 31:

	2025	2024
Cottage units	$ 12,191,364	$ 11,864,551
Land improvements	3,700,234	3,692,082
Townhouse units	1,797,697	1,774,286
Community center	989,435	965,866
Appliances	585,557	545,625
Furniture and equipment	369,928	371,593
Vehicle	101,758	101,758
Construction in progress	217,025	118,892
Total	19,952,998	19,434,653
Less accumulated depreciation	14,477,773	14,086,682
Property and equipment, net	$ 5,475,225	$ 5,347,971

5. Long-Term Debt

In September 2016, the Meadows entered into an unsecured term note with the Congregation for $1,250,000. The proceeds of this note were used to pay off the outstanding obligations of the Geisinger Authority Revenue Note, Series 1993, pay the termination fees related to the swap agreement and provide working capital to the Meadows. The terms of the loan agreement state that the note will be repaid in monthly installments of $11,440, including interest at a fixed rate of 1.89%, through September 2026.

Long-term debt consists of the following as of December 31:

	2025	2024
Congregation unsecured term note	$ 68,635	$ 236,131
Less current portion	(68,635)	(133,976)
Total long-term debt, net	$ -	$ 102,155

6. Leases

The Meadows has three land leases with the Congregation on which its cottages and townhouses are located. The Meadows also leases space from Maria Joseph Manor. The leases with the Congregation have an initial lease term of 99 years and 90 years, which expires on April 2092 and April 2115, respectively. The Meadows lease with Maria Joseph Manor is for a term of 29 years. The payment structure of the Meadows' leases includes regular escalation clauses that are variable in nature and dependent upon published indices. Expenses related to these payments are recorded in operating expenses. Accordingly, the Meadows has established the lease term based on the noncancellable base term in the lease agreement. The Meadows' lease agreement does not contain any material residual value guarantees or material restrictive covenants. The Meadows does not have any finance leases.

Right-of-use assets represent the Meadows's right to use an underlying asset for the lease term, while lease liabilities represent the Meadows's obligation to make lease payments arising from the lease. Right-of-use assets and lease liabilities are recognized at the commencement date of a lease based on the net present value of lease payments over the lease term.

The Meadows's lease may include options to renew or terminate the lease. The exercise of lease renewal or early termination options is at the Meadows's sole discretion. The Meadows regularly evaluates the renewal and early termination options and when they are reasonably certain of exercise, the Meadows includes such options in the lease term.

In determining the discount rate used to measure the right-of-use assets and lease liabilities, the Meadows uses the rate implicit in the lease, or if not readily available, the Meadows uses a risk-free rate based on U.S. Treasury note or bond rates for a similar term.

Right-of-use assets are assessed for impairment in accordance with the Meadows's long-lived asset policy. Then Meadows reassesses lease classification and remeasures right-of-use assets and lease liabilities when a lease is modified, and that modification is not accounted for as a separate new lease or upon certain other events that require reassessment.

The Meadows makes significant assumptions and judgments in evaluating leases. In particular, the Meadows:

- Evaluated whether a contract contains a lease, by considering factors such as whether the Meadows obtained substantially all rights to control an identifiable underlying asset and whether the lessor has substantive substitution rights;
- Determined whether contracts contain embedded leases;
- Determined the discount rate used to measure the lease liability.

Operating lease right-of-use assets and liabilities, including current and long-term portions, are presented on the face of the balance sheets.

Future minimum payments under operating leases as of December 31, 2025 were as follows:

Years ending December 31:	
2026	$ 32,765
2027	32,765
2028	32,765
2029	32,765
2030	32,765
Thereafter	1,953,062
Total lease payments	2,116,887
Less present value discount	(1,307,120)
Total lease liabilities	809,767
Less current portion	(5,483)
Long-term obligation	$ 804,284

Operating lease costs incurred were $21,024 in 2025 and $12,118 in 2024 and are included in land lease expense in the statements of operations and changes in net deficit.

The weighted-average remaining lease term was 63 years and 67 years as of December 31, 2025 and 2024, respectively, while the weighted-average discount rate was 3.94% and 2.01% as of December 31, 2025 and 2024, respectively.

7. Related-Party Transactions

In addition to the term note with the Congregation, the Meadows has the following related-party transactions with the Congregation and Maria Joseph Manor (the Manor), a controlled entity of the Congregation:

- The Manor provides certain management and support services to the Meadows. The Manor billed the Meadows approximately $138,000 and $189,000 in 2025 and 2024, respectively.
- The Meadows had a balance due from the Manor of $666,320 and $1,140,201 as of December 31, 2025 and 2024, respectively. In addition to amounts receivable in the normal course of operations, this amount includes various advances provided to the Manor (demand notes payable) from the Meadows bearing interest at mid-term applicable federal rates. As of December 31, 2025 and 2024, advances totaled $564,000 and $964,000, respectively, with interest accrued in the amount of $65,755 and $73,213, respectively.
- The Meadows owes the Congregation approximately $8,900 and $89,000 for expenses in the general course of operations paid for by the Congregation on behalf of the Meadows as of December 31, 2025 and 2024, respectively.
- The Congregation transfer $34,500 in 2025 to the Meadows.
- The Meadows began leasing space from Maria Joseph Manor during 2025 for an annual amount of $8,860. Lease expense was $5,907 for the year ended December 31, 2025.

- In June 2018, the Geisinger Authority issued $7,600,000 of Revenue Bonds (the 2018 Bonds) on behalf of the Manor. The 2018 Bonds were privately placed with a bank. The Meadows and the Manor collectively are considered members of the Obligated Group. The long-term debt is secured by gross revenues of the Obligated Group, together with a lien on, and security interest in substantially all of the assets of the Obligated Group. The Obligated Group is required to maintain certain financial covenants. The 2018 Bonds had an outstanding balance of $6,263,107 and $6,488,664 as of December 31, 2025 and 2024, respectively.

The estimated amount of the Obligated Group's asset collateral exceeds the amount of the debt obligation, and therefore, significant losses are not anticipated. As such, there is currently no recorded liability for potential losses related to this, nor is there any liability for the Meadows to stand ready to fund the outstanding debt. Based on information gathered as part of its monitoring process, the Meadows believes there is only a remote possibility that the Manor will not remain current with its debt payments and the Meadows will be required to assume the debt obligation.

8. Contingencies

The senior services industry is subject to numerous laws, regulations and administrative directives of federal, state and local governments and agencies. Compliance with these laws, regulations and administrative directives is subject to future government review and interpretation as well as regulatory actions unknown or unasserted at this time. Government activity continues to increase with respect to investigations and allegations concerning possible violations by healthcare providers of fraud and abuse statutes and regulations, which could result in the imposition of significant fines and penalties as well as significant repayments for resident services previously billed. Management is not aware of any material incidents of noncompliance; however, the possible future financial effects of this matter on the Meadows, if any, are not presently determinable.

9. Liquidity and Availability

Financial assets available for general expenditures within one year of the balance sheets date consist of the following as of December 31:

	2025	2024
Cash and cash equivalents	$ 769,295	$ 53,590
Accounts receivable	71,895	67,096
Total	$ 841,190	$ 120,686

The Meadows has certain investments that could be made available, if necessary. As stated in Note 3, the Meadows designated a portion of its investments as a statutory minimum liquid reserve to comply with the requirements of Act 82 and thus they are not included in the schedule above. Although the Meadows does not intend to utilize the Act 82 reserves for general expenditures as part of its annual budget and approval process, amounts designated as Act 82 reserves could be made available, as necessary. The Act 82 reserves are separately disclosed on the balance sheets and do not have third party restrictions or limitations on the withdrawal and subsequent liquidation of such funds.

As part of the Meadows' liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due.

10. Functional Expenses

The Meadows provides services and housing to its residents. Expenses related to providing these services for the years ended December 31 are as follows:

	2025		
	Healthcare Services	General and Administrative	Total
Salaries and wages	$ 138,955	$ 41,831	$ 180,786
Depreciation	396,834	-	396,834
Utilities	226,716	-	226,716
Supplies and other expenses	91,074	114,174	205,248
Maintenance and repairs	183,443	-	183,443
Professional fees	101,665	22,095	123,760
Purchased services	181,870	-	181,870
Employee benefits	27,051	8,144	35,195
Insurance	64,988	-	64,988
Advertising	858	480	1,338
Interest	-	3,306	3,306
Land lease	21,024	-	21,024
Total	$ 1,434,478	$ 190,030	$ 1,624,508

	2024		
	Healthcare Services	General and Administrative	Total
Salaries and wages	$ 157,382	$ 37,317	$ 194,699
Depreciation	373,771	-	373,771
Utilities	195,280	-	195,280
Supplies and other expenses	140,190	89,776	229,966
Maintenance and repairs	125,442	-	125,442
Professional fees	77,034	18,671	95,705
Purchased services	173,908	-	173,908
Employee benefits	26,558	6,297	32,855
Insurance	44,411	-	44,411
Advertising	285	532	817
Interest	-	5,751	5,751
Land lease	12,118	-	12,118
Total	$ 1,326,379	$ 158,344	$ 1,484,723

The financial statements report certain expense categories that are attributable to more than one health care service or support function. Therefore, these expenses require an allocation on a reasonable basis that is consistently applied. Certain expense categories above, including depreciation and utilities, are attributable to more than one program service or support function. The Meadows believes substantially all utilities and depreciation is applicable to resident services. As such, these expenses were reported in the healthcare services columns above.

THE MEADOWS AT MARIA JOSEPH MANOR, INC.
DISCLOSURE STATEMENT

May 2026

THE ISSUANCE OF A CERTIFICATE OF AUTHORITY DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT OF THE MEADOWS AT MARIA JOSEPH MANOR BY THE PENNSYLVANIA DEPARTMENT OF INSURANCE, NOR IS IT EVIDENCE OF, NOR DOES IT ATTEST TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET OUT IN THE DISCLOSURE STATEMENT.

THE MEADOWS AT MARIA JOSEPH MANOR, INC.
77 Tower View Circle
Danville, PA 17821

(570) 271-1000

U:\RICH\WORD\MeadowsDisclosureStatement_Cover Sheet.doc

THE MEADOWS AT MARIA JOSEPH MANOR, INC.
DISCLOSURE STATEMENT

BACKGROUND

The MEADOWS at Maria Joseph Manor ('The MEADOWS') is a continuing care retirement community developed on a 57-acre site located adjacent to Maria Joseph Manor. The address of the community is 77 Tower View Circle, Danville, PA 17821. The MEADOWS at Maria Joseph Manor is a Pennsylvania nonprofit 501 (c) (3) corporation with its principal office at the same address. The MEADOWS is affiliated with Maria Joseph Manor, Inc. and the Congregation of the Sisters of Saints Cyril and Methodius, Inc., the owners and operators of the existing long-term care and personal care facilities. Both organizations are nonprofit, tax-exempt organizations. The General Superior and General Council of the Congregation of the Sisters of Saints Cyril and Methodius, Inc. (the Congregation) serve as 'members' of The MEADOWS and Maria Joseph Manor, Inc. In that capacity, the Members of the corporation appoint the Board of Trustees for The MEADOWS and Maria Joseph Manor, Inc. Certain additional powers also are granted to the General Superior and General Council.

The Trustees of The MEADOWS at Maria Joseph Manor, Inc. are vested with the authority to manage the affairs of the continuing care retirement community. The Officers and Trustees of The MEADOWS serve on a voluntary basis and receive no remuneration for their activities as a Trustee or Officer. The names and business addresses for each of the Officers and Trustees are attached as Exhibit A.

The Executive Director of The MEADOWS has full time on-site, operational and management responsibility.

DESCRIPTION

The MEADOWS at Maria Joseph Manor is located on 57 rolling acres in Danville, Pennsylvania, adjacent to Maria Joseph Manor, an on-site assisted living community and Emmanuel Nursing and Rehabilitation

Center, a state of the art skilled nursing and rehabilitation center. The community consists of 100 independent living cottages, 12 independent living townhouse units, one apartment/suite, and a Community Center building. The MEADOWS offers one and two bedroom cottages arranged in a convenient neighborhood setting. Well-lighted streets and landscaped walkways place all cottages within easy walking distance of the community building and the Manor.

Four different residence models and a townhouse unit are offered: one–bedroom and den, one–bedroom and den duplex, two–bedroom and two–bedroom and den. One–bedroom cottages include one bath and the two bedroom models/townhouses include two baths.

Each residence also features:

- Attached garage with automatic door opener
- Wall-to-wall carpeting
- Quality vinyl flooring in kitchen and baths
- Generous closets
- Washer and dryer
- Individual temperature control
- Rear decks on cottages
- Extended patio areas at townhouses

SERVICES

Services are provided in accordance with the terms of The MEADOWS at Maria Joseph Manor, Inc. Resident Agreement, a copy of which is attached as Exhibit B. Services provided by The MEADOWS include:

- Grounds keeping, snow and trash removal
- Exterior maintenance of the cottage/townhouse
- Annual heavy housekeeping
- Scheduled local transportation
- 24 hour emergency response
- Social and recreational activities

Section III of the Resident Agreement provides additional details concerning these services as well as optional services, which are available for an additional charge. Optional services include access to the dining facilities at Maria Joseph Manor for up to three meals per day.

Residents requiring nursing care or personal care will receive priority admission to Maria Joseph Manor or Emmanuel Center for Nursing and Rehabilitation for either temporary or long–term stays. Additional details concerning the nursing and personal care services are included in Section IV of the Resident Agreement.

Unless disclosed herein, no officer, director, manager, or other person having 10% or greater beneficial or equity interest in the Provider, has 10% greater interest in a professional service, firm, association, trust, partnership, or corporation which has or presently intends to provide goods, leases, or services to the facility of a value of $500 or more, within any year.

None of the individuals required to be disclosed herein, including those individuals listed in Exhibit A Board of Trustees, have been convicted of a felony or pled nolo contendere to a felony charge or have been held liable or enjoined in a civil action by final judgement involving fraud, embezzlement, fraudulent conversion, or misappropriation of property. The business address of The Meadows at Maria Joseph Manor is 1707 Montour Blvd., Danville, PA 17821.

ENTRANCE FEES AND MONTHLY SERVICE FEES

Residents of The MEADOWS at Maria Joseph Manor pay a one time Entrance Fee and a recurring Monthly Service Fee. Upon reservation of a cottage/townhouse and execution of the Resident Agreement, the Resident pays ten (10) percent of the Entrance Fee (less the $1,000 Priority Reservation Deposit). The remaining ninety (90) percent is due upon occupancy.

Three Entrance Fee refund plans are offered. Under the first plan ('Plan A'), the resident will receive a refund equal to 90% of the Entrance Fee

originally paid (or the prevailing fee for the same size and type of unit – whichever is less) less 1% of the Entrance Fee paid for each month of occupancy to a minimum 65% refund. Under the second plan ('Plan B'), the resident will receive a refund equal to 90% of the Entrance Fee originally paid (or the prevailing fee for the same size and type of unit – whichever is less) less 2% of the Entrance Fee paid for each month of occupancy to a minimum 35% refund.

Under the third Entrance Fee refund plan ('Plan C'), ten percent (10%) of the Entrance Fee is earned by The MEADOWS at occupancy plus two percent (2%) per month to maximum of 100%. After 45 months of occupancy, there is no refund due or payable.

Section VIII.C. of the Resident Agreement provides additional details and restrictions concerning the refund of the Entrance Fee.

A current schedule of Entrance Fees and Monthly Service Fees is attached as Exhibit C. The Monthly Service Fee will be increased periodically to cover increases in the cost of providing services to residents as well as for other reasons specified in Section VI.A. of the Resident Agreement.

A written notice will be provided to all Residents, and the notice will be issued no less than 30-days prior to any scheduled increase in the Monthly Service Fee.

FINANCIAL INFORMATION

Audited statements have been prepared for the fiscal year ended December 31, 2025, and are attached as Exhibit D. The Executive Director and/or the financial consultants are available to meet with you and/or your advisors to discuss the financial information presented in this Disclosure Statement or to respond to your questions.

THE MEADOWS AT MARIA JOSEPH MANOR, INC.

DISCLOSURE STATEMENT

INDEX

	PAGE NUMBER
Summary of Disclosure Statement ii	
Background	1
Description	1
Services	2
Entrance Fees and Monthly Fees	3
Escrow and Reserve Funds	4
Financial Information	4

EXHIBITS

A. Board of Trustees
B. Resident Agreement
C. Schedule of Entrance Fees and Monthly Service Fees
D. Audited Financial Statements

SUMMARY OF DISCLOSURE STATEMENT

The following is a summary of the information presented in this Disclosure Statement:

1. THE FACILITY: The MEADOWS at Maria Joseph Manor, Inc., 77 Tower View Circle, Danville, PA 17821.

2. THE PROVIDER: The MEADOWS at Maria Joseph Manor, Inc., 77 Tower View Circle, Danville, PA 17821.

3. ADMISSIONS CONTACT: Dawn Orzehowski, Marketing Director, Sister Christopher Godlewski, SS.C.M., Director, The MEADOWS at Maria Joseph Manor, 77 Tower View Circle, Danville, PA 17821. Telephone: (570)271-1000

4. DESCRIPTION OF FACILITY: The MEADOWS at Maria Joseph Manor is located on 57-acres in rural Danville, Montour County, Pennsylvania. The community consists of 100 one–story cottages, 12 one–story townhouse units, and one Apartment/Suite. A Community Center building houses dining facilities, a game room, fitness room, library and reading areas, offices, lounge area, a beauty and barbershop, and woodworking shop. Located on an adjacent site is an existing personal care facility.

5. REQUIREMENTS: Admission is open to individuals who are at least 65 years of age, and married couples or related couples, where one person is at least 65 years of age and the other is at least 55 years of age.

6. AFFILIATIONS: The MEADOWS at Maria Joseph Manor, Inc. is affiliated with Maria Joseph Manor, Inc., the existing personal care facility, and the Congregation of the Sisters of Saints Cyril and Methodius, Inc. A more complete description of the nature of these affiliations is included in the Disclosure Statement. Neither Maria Joseph Manor, Inc. nor the Congregation of the Sisters of Saints Cyril

and Methodius, Inc. are responsible for the debts or obligations of The MEADOWS at Maria Joseph Manor, Inc.

7. CURRENT RESIDENT POPULATION: As of December 31, 2025, The Meadows had 137 residents, occupying 109 of the total 113 units, with the four remaining units undergoing renovations, to prepare the unit for new/incoming residents.

8. FEES: The following is a sample of the Entrance Fees and Monthly Fees for a one or two bedroom unit:

	One Bedroom	Two Bedroom
Entrance Fee* **	Starting at $149,200	Starting at $159,200
Monthly Fee	*$625 -$776	*$625 -$776
	**$656-$815	**$656-$815

- * Through 6/30/26
- ** As of 7/1/26
- *** As of 1/1/26

9. RESERVE FUNDING. The Meadows at Maria Joseph Manor will maintain such liquid reserves as are required by the Continuing Care Provider Registration and Disclosure Act. These funds are invested in financial instruments that are easily converted to cash, such as Certificates of Deposit insured by insurance financial institutions, money market funds issued by a regulated investment company, other acceptable securities, and commercial paper to assure liquidity. The Corporate Officers are responsible for investing these funds.

The MEADOWS at Maria Joseph Manor, Inc.

77 Tower View Circle, Danville, PA 17821

FEATURES & SERVICES

Every Cottage/Townhouse Unit Includes These Quality Features:

- Attractive landscaping
- Private decks on cottages
- Covered front porches and extended patio areas at townhouse units
- Generous closets
- Attached garages with automatic openers
- Well-insulated, energy efficient construction
- Thermostat–controlled heating and air–conditioning
- Large kitchen with appliances
- Washer and dryer
- Bathrooms with safety grab bars
- Lever type handles on doors
- Wall-to-wall carpeting
- Vinyl floors in kitchen and bath(s)
- Emergency call phone in bedroom or bath
- Smoke and heat detectors
- Telephone and television cable jacks

Monthly Service Fee Includes:

- Lawn Mowing and basic landscaping
- Snow and trash removal
- Interior and exterior cottage maintenance
- Annual heavy housekeeping
- Scheduled transportation for local shopping and hospital appointments
- Planned social and recreational activities
- Real estate liability and replacement insurance

- Reserve for major upgrades and replacements
- Appliance repair and replacement
- Use of Community Center

Added Benefits:

- Priority admission to Maria Joseph Manor *(Personal Care Living)* or Emmanuel Center for Nursing and Rehabilitation *(Skilled Nursing)*
- Availability of respite care on a limited basis
- Availability of Manor chapel and other facilities
- Availability of meals at The MEADOWS Community Center
- Beauty salon, fitness room, and computer lab available at the Community Center

EXHIBIT A

BOARD OF TRUSTEES

The Meadows at Maria Joseph Manor
Board Members 2025

Officers:

President: Sister Barbara Sable, SS.C.M.
Vice-President: Sister Michael Ann Orlik, SS.C.M.
General Treasurer: Sister M. Sara, SS.C.M.
Secretary: Sister Irene Marie, SS.C.M. (non-voting)

Executive Director: Theodore Spotts (non-voting)

[redacted]

Trustees:

Sister Linda Marie Bolinski, SS.C.M.

Lari Ann Friedenberg

Sister Donna Marie Ivanko, SS.C.M.

MaryAnn Lynn

Dr. Christen Mowad

Karen Oncay

Sister Susan Pontz, SS.C.M.

Sister Carol Ann Terlicher, SS.C.M.

[redacted]

EXHIBIT B

RESIDENT AGREEMENT

The Resident Agreement is separately attached.
Current residents should see their signed copy.

U:\RICH\WORD\MeadowsDisclosureStatement\Exhibit B.doc

RESIDENT AGREEMENT

Revised: April 30, 2025

J:/ARCH/WORD/Meadows Resident Agreement (Final Version 4-30-2025).docx

THE MEADOWS AT MARIA JOSEPH MANOR
RESIDENT AGREEMENT
AND
GENERAL CONDITIONS OF RESIDENCE

Table of Contents

RESIDENT AGREEMENT Page

1. Priority Reservation Deposit and Application Processing Fee 1
2. Residence Identified 1
3. Entrance Fee 1
4. Escrow of Entrance Fee 2
5. Residence and Services 2
6. Monthly Service Fee 3
7. Rescission Period 3
8. Entire Agreement 3
9. Changes in Resident's Condition 3
10. Notices 3

GENERAL CODITIONS OF RESIDENCE

I. Definition of Terms 5
II. Facilities Provided by the Meadows at Maria Joseph Manor 5
III. Services Provided by The Meadows at Maria Joseph Manor 7
IV. Medical Services 9
V. Medical And Surgical Insurance 10
VI. Financial Conditions 11
VII. Termination 13
VII Refund of Entrance Fee 15
IX. Transfer to AnotherResidence 19
X. Marriage 18

XI. Arrangements For Guardianship 20
XII. Resident's Rights and Obligations as to Property 20
XIII. Responsibility for Damages..... 21
XIV. Responsibility For Protection of Resident's Property 21
XV. Resident Policies and Procedures 21
XVI. NON-DISCRIMINATION.....21
XVII. Minimum Age..... 22
XVIII. Pet Policy..... 22
XIX. Guest Privileges 22
XX. No Waiver And Severability 22
XXI. Successors And Assigns 22
XXII. Resident's Association..... 22

THE MEADOWS AT MARIA JOSEPH MANOR

RESIDENT AGREEMENT AND GENERAL CONDITIONS OF RESIDENCE

This Agreement, made this day of , 20__ is between THE MEADOWS AT MARIA JOSEPH MANOR, Inc., a continuing care retirement community (hereinafter called "The Meadows" or "Provider"), a Pennsylvania nonprofit corporation with offices at Danville, Pennsylvania and

_____ (hereinafter called "Resident"). If husband and wife or two other persons sharing a Residence are parties to this Agreement, the word "Resident" shall apply to them jointly and severally where the context permits.

Resident has applied to become a resident of The Meadows and Resident's application has been approved and accepted by The Meadows, subject to signing of this Agreement, Resident and The Meadows, intending to be legally bound, hereby agree to the following terms and conditions:

1. Priority Reservation Deposit and Application Processing Fee

Each Resident executing this Agreement has previously paid The Meadows a Priority Reservation Deposit of $1,000 and an Application Processing Fee ($150 for one individual and $200 for two individuals). Only the Priority Reservation Deposit will be credited to payment of the Entrance Fee, described below. The Application Processing Fee is not refundable.

2. Residence Identified

Resident has selected Residence number _____

3. Entrance Fee

Resident will pay to The Meadows an Entrance Fee of $_____
for the use and occupancy of identified residence. The Entrance Fee is payable as follows:

a. Units to be Constructed

1. A deposit equal to 5% of the Entrance Fee (which includes the $1,000 Priority Reservation Deposit) upon signing of this Agreement.

$_____

2. The balance, equal to 95% of the Entrance Fee, payable on the date Resident's unit becomes available for occupancy. The Meadows will provide Resident with at least 30 days prior notification of date that Resident's unit will be available for occupancy.

$_____

b. Units Available for Occupancy

1. A deposit equal to 5% of the Entrance Fee (which includes the $1,000 Priority Reservation Deposit) upon signing of this Agreement.

$_____

2. The balance, equal to 95% of the Entrance Fee, payable on the date Resident's unit becomes available for occupancy. The Meadows will provide Resident with at least 30 days prior notification of date Resident's unit will be available for occupancy.

$_____

Once paid, the amount of the Entrance Fee will not change except as required by changes in Federal or State assistance programs. In addition, charges for care paid in one lump sum shall not be increased or changed during the duration of the agreed upon care, except for changes requires by State or Federal assistance programs.

4. Escrow of Entrance Fee

If required by the Continuing Care Provider Registration and Disclosure Act (P.L. 391, No. 82) and the regulations promulgated thereunder (31 PA. Code CH. 151, hereinafter referred to as the "Act"), the Entrance Fees set forth in Paragraph 3 above shall be placed in an escrow account with a bank, trust company or other escrow agent authorized to do business in the State of Pennsylvania. The Entrance Fee payments shall be released to The Meadows in accordance with the provisions of the Act.

5. Residence and Services

From and after the date Resident occupies the Residence identified in Paragraph 2, Provider will furnish the facilities, services, and medical care (subject to all the terms of this Agreement) specified in the attached General Conditions for Residence.

6. Monthly Service Fee

From and after the date the Residence is available for occupancy, Resident will pay to Provider a Monthly Service Fee. The initial Monthly Service Fee for the Residence shall be $_____. If two people occupy the Residence, there will be a second person Monthly Service Fee of $_____. The Monthly Service Fees are subject to change as set forth in the attached General Conditions for Residence.

7. Entire Agreement

The attached General Conditions for Residence, Application for Residence, financial statement, medical records and any addenda, are each, by this reference, made a part of this Agreement which constitutes the entire agreement between Resident and Provider. Resident understands that Provider will rely on the information provided in Resident's Application for Residence, financial statement and medical records and Resident warrants that all statements are true and complete. This Agreement may not be modified except in writing signed by Resident and Provider. Resident may not assign this Agreement.

8. Changes in Resident's Condition

Resident agrees to disclose immediately to Provider any material change in Resident's physical, financial or mental condition prior to residency.

9. Notices

Notices, when required by this Agreement, shall be given to Provider at its Administrative office and to Resident at their then current residence.

10. Rescission Period

RESIDENT HAS THE RIGHT TO RESCIND THIS AGREEMENT, WITHOUT PENALTY OR FORFEITURE, WITHIN SEVEN (7) DAYS AFTER PAYING THE ENTRANCE FEE DEPOSIT OR EXECUTING THIS AGREEMENT, WHICHEVER OCCURS LATER. SHOULD RESIDENT CANCEL THE AGREEMENT DURING THE SEVEN (7) DAY RESCISSION PERIOD, FOR ANY REASON, RESIDENT WILL BE ENTITLED TO A FULL REFUND, WITHOUT INTEREST, OF ANY AND ALL DEPOSITS LESS: THE APPLICATION PROCESSING FEE AND ANY EXPENSES ACTUALLY INCURRED BY PROVIDER AT RESIDENT'S SPECIFIC REQUEST FOR CUSTOM IMPROVEMENTS TO RESIDENT'S UNIT AS STATED IN AN ADDENDUM

TO THIS AGREEMENT. RESIDENT IS NOT REQUIRED TO OCCUPY THEIR RESIDENCE DURING THE SEVEN (7) DAY RESCISSION PERIOD. IF RESIDENT DOES OCCUPY THE UNIT, OCCUPANCY SHALL NOT BE CONSTRUED AS A WAIVER OF THEIR RIGHT TO RESCIND THE AGREEMENT DURING THE SAID SEVEN (7) DAY RESCISSION PERIOD.

NOTICE TO THE RESIDENT: YOU HAVE THE RIGHT TO CANCEL THIS CONTRACT OR AGREEMENT BY SENDING OR DELIVERING WRITTEN NOTICE OF CANCELLATION TO THE PROVIDER BY MIDNIGHT OF THE 7TH CALENDAR DAY FOLLOWING THE DAY ON WHICH IT WAS EXECUTED BY BOTH PARTIES, OR AN INITIAL ENTRANCE FEE DEPOSIT WAS MADE. SUCH CANCELLATION IS WITHOUT PENALTY, AND ALL DEPOSITS MADE BY YOU SHALL BE PROMPTLY REFUNDED, WITHOUT INTEREST, EXCEPT FOR EXPENSES INCURRED BY THE PROVIDER AT THE RESIDENT'S SPECIFIC REQUEST AND THE APPLICATION PROCESSING FEE.

RESIDENT(S):

_____	_____	_____
Witness	Resident	Date
_____	_____	_____
Witness	Resident	Date

THE MEADOWS AT MARIA JOSEPH MANOR

_____	_____	_____
Witness	Administrator or other authorized signature	Date

GENERAL CONDITIONS OF RESIDENCE

These General Conditions of Residence are part of the Resident Agreement entered into this _____ day of _____, 20____ between _____ hereinafter called ("Resident") and The Meadows at Maria Joseph Manor, a continuing care retirement community (and hereinafter called "The Meadows" or "Provider").

From the occupancy date until termination of this Agreement, Provider will furnish to Resident the facilities, services, and medical care as provided in this Agreement.

I. DEFINITION OF TERMS

"Administrator" and/or "Executive Director" means the person who is designated by the Provider's Board of Trustees to administer The Meadows at Maria Joseph Manor.

"Agreement" means the Resident Agreement and General Conditions of Residence.

"Entrance Fee" means the fee paid by Resident to Provider prior to entering The Meadows at Maria Joseph Manor as set forth in Paragraph 3 of the Resident Agreement.

"Health Center" means the nursing facility and personal care units at Maria Joseph Manor.

"Medical Director" means the physician appointed from time to time by The Meadows or Maria Joseph Manor to supervise the medical affairs of the Maria Joseph Manor and its residents.

"Monthly Service Fee" means the fee paid by Resident to Provider on a monthly basis as set forth in Article VI.A of this General Conditions of Residence.

"Residence" means the residential living unit designated for occupancy by Resident in this Agreement, or any other residential living unit to which Resident may be later transferred.

"Personal Care Unit" means the designated sections of the Maria Joseph Manor's facilities in which residents are provided with assistance in daily living including three meals a day.

"Vacate" means to cease occupying a Residence and removal of all Resident's possessions therefrom.

II. FACILITIES PROVIDED BY THE MEADOWS AT MARIA JOSEPH MANOR

A. Residence.

Resident has selected Residence _____ (type) and _____ (number). Provider agrees that Resident shall have a personal and non-assignable right to live in that Residence until their death or earlier termination of this Agreement, or until a transfer in accordance with other parts of this Agreement. Resident may not allow anyone else to use the Residence without first receiving the written consent of the Executive Director.

B. Furnishings

Resident's Residence will be furnished with wall-to-wall carpeting, emergency call system, smoke and fire detectors, and grab bars in the tub area.

Residences will also be furnished with full kitchens including a refrigerator, range, hood and fan. Each Residence will also be furnished with a washer and dryer.

All other furnishings are to be provided by the Resident and shall remain Resident's personal property.

C. Modifications to Resident's Residence

Alterations, renovations or additions to a Resident's Residence must be approved in advance by the Provider, in the Provider's sole discretion, and must be initiated in conformity with policies of the Provider. Costs for approved alterations, renovations and additions are to be paid by the Resident. All alterations, renovations and additions must meet the following conditions:

1. The names of the persons or companies doing the work must be submitted in writing to the Administrator for approval.

2. If performed by Provider's Staff, costs must be paid prior to work commencing.

3. A decision will be made at the time of approval whether the Resident or Resident's estate will be charged to restore Resident's residence to its original condition when vacated. The cost of restoration to the original condition is due and payable upon vacating the Residence.

4. It is understood by Resident that the costs for the alterations, renovations and additions are not refundable upon termination of this Agreement.

D. Optional Items to Basic Residential Unit

Should Resident request optional items be added to those included in the basic residential unit, Resident will be billed for these optional items and payment for these optional items will be payable according to the same schedule and percentages as the payment schedule for the Entrance Fee defined in 3(a) (1) and 3(a) (2) and 3(b) (1) and 3(b) (2) of the Resident Agreement. Any optional items to be added to the basic residential unit will be set forth in an addendum to this Agreement and signed by both parties. Costs for the optional items are not refundable upon termination of this Agreement.

E. Common Facilities

Resident is entitled to share with all other residents the use of the grounds and common facilities, and to reserve areas for special occasions in accordance with the Resident

Policies and Procedures of the Provider. Resident will receive a copy of the Resident Policies and Procedures upon move-in.

III. SERVICES PROVIDED BY THE MEADOWS AT MARIA JOSEPH MANOR

Unless otherwise notified, the services described in this Article III will be paid for through the Monthly Service Fee. (See Article VI, Part A.)

A. Buildings and Grounds

Provider will maintain all community buildings, common areas and grounds, including lawns, walkways and driveways. Landscaping and decorative plantings will be provided and maintained by Provider, as it deems appropriate.

B. Emergency Call System and Security

The Resident's unit will be equipped with an emergency call system by which Resident can contact personnel who will be available to provide assistance 24 hours a day, seven days a week.

C. Housekeeping

The Provider will be responsible for the housekeeping in all public areas; however, it is Resident's responsibility to maintain their Residence in a clean, sanitary and orderly condition.

The Provider will provide an annual cleaning service, as necessary, to maintain the Resident's Residence. The Provider reserves the right to inspect residences, after proper notice to Resident and, if the unit appears to be in need of extra cleaning, the Resident will be charged for this service.

D. Insurance

In order to insure proper protection for Resident and the Provider, Resident will be required to maintain and provide proof of insurance of the following types of insurance coverage.

1. Auto Insurance (if applicable) - Coverage as required by the State of Pennsylvania.

2. Homeowners Insurance - Tenant Coverage

3. Medical and Surgical Insurance - as defined and described in Article V.A. of this General Conditions for Residence.

E. Maintenance and Repair

Endeavoring to maintain The Meadows at Maria joseph Manor as a first-rate retirement community, the Provider will be responsible for all necessary repairs, maintenance and replacement of property and equipment owned by the Provider.

Except in an emergency, maintenance and repair services will be provided during normal working hours, Monday through Friday.

The Resident is responsible for maintenance and repair of their own property.

The Provider shall have the right to charge the Resident for any repairs, maintenance or replacement required as a result of the negligence or intentional acts of the Resident or their guests.

F. Meals

Meals may be available at the dining facility of Maria joseph Manor with reservations required twenty-four (24) hours in advance. Lunch is sometimes scheduled and available in the Community Building. The cost of said meals shall be paid by Resident at prevailing Manor rates. The charge for meals shall be in addition to the Monthly Service Fee set forth in VI.A.l.

G. Programs and Activities

An Activities Director will be responsible for programming social, educational, cultural and recreational activities for those who wish to participate. Residents are encouraged to participate in the programming of activities.

H. Taxes

All real estate and sales taxes assessed to Provider will be paid by Provider. Resident agrees to bear, separately from any other charges, their proportionate shares of property taxes attributable to their Residence on an as levied basis. This charge shall be added to the Monthly Service Fee.

I. Transportation

Scheduled local transportation to local shopping centers and Geisinger Medical Center will be provided.

J. Trash and Garbage

Resident will be responsible for bringing trash to the outdoor collection points to be determined by the Meadows.

K. Utilities

Residents of cottages and townhouses shall be responsible for all utilities for their respective cottage or townhouse unit, including water and sewer, electricity, telephone, internet and cable television services. Residents of independent living apartments shall be responsible for telephone, cable television services and internet.

L. Services Subject to Change

Provider is committed to providing the quality and quantity of services described in this Article III; however, services and fees, including the Monthly Service Fee, are subject to change upon 30 days' advance written notice to the residents. Changes to the Monthly Service Fee will be based upon factors which include, but which are not limited to: changes in the Consumer Price Index, operating income and expenses, government regulations affecting Provider, maintenance of necessary reserve funds and to insure the financial stability of Provider.

IV. MEDICAL SERVICES

A. Emergency Health Care Services.

The Provider will coordinate the following emergency health care services for the Resident:

1. Assistance, when necessary, in summoning the Resident's personal physician;

2. Response to emergency medical alarms on a 24-hour basis; and

B. Health Center Services

The Resident may request transfer from their residence to the Health Center at Maria Joseph Manor for personal care or nursing care services. Transfers will be made in accordance with Maria Joseph Manor's policies as are from time to time promulgated and amended, except that Resident shall have priority over non-residents for admission to Maria Joseph Manor's Health Center. If a bed is unavailable in the Health Center, the Resident may transfer to another long-term care facility on a temporary basis until a bed is available in the Health Center.

C. Mental Illness or Dangerous Disease

The Meadows at Maria Joseph Manor is not designed to care for persons with mental illness or contagious or dangerous disease. If the Administrator and Medical Director together determine that a Resident's physical or mental illness or behavioral disorder is such that the Resident's continued presence is either dangerous or detrimental to the health, safety or peace of the affected Resident, or other residents, then the affected Resident may be transferred to an appropriate facility. In making such a determination, the Executive Director and Medical Director will consult with the Resident, the Resident's family (if appropriate), Resident's private physician (if applicable) and the Resident's guardian if one has been appointed. The determination will be made in writing signed by the Executive Director and Medical Director and will state the following: that it is made in good faith; the reasons for the determination including the basis for the conclusion that there is no less restrictive alternative to transferring the Resident; and the basis for the conclusion that the danger is such that notice of less than 60 days is appropriate when less than 60 days' notice is given. **IF THE RESIDENT IS PERMANENTLY TRANSFERRED TO ANOTHER FACILITY PURSUANT TO THIS SECTION, THIS AGREEMENT MAY BE TERMINATED AND PROVIDER WILL REFUND ANY BALANCE DUE TO THE RESIDENT UNDER ARTICLE VIH.**

D. Health Care Costs

The Resident may elect to use their own physician or choose to use the physician affiliated with Maria Joseph Manor on a fee-for-service basis.

The Provider encourages Residents to remain independent. Programs promoting wellness and health screenings will be offered by the Provider through Maria Joseph Manor and other area health care agencies and institutions. Resident shall be responsible for any charges relating to these services.

If Resident transfers temporarily or permanently to the Health Center at Maria Joseph Manor, the Resident will be charged on the basis of the Health Center's prevailing rates as are in effect during the Resident's stay in the Health Center. The prevailing rates include room and board charges for personal care and nursing care but do not include physician fees, therapeutic services, drugs and medical supplies.

The Provider agrees that if a health care provider should seek payment from Resident for health care services which are the Provider's responsibility to pay under this Agreement, the Provider will hold Resident harmless from all loss and liability from such claims for payment.

V. MEDICAL AND SURGICAL INSURANCE

A. Medical and Supplemental Insurance

Resident agrees to maintain, at all times, at their own expense, maximum coverages available through Medicare Part A (or any successor program) and Medicare Part B (or any successor program). Resident also agrees to maintain at all times a supplemental insurance policy acceptable to Provider, to pay Medicare co-insurance and deductible amounts, and to provide major medical coverage in an amount required by Provider. Should Resident fail or neglect to arrange for such coverage, Provider is authorized to make application on Resident's behalf, to pay the premiums, and to bill the costs of obtaining and maintaining coverage to Resident on their monthly statement.

VI. FINANCIAL CONDITIONS

A. Monthly Service Fee

1. Amount. For the services described in Article III (except as otherwise noted), Resident shall pay a Monthly Service Fee billed in advance by Provider. The Monthly Service Fee is determined by the type of Residence and the number of persons occupying the Residence. Resident's initial Monthly Service Fee is set forth in the Resident Agreement.

2. Monthly Statement. Provider will present Resident with a detailed monthly statement including:

    a. The Monthly Service Fee for the following month.
    b. Any credits.
    c. Charges for additional services rendered during the preceding month.
    d. Any other amounts due Provider.
    e. Payments received.

3. Payment of Charges on Monthly Statement. The monthly charges shall be paid to Provider by the fifth day of each calendar month following receipt of Provider's monthly statement. If Resident has the financial resources to make payment, but fails to do so within thirty (30) days after receipt of the statement, Provider may give written notice that Resident must make such payment within thirty (30) days after receiving such notice. If Resident fails to comply with such notice, Provider may terminate this Agreement, in accordance with Section VILA.

4. Adjustments to the Monthly Service Fee. The Monthly Service Fee may be adjusted by Provider upon written notice to Resident at least thirty (30) days prior to the effective date of any adjustment in the Monthly Service Fee.

5. Transfer or Death of One of Two Residents Sharing a Residence. If one of two residents occupying a Residence transfer(s) permanently to the Health Center, another health care facility, other off-campus residence or dies, the remaining Resident will pay the single occupancy Monthly Service Fee.

6. Average Annual "Cost of Care". The average annual "cost of care" can be calculated by dividing the Total Expenses for the community by the average number of residents.

B. Financial Inability to Pay.

1. Charge Against Refundable Portion of Entrance Fee. If at any time Resident lacks the financial resources to pay their financial obligations under this Agreement, Provider may charge any amounts owed to it against the amount otherwise available to Resident as a refund of their Entrance Fee under Article VIII of this Agreement. The minimum refund to which Resident is entitled will be reduced by the amount of such charges, even to the extent that Resident exhausts the entire refundable portion of their Entrance Fee.

2. If Refundable Portion of Entrance Fee is Exhausted. Without in any way qualifying the right of Provider to terminate this Agreement, if pursuant to the preceding paragraph, Resident exhausts the refundable portion of their Entrance Fee, the Administrator will review the matter with the Resident. If Resident presents to Provider facts which, in Provider's opinion, justify special financial consideration (including the fact that the sole reason for their inability to pay is insufficient funds beyond their control), Provider may partly or wholly subsidize Resident's monthly charges, provided that such subsidy can be granted or continued without impairing the ability of Provider to attain its objectives while operating on a sound financial basis. All determinations made by Provider concerning the granting or continuing of special financial consideration shall be final and binding on the Resident. Any such determination shall be regarded as a confidential transaction between Resident and Provider except for reports required to be made to organizations providing assistance to Resident, to financial institutions lending monies to Provider and to regulatory or other governmental bodies. If Provider elects to terminate this Agreement rather than provide a subsidy, and if Resident's Entrance Fee has been exhausted within ninety (90) days following their initial failure to pay the fees and charges due to Provider, Resident will not be required to leave The Meadows until ninety (90) days from the date of the initial failure to pay have expired. Such termination of the

Agreement will occur in accordance with the other terms of the Resident Agreement and the General Conditions of Residence.

3. Resident's Responsibility.

As a condition of receiving a subsidy, Resident must not have made any gift of cash or property in contemplation of the execution of this Agreement and must agree that he/she will make no such gift or transfer without receiving fair consideration subsequent to the grant of a subsidy which would further impair their ability or the ability of their estate to satisfy Resident's financial obligations under this Agreement. If Resident's sources of income are found to be inadequate to meet their responsibilities to Provider and to pay personal and incidental expenses, Resident will make every effort to obtain assistance from family connections or other available sources and, if Resident can qualify, to take the necessary steps to obtain county, state, or Federal aid or assistance. If Resident's monthly charges are subsidized wholly or partly by Provider, Resident shall, from time to time, at the request of Provider, supply it with financial statements and copies of tax returns.

4. Recovery of Provider's Subsidy. If Resident's monthly charges have been subsidized wholly or partly by Provider, then upon Resident's death, Resident's estate shall be liable to Provider for the full amount of the subsidy received by Resident plus an additional amount which Provider determines to be equal to the decreased purchasing power of the subsidy. This Agreement shall operate as a lifetime assignment, transfer and conveyance to Provider for so much of Resident's property as is necessary to cover such liability. This paragraph shall apply whether or not Resident resides at The Meadows at the time of their death.

VII. TERMINATION

A. Prior to the Payment of the First Monthly Service Fee.

This Agreement may be terminated prior to the payment of the first Monthly Service Fee for the following reasons:

1. By Resident, for any reason, upon written notification to Provider.

2. Resident's death, except in the case where two people have signed this Agreement, in which case the survivor may elect to continue the Agreement.

3. By Provider if Resident fails to make an Entrance Fee payment, or any other payment, when due to Provider under this Agreement.

4. By Provider if the Administrator determines that Resident's financial condition has changed to the extent that Resident is no longer able to pay the Entrance Fee and Monthly Service Fee.

5. By Provider if the Administrator and the Medical Director determine that Resident's physical, mental or behavioral condition has changed to the extent that Resident is not fully capable of independent living in a cottage, townhouse or independent living apartment.

   Notice of termination shall be provided in writing by certified mail with return receipt requested.

B. After Payment of the First Monthly Service Fee and prior to Death.

1. Termination by Resident. After payment of the first Monthly Service Fee and prior to death, Resident has the right to terminate this Agreement by advising Provider in writing by certified mail with return receipt requested at least thirty (30) days in advance of the date that Resident intends to leave The Meadows. Resident's obligations under this Agreement shall continue until the date that Resident actually vacates their Residence, or at the end of the thirty (30) day notice period, whichever is later.

2. Termination by Provider. Provider may terminate this Agreement for just cause, which in addition to Section IV.C., includes the following reasons:

   a. Resident omitted or falsified information on Provider's application form.

   b. Resident's actions or medical condition threaten the safety, peace, health or well-being of Resident or the other residents.

   c. Resident has repeatedly failed to follow the Resident Policies and Procedures of the Provider.

   If this Agreement is terminated by Provider, Resident will receive at least sixty (60) days advance written notice of such termination by certified mail with return receipt requested.

C. Termination by Death

Unless sooner terminated in accordance with its provisions, this Agreement shall terminate upon Resident's death, whereupon all obligations of Provider under this Agreement shall cease, except for those relating to payment of the refundable portion of the Entrance Fee in accordance with Section VIII.C. The obligation to pay the Monthly Service Fee shall continue until Resident's Residence has been vacated by their estate or their family. Resident's Residence must be vacated by the family or estate within thirty (30) days of death.

D. Death of One of Two Residents.

If the Entrance Fee has been paid on behalf of two residents, then upon the death of one of them, the second person Monthly Service Fee shall be discontinued. The surviving resident may elect to continue this Agreement or terminate this Agreement according to its terms. The surviving resident may also choose to remain in the same living unit or transfer to another living unit as provided in this Agreement.

VIII. REFUND OF ENTRANCE FEE

RESIDENT IS ENTITLED TO A REFUND OF ALL OR A PORTION OF THEIR ENTRANCE FEE AFTER THE TERMINATION OF THIS AGREEMENT, UNDER THE FOLLOWING CIRCUMSTANCES:

A. REFUND DURING SEVEN (7) DAY RESCISSION PERIOD.

IF RESIDENT TERMINATES THIS AGREEMENT DURING THE SEVEN (7) DAY RESCISSION PERIOD, RESIDENT SHALL RECEIVE A REFUND OF THE ENTRANCE FEE PAID, WITHOUT INTEREST, LESS ANY EXPENSES ACTUALLY INCURRED BY PROVIDER AT RESIDENT'S SPECIFIC REQUEST FOR CUSTOM IMPROVEMENTS TO THEIR LIVING UNIT AS STATED IN AN ADDENDUM TO THIS AGREEMENT.

B. REFUND PRIOR TO PAYMENT OF THE FIRST MONTHLY SERVICE FEE.

1. **VOLUNTARY TERMINATION. IF RESIDENT TERMINATES THIS AGREEMENT AFTER THE SEVEN (7) DAY RESCISSION PERIOD BUT PRIOR TO PAYMENT OF THE FIRST MONTHLY SERVICE FEE, RESIDENT SHALL RECEIVE A REFUND OF THE ENTRANCE FEE, WITHOUT INTEREST, LESS:**

a. **A CANCELLATION FEE EQUAL TO TEN (10%) PERCENT OF RESIDENT'S ENTRANCE FEE; AND**

b. **ANY EXPENSES INCURRED AT RESIDENT'S SPECIFIC REQUEST FOR CUSTOM IMPROVEMENTS TO THEIR RESIDENCE AS STATED IN THE ADDENDUM TO THIS AGREEMENT.**

2. **ILLNESS. INJURY. INCAPACITY OR DEATH. IF RESIDENT IS PRECLUDED FROM BECOMING A RESIDENT OF THE MEADOWS BECAUSE OF DOCUMENTED ILLNESS, INJURY OR INCAPACITY OR IF RESIDENT DIES PRIOR TO THE DATE THE RESIDENCE IS AVAILABLE FOR OCCUPANCY, THIS AGREEMENT SHALL BE RESCINDED AND RESIDENT WILL RECEIVE A REFUND OF THE ENTRANCE FEE PAID, WITHOUT INTEREST, LESS THOSE EXPENSES ACTUALLY INCURRED BY PROVIDER AT RESIDENT'S SPECIFIC REQUEST FOR CUSTOM IMPROVEMENTS TO THEIR RESIDENCE AS STATED IN THE ADDENDUM TO THIS AGREEMENT.**

C. **REFUND AFTER PAYMENT OF THE FIRST MONTHLY SERVICE FEE. IF THIS AGREEMENT IS TERMINATED AFTER PAYMENT OF THE FIRST MONTHLY SERVICE FEE, FOR ANY REASON, INCLUDING DEATH, RESIDENT WILL BE ENTITLED TO A REFUND OF (PARTIES MUST CHECK AND INITIAL ONLY ONE OF THE OPTIONS SET FORTH BELOW):**

PLAN "A"

AN AMOUNT EQUAL TO NINETY PERCENT (90%) OF THE ENTRANCE FEE PAID, WITHOUT INTEREST, OR THE THEN PREVAILING ENTRANCE FEE FOR THE SAME SIZE AND TYPE OF UNIT, WHICHEVER IS LESS, MINUS

- **ONE PERCENT (1%) OF THE ENTRANCE FEE PAID FOR EACH FULL OR PARTIAL MONTH OF OCCUPANCY OF THE RESIDENCE (THE PERIOD BETWEEN THE DATE THE RESIDENCE WAS AVAILABLE FOR OCCUPANCY BY RESIDENT AND THE DATE RESIDENT VACATES THE RESIDENCE) TO A MINIMUM OF SIXTY-FIVE PERCENT (65%) REMAINING OF THE ENTRANCE FEE PAID OR THE THEN PREVAILING ENTRANCE FEE FOR THE SAME SIZE AND TYPE OF UNIT, WHICHEVER IS LESS; AND MINUS**

- **ANY AMOUNT CHARGED AGAINST THE REFUND IN ACCORDANCE WITH ARTICLE VI, SECTION B.**

PLAN "B"

AN AMOUNT EQUAL TO NINETY PERCENT (90%) OF THE ENTRANCE FEE PAID, WITHOUT INTEREST, OR THE THEN PREVAILING ENTRANCE FEE FOR THE SAME SIZE AND TYPE OF UNIT, WHICHEVER IS LESS, MINUS:

- **TWO PERCENT (2%) OF THE ENTRANCE FEE PAID FOR EACH FULL OR PARTIAL MONTH OF OCCUPANCY OF THE RESIDENCE (THE PERIOD BETWEEN THE DATE THE RESIDENSE WAS AVAILABLE FOR OCCUPANCY BY YOU AND THE DATE ON WHICH YOU VACATE THE RESIDENCE) TO A MINIMUM OF THIRTY-FIVE PERCENT (35%) REMAINING OF THE ENTRANCE FEE PAID OR THE THEN PREVAILING ENTRANCE FEE FOR THE SAME SIZE AND TYPE OF UNIT, WHICHEVER IS LESS; AND**

- **ANY AMOUNT CHARGED AGAINST THE REFUND IN ACCORDANCE WITH ARTICLE VI, SECTION B.**

PLAN "C"

AN AMOUNT EQUAL TO NINETY PERCENT (90%) OF THE ENTRANCE FEE PAID, WITHOUT INTEREST, OR THE THEN PREVAILING ENTRANCE FEE FOR THE SAME SIZE AND TYPE OF UNIT, WHICHEVER IS LESS, MINUS:

- **TWO PERCENT (2%) OF THE ENTRANCE FEE PAID FOR EACH FULL OR PARTIAL MONTH OF OCCUPANCY OF THE RESIDENCE (FOR THE PERIOD BETWEEN THE DATE THE RESIDENCE WAS AVAILABLE FOR OCCUPANCY BY RESIDENT AND THE DATE RESIDENT VACATES THE RESIDENCE). AFTER FORTY-FIVE (45) MONTHS NO REFUND WILL BE DUE OR PAYABLE. AND MINUS:**

- **ANY AMOUNT CHARGED AGAINST THE REFUND IN ACCORDANCE WITH ARTICLE VI, SECTION B.**

D. **REFUND WHERE TWO RESIDENTS OCCUPY A RESIDENCE**

WHERE TWO RESIDENTS OCCUPY A RESIDENCE (WHETHER OR NOT THEY ARE MARRIED), THE ENTIRE ENTRANCE FEE SHALL BE AVAILABLE TO

COVER THE CHARGES DESCRIBED IN SECTION B.1 OF ARTICLE VI WHETHER INCURRED BY EITHER OR BOTH RESIDENTS. UPON TERMINATION OF THE SURVIVOR'S RESIDENCY, THE ENTRANCE FEE REFUND SHALL BE PAID AS PROVIDED IN SECTION C OF THIS ARTICLE VIII AND SHALL BE DIVIDED EQUALLY BETWEEN THE TWO RESIDENTS OR THEIR PERSONAL REPRESENTATIVES, UNLESS OTHER ARRANGEMENTS HAVE BEEN SET FORTH IN AN ADDENDUM TO THIS AGREEMENT.

E. **WHEN REFUND IS PAID.**

WITH THE EXCEPTION OF REFUNDS DUE AS PROVIDED FOR IN PARAGRAPHS VIII.A. AND VIII.B.2, PROVIDER SHALL PAY ANY REFUND TO WHICH RESIDENT IS ENTITLED UNDER THIS AGREEMENT AFTER THE RESIDENT'S RESIDENCE HAS BEEN VACATED AND A NEW RESIDENT HAS SIGNED AN AGREEMENT AND PAID AN ENTRANCE FEE FOR THE RESIDENCE BEING VACATED. IF RESIDENT IS SURVIVED BY A SPOUSE OR OTHER RESIDENT WHO REMAINS IN THE RESIDENCE AFTER RESIDENT'S DEATH, THE REFUND WILL BE PAID ONLY AFTER THE SURVIVING SPOUSE OR OTHER RESIDENT HAS TERMINATED HIS OR HER RESIDENCY, AND THEN ONLY IN ACCORDANCE WITH THE FIRST SENTENCE OF THIS PARAGRAPH. REFUNDS DUE PURSUANT TO PARAGRAPHS VIII.A. AND VIII.B.2 WILL BE PAID PROMPTLY UPON RECEIPT OF THE NOTICE OF RESCISSION OR TERMINATION.

IN THE EVENT RESIDENT TRANSFERS PERMANENTLY TO THE HEALTH CENTER AT MARIA JOSEPH MANOR, THIS AGREEMENT WILL BE DEEMED TO BE TERMINATED IN ACCORDANCE WITH PARAGRAPH VH.B.l. AND ANY REFUNDABLE ENTRANCE FEE DUE RESIDENT WILL BE TRANSFERRED TO AN INTEREST-BEARING ESCROW ACCOUNT WITH MARIAJOSEPH MANOR AND MAY BE DRAWN UPON AS MAY BE NECESSARY FOR PAYMENT OF RESIDENT'S HEALTH CENTER CHARGES TO THE EXTENT RESIDENT'S OTHER FINANCIAL RESOURCES ARE NOT ADEQUATE TO COVER HEALTH CENTER CHARGES.

IX. TRANSFER TO ANOTHER RESIDENCE

A. At Resident's Request

Resident may request to change Residences at any time. Provider will consider the request if another Residence is available and if Resident agrees to pay the difference, if any, between

the current Entrance Fee for the requested Residence and the Entrance Fee paid for the Residence Resident is then occupying. (Resident will not be entitled to a credit if Resident moves to a Residence with a smaller Entrance Fee; however, Resident's refund will be based upon section VIII.C.) Resident shall also pay for relocation, including the actual cost of preparing the original Residence for occupancy by a new resident. Once Resident has moved to another Residence, the Monthly Service Fee will be adjusted accordingly.

B. At the Discretion of Provider

Provider may relocate Resident to another Residence if it determines, in its sole discretion that such a move should be made for Resident's health and safety, or the general welfare of the other residents (which may include consideration of Resident's financial condition and Resident's ability to pay the Monthly Service Fee). In determining to make such a transfer, Provider will consult with Resident, Resident's family, the Medical Director and/or Resident's personal physician (if appropriate). Resident shall pay the Monthly Service Fee applicable to the Residence he/she occupies.

C. Permanent Transfer to Health Center or Hospital

Provider may declare Resident's Residence vacant if Resident has been transferred permanently to the Health Center or a hospital (including a psychiatric or other specialty hospital). Resident or Resident's representative shall make arrangements to remove Resident's personal belongings from Resident's Residence within thirty (30) days after it has been determined that Resident's transfer will be permanent. If, after the Residence has been released in accordance with this paragraph, Resident's condition improves so that Resident is able to resume residency in a cottage, Provider will provide a Residence as soon as one becomes available. No refund of the Entrance Fee will be due to Resident upon release of Resident's Residence until this Agreement is terminated.

X. MARRIAGE

A. Marriage to a Nonresident. If Resident marries a nonresident and the couple wishes to reside in the Resident's independent living unit, the nonresident spouse may become a resident of The Meadows if the nonresident spouse meets all admission requirements of The Meadows, the nonresident spouse pays an amount equal to one-half the then current Entrance Fee (for the Entrance Fee refund plan that the resident originally selected) for the smallest one bedroom independent living unit at The Meadows and the couple assumes the Monthly Service Fee for double occupancy. The additional Entrance Fee will be added to the original Entrance Fee paid for purposes of calculating any Refund in accordance with Section

VIII.C. The 2% per month amortization of the additional entrance fee will not begin until the date the nonresident spouse occupies the Resident's independent living unit.

If Resident marries a nonresident who does not meet the admission requirements, Resident may terminate his or her Agreement in accordance with the terms of this Agreement.

B. Marriage to a Resident

If Resident marries another resident and intends to reside in one of their respective Residences, the resident who is relinquishing his or her Residence will cease paying the monthly service fee for the Residence when it is vacated and all furniture and personal possessions are removed. At that time, the Residents will begin to pay the double occupancy monthly service fee for the Residence in which they are residing. Resident shall pay the actual cost of preparing the vacated unit for occupancy by a new resident. The Resident Agreements will remain in effect and neither resident will be entitled to a refund of any Entrance Fee paid as a result of the above.

XI. ARRANGEMENTS FOR GUARDIANSHIP

Within thirty (30) days of occupying their Residence, Resident shall supply a true and correct copy of a signed and notarized Power of Attorney naming a third party of their own choosing as your Attorney-In-Fact to conduct their business and financial transactions in the event of their incapaci4 or disability. Thereafter, Resident shall advise Provider of any changes in your Power of Attorney and agree to promptly file a copy with Provider. Provider retains the right to institute guardianship proceedings if Resident is unable to care for their person or property and have not designated someone to do so. Resident will be responsible for the cost of such proceedings.

XII. RESIDENT'S RIGHTS AND OBLIGATIONS AS TO PROPERTY

A. Right of Entry

Provider recognizes Resident's right to privacy and its responsibility to limit entry to Resident's Residence to legitimate emergencies and, with notice, for routine inspection, housekeeping and maintenance services. Resident recognizes and accepts the right of Provider to enter their Residence in order to carry out the purpose and intent of this Agreement. Such entry includes, but is not limited to: response to the emergency call system; entry by authorized personnel in the event Resident is reported missing or does not respond to calls; and maintenance and security procedures.

B. Right of Property

The rights and privileges granted to Resident by this Agreement do not include any right, title or interest in any part of the personal property, land, buildings, and improvements constituting The Meadows. All rights, privileges, or benefits under this Agreement shall be subordinate to any mortgage, deed of trust, or security interest on or in any of the land, premises, fixtures, equipment, or furnishings of The Meadows, and to all amendments, modifications, replacements, or refinancing of any such documents. Resident agrees that upon request Resident will execute and deliver any document which is required by Provider or by the holder of any such mortgage, deed of trust or security interest, to effect such subordination or give evidence of it.

XIII. RESPONSIBILITY FOR DAMAGES

Any loss or damage to real or personal property of the Provider caused by Resident shall be paid by the Resident. Provider assumes no responsibility for any harm done to Resident by another resident and Resident hereby releases and discharges Provider from all liability or responsibility for injury or damage to Resident or to their personal property caused by the fault or negligence of other residents.

XIV. RESPONSIBILITY FOR PROTECTION OF RESIDENT'S PROPERTY

Provider shall not be responsible for the loss of any personal property belonging to Resident due to theft, fire, or any other cause. Resident shall have the responsibility, at Resident's own expense, to insure their property against such risks.

XV. RESIDENT POLICIES AND PROCEDURES

Provider reserves the right to establish Resident Policies and Procedures to carry out the purposes of this Agreement and to promote the convenience, comfort, safety and security of all residents of The Meadows. Provider also reserves the right to make all necessary arrangements and adjustments regarding residency not otherwise specifically provided for in this Agreement.

XVI. NON-DISCRIMINATION

All applications for residency will be considered equally without regard to the individual's race, sex, national origin, creed, or marital status.

XVII. MINIMUM AGE

Resident must have reached their sixty-fifth (65th) birthday prior to becoming a resident at The Meadows. Where this Agreement applies to two residents, then one must have reached his or her

sixty-fifth (65th) birthday and the second resident must have reached their fifty-fifth (55th) birthday prior to becoming residents at The Meadows.

XVIII. PET POLICY

Resident, with the approval of the Provider, shall have the right to bring into their Residence such domesticated pet as Resident presently has; but, after occupancy, if the pet should die, it can only be replaced with special permission granted by the Administrator. The Provider stresses that no pet shall be a nuisance to other Residents and must be properly cared for at all times. Pets are not permitted in any of the common areas and are not permitted to live outdoors. Failure to comply may necessitate the removal of such pet. Resident shall be responsible for all damages caused by such pet.

XIX. GUEST PRIVILEGES

Resident has the right to have guests visit their Residence, but such visits shall be limited to fourteen (14) days unless special permission is granted by the Administrator. Visiting children and guests must be carefully supervised as Resident must respectfully consider other residents in The Meadows.

XX. NO WAIVER AND SEVERABILITY

Provider's failure to enforce any part of this Agreement does not constitute a waiver and does not prevent Provider from enforcing the Agreement as to later violations. Nothing in this Agreement shall constitute a valid waiver by Resident of any provision of the Continuing Care Provider Registration and Disclosure Act (P.L. 391, No. 82) and the regulations promulgated thereunder (31PA. Code CH 151) for Resident's benefit or protection. If any provision or portion of this Agreement is found to be invalid, void or unenforceable the remaining provisions nevertheless shall continue in full force and effect without impairment and this Agreement shall be reformed so as to give the fullest possible effect to the purposes of this Agreement.

XXI. SUCCESSORS AND ASSIGNS

Provider shall have the right to assign its rights and obligations hereunder without Resident's written approval or consent. Notwithstanding any such assignment, Provider shall be solely responsible for the refund of Resident's Entrance Fee in accordance with the terms of this Agreement.

XXII. RESIDENT'S ASSOCIATION

Residents at The Meadows have the right of self-organization and Resident is encouraged to participate in the Residents' Association.

Residents will receive an Annual Disclosure Statement after occupancy of the residence commences.

Lot #_____ Model _____ Name_____

ADDENDUM

ADDITIONAL ITEMS TO BASIC RESIDENTIAL UNIT

Resident agrees to purchase the following extra items(s) as an addition(s) to the basic residential unit. PLEASE NOTE THAT THE PURCHASE OF THE ADDITIONAL ITEM(S) INDICATED BELOW IS NOT INCLUDED IN THE PORTION OF THE ENTRANCE FEE TO BE REFUNDED FOLLOWING THE TERMINATION OF THE RESIDENT AGREEMENT.

EXTRA ITEMS(s)	COST
Enclosure (Patio Room	
8' x 10'	_____
10' x 12'	_____
OTHER	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

_____ Date: _____
Resident

_____ Date: _____

THE MEADOWS at Maria Joseph Manor, Inc.

By: _____ Date: _____

Attest: _____ Date: _____

p:\weinschenk\meadows resident agreement 2025-04-30.docx

EXHIBIT C

SCHEDULE OF ENTRANCE FEES AND MONTHLY SERVICE FEES

U:\RICH\WORD\MeadowsDisclosureStatement_EXHIBIT C.doc

The MEADOWS at Maria Joseph Continuing Care Community

Entrance Fees, effective January 1, 2026

THE COUNTRY MANOR (1,344 sq. ft.)		
	Plan A	$ 307,500
	Plan B	$ 240,800
	Plan C	$ 195,100
THE EVERGREEN (1,020 sq. ft.)		
	Plan A	$ 235,600
	Plan B	$ 186,100
	Plan C	$ 165,800
THE OAKWOOD (960 sq. ft.)		
	Plan A	$ 220,700
	Plan B	$ 174,200
	Plan C	$ 158,400
THE MAGNOLIA (837 sq. ft.)		
	Plan A	$ 200,800
	Plan B	$ 159,200
	Plan C	$ 149,200

TRINITY TERRACE HOME (1,088 sq. ft.)	Center Units	End Units
Plan A	$ 226,000	$ 232,300
Plan B	$ 182,900	$ 188,300
Plan C	$ 159,200	$ 163,400

Plan A:
A minimum of 65% of the Entrance Fee is refunded to the resident or resident's estate upon termination of the Resident Agreement. 10% of the Entrance Fee is earned by The MEADOWS at occupancy plus 1% per month to a maximum of 35%.

Plan B:
A minimum of 35% of the Entrance Fee is refunded to the resident or resident's estate upon termination of the Resident Agreement. 10% of the Entrance Fee is earned by The MEADOWS at occupancy plus 2% per month to a maximum of 65%.

Plan C:
Ten percent (10%) of the Entrance Fee is earned by The MEADOWS at occupancy plus two percent (2%) per month to maximum of 100%. After 45 months of occupancy, there is no refund due or payable.

The MEADOWS at Maria Joseph Manor
77 Tower View Circle, Danville PA 17821
Phone: 570-271-1000 Fax: 570-271-0848

PROJECTED RATE INCREASES

	First Half of 2026	Beginning 7/1/2026
Monthly Service Fee (single person)	$625	$656
Monthly Service Fee (double occupancy)	$776	$815
Water/Sewer Fee	$92.40/mo.	$96.10(Estimated 4% Increase, effective 7/1/26)
Unit Tax	$63.58 – 142.37*	$64.85 – 145.22* (Estimated 2% Increase, effective 7/1/26))

* One bedroom duplex. Larger units are proportionately higher.

EXHIBIT D

AUDITED FINANCIAL STATEMENTS

U:\RICH\WORD\MeadowsDisclosureStatement_EXHIBIT D.doc

EXHIBIT E

FIVE-YEAR HISTORY: ENTRANCE FEES & MONTHLY MAINTENANCE FEES

The Meadows at Maria Joseph Manor
Five-Year History
Entrance Fees &
Monthly Maintenance Fees
As of: April, 2026

Entrance Fees

Model	Plan	Entrance Fee 1/1/26	1/1/25	1/1/24	1/1/23	1/1/22
Country Manor	A	$307,500	$292,900	$271,200	$258,300	$248,400
	B	240,800	229,300	212,300	202,200	194,400
	C	195,100	185,800	172,000	163,800	157,500
Evergreen	A	235,600	224,400	207,800	197,900	190,300
	B	186,100	177,200	164,100	156,300	150,300
	C	165,800	157,900	146,200	139,200	133,800
Oakwood	A	220,700	210,200	194,600	185,300	178,200
	B	174,200	165,900	153,600	146,300	140,700
	C	158,400	150,900	139,700	133,000	127,900
Magnolia	A	200,800	191,200	177,000	168,600	162,100
	B	159,200	151,600	140,400	133,700	128,600
	C	149,200	142,100	131,600	125,300	120,500
Trinity Terrace-Center	A	226,000	215,200	199,300	189,800	182,500
	B	182,900	174,200	161,300	153,600	147,700
	C	159,200	151,600	140,400	133,700	128,600
Trinity Terrace-End	A	232,300	221,200	204,800	195,000	187,500
	B	188,300	179,300	166,000	158,100	152,000
	C	163,400	155,600	144,100	137,200	131,900
MJM Penthouse Suite	A	149,400	$142,300	N/A	N/A	N/A
	B	118,600	112,950	N/A	N/A	N/A
	C	111,000	105,840	N/A	N/A	N/A

Monthly Maintenance Fees

	Monthly Maintenance Fees				
From: July 1 >>>>	7/1/25	7/1/24	7/1/24	7/1/23	7/1/22
To: June 30 >>>>	6/30/26	6/30/25	6/30/24	6/30/24	6/30/23
Single Occupancy	$656	$625	$595	$567	$545
Double Occupancy	815	776	735	700	673

U:\RICH\EXCEL\MEADACCTGWP\Entrance_Fee_Price_Increases_CF.xlsx

Operating + Capital Budget 12/3/26

Memorandum

To: MJM/Meadows Finance Committee

Date: Wed., December 10, 2025

Re: The Meadows at Maria Joseph Manor
Operating/Capital Expenditures Budgets-12/31/26
Final Draft
U:\RICH\EXCEL\MEADACCTG\WP\Meadows 2026 Operating Budget Final Draft 11_24_25.xlsx

Income Statement Summary

Budgeted Net Income for 2026 totals $277,848, or $104,463 less Net Income than the $382,311 Budgeted Net Income for the prior year 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income	% Change
Operating Revenue				
Housing Revenue	$1,090,708	$1,014,782	$75,926	
Other Income	738,900	738,900	0	
Total Operating Revenue	$1,829,608	$1,753,682	$75,926	4.33%
Operating Expenses				
Activities	$51,657	$51,055	($602)	
Other Care Related	40,675	25,005	(15,670)	
Dietary	70,132	70,027	(105)	
Laundry	0	80	80	
Housekeeping	54,820	34,500	(20,320)	
Plant Operations and Maintenance	617,764	510,763	(107,001)	
Property and Related	415,782	372,120	(43,662)	
General & Administration	329,973	357,094	27,121	
Payroll Taxes & Fringe Benefits	42,457	36,727	(5,730)	
Total Operating Expenses	$1,623,260	$1,457,371	($165,889)	-11.38%
Operating Income(Loss)	$206,348	$296,311	($89,963)	
Investment Income(Loss)	71,500	86,000	(14,500)	
Charitable Contribution Income	0	0	0	
Net Income(Loss)	**$277,848**	**$382,311**	**($104,463)**	

Operating Revenue

Housing Revenue

Housing Revenue is budgeted at $1,090,708, an increase of $75,926 when compared to the $1,014,782 budgeted for 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income
Maintenance Fee Revenue	$889,748	$848,422	$41,326
Revenue-Meals	62,000	62,000	0
Revenue-Maintenance/Laundry	360	360	0
Water/Sewer	138,600	104,000	34,600
Housing Revenue	$1,090,708	$1,014,782	$75,926

Budgeted Maintenance Fee Revenue increased $41,326. with (109) average occupied units occupied, as follows:

Budget Year 2026	Total # Units	Single Occupancy	Double Occupancy	
No. of Occupied Units	109	81	28	
Average Rate/Month		$640.37	$795.56	
No. of Months		12	12	
		$622,439	$267,309	
Maintenance Fee Revenue Budget-2025				$889,748

Prior Budget Year 2025		Single Occupancy	Double Occupancy	
No. of Occupied Units	109	80	29	
Average Rate/Month		$609.88	$755.58	
No. of Months		12	12	
		$585,480	$262,952	
Maintenance Fee Revenue Budget-2024				848,422
Increase in Budgeted Maintenance Fee Revenue-2025 to 2026				$41,326

Average Maintenance Fee Increase/Occupied Unit	Maint. Fee Revenue	No. of Units	Mos./Yr	Avg/Unit
Budgeted Maintenance Fee Revenue-12/31/26	$889,748	109	12	$680.24
Budgeted Maintenance Fee Revenue-12/31/25	848,422	109	12	648.64
Average Increase-$	$41,325			$31.59
Average Increase-%				4.87%

Maintenance Fee Annual Increase

Last year, the Annual Maintenance Fee Increase was 5%, effective July 1, 2025.

For the upcoming 2026 Budget Year, the July 1, 2026 Annual Maintenance Fee Increase is budgeted at 5%, for the First Occupant, and 5% increase for the Second Occupant. For the prior year, effective 7/1/25, the First Occupant % increase was 5%, and the Second Occupant increase was 8%:

	Fees Through 6/30/26	% Increase	Fees Effective 7/1/26	$ Increase/Mo.	% Increase/Mo.
Single Occupancy	$625	5%	$656	$31	5.00%
First Occupant	$625	5%	$656	$31	5.00%
Second Occupant	151	5%	159	8	5.00%
Double Occupancy	$776		$815	$39	5.00%

History of Monthly Maintenance Fee Annual Increases	Increase	Term	Soc. Sec. COLA
For six years in a row (1998-2005), Maintenance Fee increase/yr.-2%. (Six Yrs.)	2.00%	1998-2005	2.28% (Average)
The following five years (2006-2010), the increase averaged 3.7%/yr. (Five Yrs.)	3.70%	2006-2010	3.10%
Effective July 1, 2011 we decreased the fee increase to 3.00%.	3.00%	2011	0.00%
For 2012, the fee increased was increased to 3.50%.	3.50%	2012	3.60%
For 2013 & 2014, we reduced the annual increase back down to 3.00% (Two Yrs.)	3.00%	2013-2014	1.70%
For the year 2015 (7/1/15), the fee increase was kept at 3.00%.	3.00%	2015	1.60% (Average)
For the year 2016 (7/1/16), the fee increase was 3.60%.	3.60%	2016	0.00%
For 2017 (7/1/17), the fee increase was increased to 4.00%.	4.00%	2017	0.30%
For 2018 (7/1/18), the fee increase was kept at 4.00%.	4.00%	2018	2.00%
For 2019 (7/1/19), the fee increase was kept at 4.00%.	4.00%	2019	2.80%
For 2020 (7/1/20), the fee increase was kept at 4.00%.	4.00%	2020	1.60%
For 2021 (7/1/21), the fee increase was kept at 4.00%.	4.00%	2021	1.30%
For 2022 (7/1/22), the fee increase was kept at 4.00%.	4.00%	2022	5.90%
For 2023 (7/1/23), the fee increase was kept at 4.00%.	4.00%	2023	8.70%
For 2024 (7/1/24), the fee increase was increased to 5.00%.	5.00%	2024	3.20%
For 2025 (7/1/25), the fee increase was kept at 5.00%-Single Occupants	5.00%	2025	2.50%
For 2025 (7/1/25), the fee increase was increased to 5.57%-Double Occupants (5% increase for the First Occupant, and 8% increase for the Second Occupant)	5.57%	2025	2.50%
For 2026 (7/1/26), the fee increase was kept at 5.00%, for both Single/Double Occupants.	5.00%	2026	2.80%
Average Per Year: 1998-2025 (26 Years)	3.43%		2.55%

Mix of Single/Double Occupancy Units

The mix of Single and Double Occupancy Units, for this year's 2026 Budget, and last year's 2025 Budget is as follows:

	Total	Single Occupancy	Double Occupancy
Maintenance Fee Revenue Budget-2026	109	81	28
Maintenance Fee Revenue Budget-2025	109	80	29
Increase(Decrease)	0	1	(1)

Water & Sewer Expense

Water & Sewer Expense increased $34,600, from 2025 to 2026, accounted for by the Water/Sewer increased rates implemented for 2025 and 2026.

Occupancy Percentage

Budgeted Occupancy Percentage for 2026 is 97.32%, or an average of 109.00 average units, as compared to 97.32% and 109.00 average units budgeted to be occupied last year-2025. No change in the Budgeted Occupancy %. Budgeted Occupied units for 2026 as follows:

	Budgeted Occupancy Percentage-Budget Year 2026			Budgeted Occupancy Percentage-Prior Budget Year 2025		
Period	Month	YTD	YTD-Avg. No. of Units Occupied	Month	YTD	YTD-Avg. No. of Units Occupied
January	97.32%	97.32%	109.00	97.32%	97.32%	109.00
February	97.32%	97.32%	109.00	97.32%	97.32%	109.00
March	97.32%	97.32%	109.00	97.32%	97.32%	109.00
April	97.32%	97.32%	109.00	97.32%	97.32%	109.00
May	97.32%	97.32%	109.00	97.32%	97.32%	109.00
June	97.32%	97.32%	109.00	97.32%	97.32%	109.00
July	97.32%	97.32%	109.00	97.32%	97.32%	109.00
August	97.32%	97.32%	109.00	97.32%	97.32%	109.00
September	97.32%	97.32%	109.00	97.32%	97.32%	109.00
October	97.32%	97.32%	109.00	97.32%	97.32%	109.00
November	97.32%	97.32%	109.00	97.32%	97.32%	109.00
December	97.32%	97.32%	109.00	97.32%	97.32%	109.00
Total Year	97.32%	**97.32%**	109.00	97.32%	**97.32%**	109.00

Other Income

Other Income is Budgeted at $738,900, the same as the prior year 2025 Budget amount.

Net Loss on Fixed Asset-HVAC Disposals is budgeted at (4) units, at $3,000/unit or a ($12,000) budget amount for 2026, the same as last year-2025.

Deferred Revenue Amortization Income is estimated at $725,900 for 2026, the same as the $738,900 budget amount for 2025.

	Budget 2025	Budget 2025	Incr(Decr) Net Income
Revenue-Guest Meals	$0	$0	$0
Beauty Shop (Net)	5,300	5,300	0
Lease/Space Rental	600	600	0
Gain(Loss) on Fixed Asset Disposals	(12,000)	(12,000)	0
Options & Miscellaneous Income	20,000	20,000	0
Deferred Revenue Amortization	725,000	725,000	0
Other Income	$738,900	$738,900	$0
Estimated No. of Units to be Reoccupied	6	6	

Entrance Fees normally are updated each January 1. For the 2026 Budget Year, Entrance Fees are budgeted **to increase 5%** across-the-board for each of the models: Country Manor, Evergreen, Oakwood, Magnolia and Trinity Townhomes.

History of Entrance Fees Annual Increases

Effective January 1, 2006, we increased Entrance Fees across-the-board by 10%.
Spring, 2007 we increased Entrance Fees across-the-board by 3%, much more modest of an increase compared to the prior year.
Effective January 1, 2008, 2009 and 2010, we increased Entrance Fees across-the-board by 5%.
Effective January 1, 2011 Entrance Fees increased across-the-board by 3%.
Effective 1/1/12, zero percent increase in Entrance Fees, other than minimal increases in the Plan C Entrance Fees for each of the units.
Effective January 1, 2013 Entrance Fees increased across-the-board by 2%.
Effective January 1, 2014 Entrance Fees increased across-the-board by 2%.
Effective January 1, 2015 Entrance Fees increased across-the-board by 5%.
Effective January 1, 2016 Entrance Fees increased across-the-board by 10%.
Effective January 1, 2017 Entrance Fees increased 10% for Country Manor Units Only; all other models, no change.
Effective January 1, 2018 Entrance Fees were not increased.
Effective January 1, 2019 Entrance Fees were increased 5% across-the-board; fees effective 1/1/19.
Effective January 1, 2020 Entrance Fees were increased 2% across-the-board; fees effective 1/1/20.
Effective January 1, 2021 Entrance Fees were increased 2% across-the-board; fees effective 1/1/21.
Effective January 1, 2022 Entrance Fees increased 2% across-the-board; fees effective 1/1/22.
Effective January 1, 2023 Entrance Fees increased 4% across-the-board; fees effective 1/1/23.
Effective January 1, 2024 Entrance Fees increased 5% across-the-board; fees effective 1/1/24.
Effective January 1, 2025 Entrance Fees increased 8% across-the-board; fees effective 1/1/25.
Effective January 1, 2026 Entrance Fees increased 5% across-the-board; fees effective 1/1/26.

	Entrance Fees 1/1-12/31/25			% Increase>>>	5%	5%	5%
					(New) Entrance Fees 1/1-12/31/26 (Rounded)		
	Plan A	Plan B	Plan C		Plan A	Plan B	Plan C
Country Manor	$292,900	$229,300	$185,800		$307,500	$240,800	$195,100
Evergreen	224,400	177,200	157,900		235,600	186,100	165,800
Oakwood	210,200	165,900	150,900		220,700	174,200	158,400
Magnolia	191,200	151,600	142,100		200,800	159,200	149,200
Trinity Terrace							
Center Units	215,200	174,200	151,600		226,000	182,900	159,200
End Units	221,200	179,300	155,600		232,300	188,300	163,400
MJM Penthouse Suite	142,300	112,950	105,840		149,400	118,600	111,000

Operating Expenses

Overall Operating Expenses

Budgeted Operating Expenses total $1,623,260 or $165,889 and 11.38% more than the $1,457,371 Budgeted Operating Expenses for the prior year 2025.

Salary/Wage Expense

Overall Salary/Wage Expense in 2026's budget increased $55,356 and 26.06%. Budgeted Expense for Salaries-Other Care increased $15,485, Plant Operations Staff increased $19,186, and IT Salaries increased $15,032, as follows:

Position	Budget 2026	Budget 2025	Incr(Decr) Budgeted Sal/Wage Exp	% Change
Activities Director	$47,121	$46,178	$943	2.04%
Salaries-Admissions	13,552	8,627	4,925	57.09%
Other Care-Beautician	11,006	16,078	(5,072)	-31.55%
Salaries-Other Care	15,485	0	15,485	#DIV/0!
Plant Operations Director	15,561	13,756	1,805	13.12%
Plant Operations Staff	109,731	90,545	19,186	21.19%
Administrator	40,268	37,216	3,052	8.20%
IT	15,032	0	15,032	0.00%
	$267,756	$212,400	$55,356	26.06%

Following is a summary of Salary/Wage Expense, and Full-Time Equivalents (FTE's), for Meadows, and which positions are allocated/shared between MJM and Meadows, which are included in the 2026 Budget:

Notes-Below	Position	(1) Hrs/Day	(2) Days	(3): (1)*(2) Hrs/Yr	(4) Avg. Rate	(5): (3)*(4)	(6) Budget 2026-Above	(3)/2,080 No. of FTE's-2026	No. of FTE's-2025	Incr.(Decr.) No. of FTE's
(1)	Activities Director	5.71	365	2,084.15	$22.61	$47,121	$47,121	1.00	1.00	0.00
(2)	Salaries-Admissions	1.43	365	521.95	25.96	13,552	13,552	0.25	0.20	0.05
	Other Care-Beautician	1.43	365	521.95	21.09	11,006	11,006	0.25	0.40	(0.15)
	Salaries-Other Care	1.43	365	521.95	29.67	15,485	15,485	0.25	0.00	0.25
(3)	Plant Operations Director	1.43	365	521.95	29.81	15,561	15,561	0.25	0.25	0.00
	Plant Operations Staff	14.28	365	5,212.20	21.05	109,731	109,731	2.51	2.51	(0.00)
(4)	Administrator	1.43	365	521.95	77.15	40,268	40,268	0.25	0.25	0.00
	IT	1.43	365	521.95	28.80	15,032	15,032	0.25	0.00	0.25
						$267,756	$267,756	5.01	4.61	0.40

Note	Description
Note #1	Activities Director is one FTE.
Note #2	Salaries-Admissions is allocated 20% to Meadows, and 80% balance to Emmanuel, PC and Nazareth Centers.
Note #3	Plant Operations Director is allocated 25% to Meadows, and 75% balance to Emmanuel, PC and Nazareth Centers.
Note #4	Administrator is allocated 25% Meadows, and 75% balance to Emmanuel, PC and Nazareth Centers.

Activities Dept.

Activities Dept. Expenses are budgeted at $51,657, an increase of $602 from the $51,055 budgeted expenses for 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income	% Incr(Decr)
Salaries-Activities Director	$47,121	$46,178	($943)	2.04%
Purchased Services	790	2,107	1,317	-62.51%
Supplies	3,134	2,620	(514)	19.62%
Other Direct Expenses	612	150	(462)	308.00%
Total	$51,657	$51,055	($602)	1.18%

Other Care Related

Other Care Related Expenses are budgeted at $40,675, an increase of $15,670 from the $25,005 budgeted expenses for 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income	% Incr(Decr)
Salaries-Wellness Director	$0	$0	$0	#DIV/0!
Salaries-Admissions	13,552	8,627	(4,925)	57.09%
Salaries-Beautician	11,006	16,078	5,072	-31.55%
Salaries-Other Care	15,485	0	(15,485)	#DIV/0!
Other Direct Expenses	632	300	(332)	110.67%
Total	$40,675	$25,005	($15,670)	62.67%

Dietary Dept.

Dietary Dept. Expenses are budgeted at $70,132, an increase of $105 from the $70,027 budgeted expenses for 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income	% Incr(Decr)
Contracted Food Service-Raw Food	$69,182	$67,167	($2,015)	3.00%
Contracted Food Service-Other	0	0	0	#DIV/0!
Subtotal-Contracted Costs	$69,182	$67,167	($2,015)	3.00%
Purchased Services	450	300	(150)	0.00%
Supplies-Dietary	150	900	750	0.00%
Food-Dietary	350	260	(90)	0.00%
Minor Equipment	0	1,400	1,400	0.00%
Dietary Dept.	$70,132	$70,027	($105)	0.15%

Housekeeping Dept.

Housekeeping Dept. Expenses are budgeted at $54,820, a $20,320 increase from the $34,500 budgeted expenses for 2025. For 2026, our budget includes more dollars budgeted for Outside/Third Party Vendors for Housekeeping Services, Lindsay Tallerico and her staff::

	Budget 2026	Budget 2025	Incr(Decr) Net Income	% Incr(Decr)
Purchased Services-Housekeeping	$54,000	$34,000	($20,000)	58.82%
Supplies	820	500	(320)	64.00%
Total	$54,820	$34,500	**($20,320)**	58.90%

Plant Operations and Maintenance

Plant Operations and Maintenance Expenses are Budgeted at $617,764 for 2026, an increase of $107,001 from the $510,763 budget amount for 2025, as follows:

Salaries/Wages/Contracted Staff	Budget 2026	Budget 2025	Incr(Decr) Net Income
Salaries-Plant Oper Dir	$15,561	$13,756	($1,805)
Salaries-Plant Oper Staff	109,731	90,545	(19,186)
Subtotal	$125,292	$104,301	($20,991)
Utilities Expense			
Utilities-Gas/Heating	$20,549	$9,524	($11,025)
Utilities-Electricity	34,761	38,897	4,136
Utilities-Water/Sewer	149,611	114,951	(34,660)
Subtotal	$204,921	$163,372	($41,549)
Other Dept. Expenses			
Maintenance and Service Contracts	$16,841	$11,137	($5,704)
Lawn Expense	113,600	101,000	(12,600)
Snow Removal	0	0	0
Trash Removal	30,931	31,870	939
Purchased Services	81,592	80,462	(1,130)
Supplies-Plant Operations	15,287	6,091	(9,196)
Minor Equipment-Plant Operations	5,500	2,800	(2,700)
Equipment Repairs	0	2,730	2,730
Vehicle Repairs	600	2,000	1,400
Building Repairs	23,000	5,000	(18,000)
Other Direct Expenses-Plant Operations	200	0	(200)
Subtotal	$287,551	$243,090	($44,461)
Maintenance Dept. Expenses	$617,764	$510,763	**($107,001)**

Property and Related

Property and Related Expenses are budgeted at $415,782 or $43,662 more than the $372,120 budget amount for 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income
Depreciation Expense	$381,700	$359,700	($22,000)
Interest Expense	806	0	(806)
Vehicle Leases	300	300	0
Land Lease Expense	32,976	12,120	(20,856)
Property and Related	$415,782	$372,120	**($43,662)**

Land Lease Expense

Land Lease Expense budget as follows:

Original (100) Units	$876	876
Trinity Units	134	134
PC Center Penthouse Suite (Eff. 5/25)	738	N/A
Willows Expansion Land Lease (Eff. 8/25)	1,000	N/A
Total/Mo.	$2,748	$1,010
No. of Months	$12	$12
Budget/Yr.	$32,976	$12,120

General & Administration Expenses

General and Administration Expenses are Budgeted at $329,973 or $27,121 less than the $357,094 budgeted for 2025, as follows:

	Budget 2026	Budget 2025	Incr(Decr) Net Income
Salaries-G&A (Administrator and Marketing)	$40,268	$37,216	($3,052)
Salaries-IT	15,032	0	-15,032
Purchased Services-Admin.	67,212	67,212	0
Supplies-Office & Admin.	91,000	56,000	(35,000)
Postage & Freight	2,400	780	(1,620)
Dues	1,400	2,200	800
Subscriptions	640	579	(61)
Minor Equipment	0	0	0
Training Travel/Lodging	0	0	0
Advertising-Facility	20,988	20,988	0
Marketing & Promotions	18,000	18,000	0
General Insurance	66,912	64,468	(2,444)
Cable TV	2,732	2,132	(600)
Telephone	2,250	4,500	2,250
Computer Expense	10,800	30,535	19,735
Management Fees	0	78,916	78,916
Legal and Accounting Professional Fees	26,986	14,724	(12,242)
Professional Fees-Other	750	750	0
Interest Income-Notes Receivable	(37,377)	(41,906)	(4,529)
Miscellaneous Expense	0	0	0
Total	$329,973	$357,094	**$27,121**

Purchased Services-Admin. is budgeted at $67,212 for 2026, and includes budgeted expense for Central Corporate Office services/expenses incurred by Maria Joseph Manor, to maintain the Central Corporate Offices, Central IT Server, etc. which are billed to The Meadows on a monthly basis.

Management Fee Expense is budgeted at $0 or $78,916 less than the $78,916 budget amount for 2025.

Non-Operating Income & Expense

Investment Income(Loss)

Investment Income(Loss) for 2026 is budgeted at $71,500, as compared to $86,000 budgeted for 2025, as follows:

Investments-Fulton Financial Advisors	%	$	% Return	$ Return	
Equities	55.00%	$396,849	6%	$23,811	
Bonds	40.00%	288,617	4%	11,545	
Cash	5.00%	36,077	3%	1,082	
Subtotal	100.00%	$721,543			$36,438
Notes Receivable-Due from Congregation of Ssrs.					
Notes Receivable-MJM					35,241
Total Projected					$71,679
Budget Amount-Rounded					$71,500

Charitable Contribution Income

Charitable Contribution Income for 2026 is budgeted at zero, the same as 2025.

Capital Expenditures Budget

Capital Expenditures Budgeted for 2026 are budgeted at $400,000, as follows:

Cottage Renovations	Est. Cost/ Unit	No. of Units	Budget 2026	Budget 2025
Budget 2026 & 2025	$50,000	8	$400,000	$400,000
Cap Ex-Renovations			$400,000	$400,000
Other Cap Ex Items				
Drainage Pond Improvements			$50,000	
Other				
Cap Ex-Other			$50,000	$0
Total			**$450,000**	**$400,000**

Net Cash Flow From Unit Reoccupancies

Net Cash Flow from Unit Reoccupancies is budgeted at $584,296:

	Budget FYE 12/31/26	Actual FYE 12/31/25
Entrance Fees Received-Unit Reoccupancies		
(7) units at $164,085/unit		$1,148,600
(8) units at $168,549/unit	$1,348,392	
Entrance Fee Refunds		
(7) units at $61,626/unit	0	(431,385)
(8) units at $95,512/unit	(764,096)	
Net Cash Flow From Unit Reoccupancies	$584,296	$717,215
Budgeted Number of Units to be Reoccupied	8	7
Average Net Cash Flow/Unit Reoccupancy	$73,037	$102,459

Notes

The $168,549 Budgeted Entrance Fee Proceeds is consistent with the $171,460 actual average Entrance Fees received for the current year Nine Mos. Ended 9/30/25, below.

The $95,512 Budgeted Entrance Fee Refunds is consistent with the $95,512 actual average Entrance Fee Refunds completed for the current year Nine Mos. Ended 9/30/25, below.

Net Cash Flow from Unit Reoccupancies, from January 1, 2021 to September 30, 2025 as follows:

Nine Mos. Ended 9/30/25	$	No. Units	Average/Unit
Entrance Fees Received	$857,300	5	$171,460
Entrance Fee Refund	(477,560)	5	(95,512)
	$379,740	5	$75,948

FYE 12/31/24	$	No. Units	Average/Unit
Entrance Fees Received	$1,148,600	7	$164,086
Entrance Fee Refund	(431,385)	7	(61,626)
	$717,215	7	$102,459

Nine Mos. Ended 9/30/24	$	No. Units	Average/Unit
Entrance Fees Received	$771,800	5	$154,360
Entrance Fee Refund	(212,465)	5	(42,493)
	$559,335	5	$111,867

FYE 12/31/23	$	No. Units	Average/Unit
Entrance Fees Received	$1,261,500	8	$157,688
Entrance Fee Refund	(342,925)	8	(42,866)
	$918,575	8	$114,822

FYE 12/31/22	$	No. Units	Average/Unit
Entrance Fees Received	$539,700	4	$134,925
Entrance Fee Refund	(215,345)	4	(53,836)
	$324,355	4	$81,089

FYE 12/31/21	$	No. Units	Average/Unit
Entrance Fees Received	$1,125,100	7	$160,729
Entrance Fee Refund	(458,382)	7	(65,483)
	$666,718	7	$95,245

Net Cash Flow

Net Cash Flow Budgeted for 2026 compared to 2025, as follows:

	(1) 12/31/26	(2) 12/31/25	(1)-(2)
Operating Income-Above	$206,348	$296,311	($89,963)
Add:			
Investment Income	71,500	86,000	(14,500)
Depreciation Expense	381,700	359,700	22,000
Interest Expense	806	0	806
Entrance Fees Received-Unit Reoccupancies			
(8) units at $168,549/unit	1,348,393		
(8) units at $186,457/unit		1,491,655	(143,262)
Less:			
Mortgage Payments			
(9) at $11,440/mo. (Loan Repaid)	(102,960)	0	(102,960)
Entrance Fee Refunds			
(8) units at $95,512.unit	(764,096)		
(8) units at $70,000.unit		(560,000)	(204,096)
Deferred Revenue Amortization Income	(725,000)	(725,000)	0
Capital Expenditures-Renovations (8) @ $50,000	(400,000)	(400,000)	0
Capital Expenditures-Other	(50,000)	0	(50,000)
Capital Expenditures-Total			
Net Cash Flow	($33,309)	$548,666	($581,975)
			($581,975)
Reconciliation to Stephanie's Budget			
Net Cash Flow-Stephanie's Budget	($33,309)	$411,385	
Add Back: Debt Service	0	137,280	
Adjusted	($33,309)	$548,665	
Difference	$0	$1	

Meadows

FIRM DRAFT - 11.24.25

HDG

HEALTH DIMENSIONS GROUP

J:\NCH\MEADOWS\Meadows 2026 Operating Budget

Final Draft 11.24.25.xlsx

The Meadows at Maria Joseph
2026 Budget Assumptions

Occupied Units:

	2026 Budget	2025 Actual Sept YTD	
Total	109	109	
Single	81	77	
Double	28	32	Based on current rent roll

Revenue and Expense Comparison

	2026 Budget	2025 Actual Sept YTD	2025 YTD Annualized	2025 Budget	2024 Budget
Revenue	$1,829,608	$1,325,981	$1,767,975	$1,753,682	$1,642,260
Expenses	$1,623,260	$1,156,405	$1,541,873	$1,457,371	$1,378,588
Net Operating Income/(Loss)	$206,348	$169,577	$226,102	$296,311	$263,672
NOI %	11.3%	12.8%	12.8%	16.9%	16.1%
Net Income/(Loss)	$277,848	$237,829	$317,105	$382,311	$348,172

	Actual NOI	Budgeted NOI	Change
2020	$30,545	$49,221	($18,676)
2021	($3,623)	$87,885	($91,508)
2022	$90,580	$255,960	($165,380)
2023	$216,717	$175,092	$41,625
2024	$231,895	$263,672	($31,777)

Revenue Assumptions:

-Maintenance Fee Increase 5% July 1
-8 Turnovers for cash flow purposes, Entrance fee 5% increase Jan 1
-Investment income $71,500
-Amortization of deferred revenue $725,000

Salary Assumptions:

-Wage Increase 2% anniversary date
-Executive Director allocation of 25%
-Admissions, Wellness Director, Hair stylist and IT allocation of .25 FTE (allocation)
-Maintenance 2.5 FTEs staff and .25 FTE Director

Other Assumptions:

-Work Comp increase 2.5%
-Liability insurance 3.7% increase,
-Property insurance increase of 5%
-Medical insurance increase of 16.8%
-Allocation of Baker Tilly fees of $1,000 per month Jan-June

Capital Assumptions:

Cottage Renovations (8 at $50,000 each)	$400,000
Retention ponds/drainage	$50,000
Total	**$450,000**

Capital Improvement Plan
Maria Joseph CCC

The Meadows
Cap Ex Budget-2026
Final Draft

Meadows	FY2026		
Meadows insulation project			
Retention ponds/drainage	$ 50,000.00		
Mulching Cottages	$ 40,000.00	March-May	$ 13,333.33
Pressure washing	$ 15,000.00	Summer	$ 15,000.00
TOTAL	**$ 105,000.00**		

$ 50,000.00

The Meadows at Maria Joseph
Summary Budget Report
Budget Year 2026

	2026 Budget	2025 Annualized (Sept YTD)	Change	Change %	2025 Budget
REVENUE					
Housing Revenue	1,090,708	1,033,623	57,085	5.5%	1,014,782
Other Income	738,900	734,353	4,547	0.6%	738,900
TOTAL REVENUE	**$ 1,829,608**	**$ 1,767,975**	**$ 61,633**	**3.5%**	**$ 1,753,682**
EXPENSES					
Activities	51,657	52,153	(496)	-1.0%	51,055
Other Care Related	40,675	20,048	20,628	102.9%	25,005
Dietary	70,132	68,089	2,043	3.0%	70,027
Laundry	-	-	-	0.0%	80
Housekeeping	54,820	53,863	957	1.8%	34,500
Plant Operations & Maintenance	617,764	572,442	45,322	7.9%	510,763
Property & Related	415,782	380,630	35,151	9.2%	372,120
General & Administrative	329,973	358,360	(28,387)	-7.9%	357,094
Payroll Taxes & Fringe	42,457	36,289	6,168	17.0%	36,727
TOTAL OPERATING EXPENSES	**$ 1,623,260**	**$ 1,541,873**	**$ 81,387**	**5.3%**	**$ 1,457,371**
NET OPERATING INCOME/(LOSS)	**$ 206,348**	**$ 226,102**	**$ (19,755)**	**-8.7%**	**$ 296,311**
NOI %	**11.3%**	**12.8%**	**-1.5%**	**14.3%**	**16.9%**
Investment Income	71,500	90,803	(19,303)	-21.3%	86,000
Contribution Income	-	200	(200)	-100.0%	-
NET INCOME/(LOSS)	**$ 277,848**	**$ 317,105**	**$ (39,257)**	**-12.4%**	**$ 382,311**
EBITDA	**$ 660,354**	**$ 680,428**	**$ (20,074)**	**-3.0%**	**$ 742,011**
EBITDA %	**36.1%**	**38.5%**	**-2.4%**	**40.9%**	**42.3%**

The Meadows at Maria Joseph
12-Month Cash Flow
Budget Year 2026

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Net Operating Income/Loss	**$26,825**	**$30,724**	**$22,534**	**$3,617**	**$11,373**	**($10,247)**	**$12,724**	**($857)**	**$22,926**	**$23,968**	**$33,493**	**29,268**	**$206,348**
Add:													
Investment Income	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$5,958	$71,500
Depreciation	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$31,808	$381,700
Amortization	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Interest	$161	$143	$125	$108	$90	$72	$54	$36	$18	$0	$0	$0	$806
Series B Loan Proceeds													$0
Entrance Fees	$168,549		$168,549	$168,549	$168,549		$168,549		$168,549	$168,549	$168,549		$1,348,393
Less:													
Debt Service	($11,440)	($11,440)	($11,440)	($11,440)	($11,440)	($11,440)	($11,440)	($11,440)	($11,440)				($102,960)
Entrance Fee Refund	($95,512)		($95,512)	($95,512)	($95,512)	$0	($95,512)		($95,512)	($95,512)	($95,512)	$0	($764,096)
Amortization of Deferred Revenue	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($60,417)	($725,000)
													$0
Net Cash Flow	**$65,933**	**($3,223)**	**$61,607**	**$42,672**	**$50,410**	**($44,265)**	**$51,725**	**($34,911)**	**$61,891**	**$74,355**	**$83,880**	**$6,618**	**$416,691**
Net Cash Flow Without CAPEX	**$65,933**	**($3,223)**	**$61,607**	**$42,672**	**$50,410**	**($44,265)**	**$51,725**	**($34,911)**	**$61,891**	**$74,355**	**$83,880**	**$6,618**	**$416,691**
CAPEX	$50,000	$50,000	$50,000	$50,000	$50,000		$50,000		$50,000	$50,000	$50,000		$450,000
Net Cash Flow With CAPEX	**$15,933**	**($53,223)**	**$11,607**	**($7,328)**	**$410**	**($44,265)**	**$1,725**	**($34,911)**	**$11,891**	**$24,355**	**$33,880**	**$6,618**	**($33,309)**

The Meadows at Maria Joseph
Summary Budget Report
Budget Year 2026

	2026 Budget	2025 Annualized (Sept YTD)	Change	Change %	2025 Budget
REVENUE					
Housing Revenue	1,090,708	1,033,623	57,085	5.5%	1,014,782
Other Income	738,900	734,353	4,547	0.6%	738,900
TOTAL REVENUE	**$ 1,829,608**	**$ 1,767,975**	**$ 61,633**	**3.5%**	**$ 1,753,682**
EXPENSES					
Activities	51,657	52,153	(496)	-1.0%	51,055
Other Care Related	40,675	20,048	20,628	102.9%	25,005
Dietary	70,132	68,089	2,043	3.0%	70,027
Laundry	-	-	-	0.0%	80
Housekeeping	54,820	53,863	957	1.8%	34,500
Plant Operations & Maintenance	617,764	572,442	45,322	7.9%	510,763
Property & Related	415,782	380,630	35,151	9.2%	372,120
General & Administrative	329,973	358,360	(28,387)	-7.9%	357,094
Payroll Taxes & Fringe	42,457	36,289	6,168	17.0%	36,727
TOTAL OPERATING EXPENSES	**$ 1,623,260**	**$ 1,541,873**	**$ 81,387**	**5.3%**	**$ 1,457,371**
NET OPERATING INCOME/(LOSS)	**$ 206,348**	**$ 226,102**	**$ (19,755)**	**-8.7%**	**$ 296,311**
NOI %	**11.3%**	**12.8%**	**-1.5%**	**14.3%**	**16.9%**
Investment Income	71,500	90,803	(19,303)	-21.3%	86,000
Contribution Income	-	200	(200)	-100.0%	-
NET INCOME/(LOSS)	**$ 277,848**	**$ 317,105**	**$ (39,257)**	**-12.4%**	**$ 382,311**
EBITDA	**$ 660,354**	**$ 680,428**	**$ (20,074)**	**-3.0%**	**$ 742,011**
EBITDA %	**36.1%**	**38.5%**	**-2.4%**	**40.9%**	**42.3%**

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Description	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
	REVENUE														
40-2000	**Housing Revenue**														
40-2400-30	Revenue-Rental Units	889,748	72,337	72,337	72,337	72,337	72,337	72,337	75,954	75,954	75,954	75,954	75,954	75,954	889,748
40-2410	Revenue-Garages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2420	Revenue-Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2430-21	Revenue-Home Health/Care Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2420-30	Revenue-Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2440-30	Revenue-Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2450-21	Revenue-Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2450-30	Revenue-Maintenance	360	30	30	30	30	30	30	30	30	30	30	30	30	360
40-2460-21	Revenue-Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2460-30	Revenue-Activities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2470	Revenue-Respite Care	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2480-30	Revenue-Meals	62,000	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	62,000
40-2490-21	Revenue-Transportation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2500-21	Revenue-Cable TV Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2500-30	Revenue-Cable TV Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
40-2530-30	Revenue-Water/Sewer	138,600	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	138,600
	Total Housing Revenue 40-2000	**1,090,708**	**89,084**	**89,084**	**89,084**	**89,084**	**89,084**	**89,084**	**92,701**	**92,701**	**92,701**	**92,701**	**92,701**	**92,701**	
40-5000	**Other Income**														
40-5010-21	Revenue-Guest Meals	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5010-30	Revenue-Guest Meals	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5020-21	Revenue-Employee Meals	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5020-30	Revenue-Employee Meals	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5030	Revenue-Day Care Meals	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5040-21	Revenue-Other Meal Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5040-30	Revenue-Other Meal Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5050-21	Beauty Shop (Net)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5050-30	Beauty Shop (Net)	5,300	442	442	442	442	442	442	442	442	442	442	442	442	
40-5055	Resident Personal Needs (Net)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5060	Revenue-Adult Day Care	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5070	Bed Tax Rebilling	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5080-21	Contributions/Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5080-30	Contributions/Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5090-21	Grant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5090-30	Grant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5100-30	Lease/Space Rental	600	50	50	50	50	50	50	50	50	50	50	50	50	
40-5110-21	Gift Shop Income (Net)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5110-30	Gift Shop Income (Net)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5120-21	Vending Income (Net)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5120-30	Vending Income (Net)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5150-30	Transportation	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5200	Realized Capital Gains (Losses)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5210	Unrealized Gains (Losses)	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5230-21	Income from Debt Forgiveness	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5230-30	Income from Debt Forgiveness	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5220-21	Gain (Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5220-30	Gain (Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5300-21	Miscellaneous Income	(12,000)	-	-	(3,000)	-	-	(3,000)	-	-	(3,000)	-	-	(3,000)	
40-5300-30	Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-5700-30	Amortization of Deferred Revenue	20,000	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	
	Total Other Income 40-5000	725,000	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	
		738,900	**62,575**	**62,575**	**59,575**	**62,575**	**62,575**	**59,575**	**62,575**	**62,575**	**59,575**	**62,575**	**62,575**	**59,575**	
	TOTAL REVENUE 40-0000	**1,829,608**	**151,659**	**151,659**	**148,659**	**151,659**	**151,659**	**148,659**	**155,276**	**155,276**	**152,276**	**155,276**	**155,276**	**152,276**	
50-0000	**EXPENSES**														
60-1000	**Nursing**														
60-1010-21	Salaries - DON	-	-	-	-	-	-	-	-	-	-	-	-	-	
60-1010-22	Salaries - DON	-	-	-	-	-	-	-	-	-	-	-	-	-	

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Desscription	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
60-1020	Salaries - DON - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1030	Salaries - Assistant DON	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1040	Salaries - Assistant DON - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1050	Salaries - MDS Coordinator	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1060	Salaries - MDS Coordinator - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1070	Salaries - Medical Records	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1080	Salaries - Medical Records - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1090	Salaries - Staffing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1100	Salaries - Staffing - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1110	Salaries - Inservice Director	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1120	Salaries - Inservice Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1210-21	Salaries - Nursing Supervisor	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1220	Salaries - Nursing Supervisor - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1210-22	Salaries - Nursing Supervisor	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1230	Salaries - RN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1240	Salaries - RN - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1250-21	Salaries - LPN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1250-22	Salaries - LPN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1260	Salaries - LPN - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1270-21	Salaries - CNA	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1270-22	Salaries - CNA	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1280	Salaries - CNA - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1290	Salaries - TMA	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1300	Salaries - TMA - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1310	Salaries - Ward Clerk	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1320	Salaries - Ward Clerk - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1330	Salaries - Central Supply	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1340	Salaries - Central Supply - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1350-21	Salaries - Home Health Aide	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1350-22	Salaries - Home Health Aide	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1360	Salaries - Home Health Aide - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1410-21	Nursing Pool Fees - RN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1410-22	Nursing Pool Fees - RN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1420-21	Nursing Pool Fees - LPN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1420-22	Nursing Pool Fees - LPN	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1430-21	Nursing Pool Fees - Certified Nursing Asst	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1430-22	Nursing Pool Fees - Certified Nursing Asst	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1440	Medical Director Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1450-21	Pharmacy Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1450-22	Pharmacy Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1460	Medical Records Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1470	Dental Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1480	Nursing Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1490-21	Purchased Services-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1490-22	Purchased Services-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1500-21	LifeCare SNF Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1600-21	Supplies - Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1600-22	Supplies - Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1610-21	Incontinency Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1610-22	Incontinency Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1620	Oxygen Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1630	Prescriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1640	Non-prescription Drugs	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1650-21	Minor Equip-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1660	Rent/Lease - Movable Equip-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1700-21	Inservice Training -Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1700-22	Inservice Training -Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1710-21	Outside Training-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1710-22	Outside Training-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1720	Training Travel-Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1800-30	COVID Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1990-10	Other Direct Expenses - Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-1990-21	Other Direct Expenses - Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Description	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
60-1990-22	Other Direct Expenses - Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Nursing	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2000	**Activities**													
60-2010-30	Salaries-Activities Director	47,121	3,982	3,597	3,982	3,854	3,982	3,854	3,982	3,982	3,854	4,062	3,931	4,062
60-2020-30	Salaries-Activities Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2030-21	Salaries-Activities Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2030-30	Salaries-Activities Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2040	Salaries-Activities Staff - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2490-21	Purchased Services-Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2490-30	Purchased Services-Activities	790	66	66	66	66	66	66	66	66	66	66	66	66
60-2600-10	Supplies - Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2600-21	Supplies - Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2600-30	Supplies - Activities	3,134	261	261	261	261	261	261	261	261	261	261	261	261
60-2990-10	Other Direct Expenses - Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2990-21	Other Direct Expenses - Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
60-2990-30	Other Direct Expenses - Activities	612	51	51	51	51	51	51	51	51	51	51	51	51
	Total Activities	**51,657**	**4,360**	**3,975**	**4,360**	**4,232**	**4,360**	**4,232**	**4,360**	**4,360**	**4,232**	**4,440**	**4,309**	**4,440**
60-3000	**Social Services**													
60-3010	Salaries-Social Services Director	-	-	-	-	-	-	-	-	-	-	-	-	-
60-3020	Salaries-Social Services Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-3030	Salaries-Social Services Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
60-3040	Salaries-Social Services Staff - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-3490	Purchased Services-Social Services	-	-	-	-	-	-	-	-	-	-	-	-	-
60-3600	Supplies - Social Services	-	-	-	-	-	-	-	-	-	-	-	-	-
60-3990	Other Direct Expenses - Social Services	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Social Services	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5000	**Other Care Related**													
60-5010-30	Salaries - Admissions	13,552	1,151	1,040	1,151	1,114	1,151	1,114	1,151	1,151	1,114	1,151	1,114	1,151
60-5020	Salaries - Admissions - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5040	Salaries - Religious Personnel - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5070-30	Salaries - Hair Stylist	11,006	921	832	921	909	939	909	939	939	909	939	909	939
60-5080	Salaries - Volunteer Coordinator - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5090-30	Salaries-Other Care	15,485	1,302	1,176	1,302	1,260	1,302	1,260	1,328	1,328	1,285	1,328	1,285	1,328
60-5450	Religious Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5460	Psychologist Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5490	Purchased Services-Other Care	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5500	Psychiatric Services Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5600	Supplies - Admissions	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5610	Supplies - Chaplaincy	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5620-21	Supplies - Volunteer	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5620-22	Supplies - Volunteer	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5700	Training - Other Care Related	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5800-10	Transportation	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5990-10	Other Direct Expenses - Other Care	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5990-21	Other Direct Expenses - Other Care	-	-	-	-	-	-	-	-	-	-	-	-	-
60-5990-22	Other Direct Expenses - Other Care	632	53	53	53	53	53	53	53	53	53	53	53	53
	Total Other Care Related	**40,675**	**3,427**	**3,100**	**3,427**	**3,336**	**3,445**	**3,336**	**3,471**	**3,471**	**3,361**	**3,471**	**3,361**	**3,471**
70-1000	**Dietary**													
70-1010-21	Salaries - Dietary Director	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1010-30	Salaries - Dietary Director	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1020	Salaries - Dietary Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1030-21	Salaries - Dietary Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1030-30	Salaries - Dietary Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1040	Salaries - Dietary Staff - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1050	Salaries - Dieticians/Dietary Supv	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1060	Salaries - Dieticians/Dietary Supv - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1450-30	Dietician Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1470-30	Contracted Food Services-Raw Food	69,182	5,765	5,765	5,765	5,765	5,765	5,765	5,765	5,765	5,765	5,765	5,765	5,765

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Description	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
70-1480-30	Contracted Food Services-Other	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1490-21	Purchased Services - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1490-30	Purchased Services - Dietary	450	38	38	38	38	38	38	38	38	38	38	38	38
70-1600-10	Supplies - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1600-21	Supplies - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1600-30	Supplies - Dietary	150	13	12	13	12	13	12	13	13	12	13	12	13
70-1610-10	Food - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1610-21	Food - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1610-30	Food - Dietary	350	29	29	29	29	29	29	29	29	29	29	29	29
70-1620-10	Dietary Supplements	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1620-30	Dietary Supplements	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1650-10	Minor Equip - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1650-21	Minor Equip - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1650-30	Minor Equip - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1700-21	Training - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1700-30	Training - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1990-21	Other Direct Expenses - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
70-1990-30	Other Direct Expenses - Dietary	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Dietary	**70,132**	**5,845**	**5,843**	**5,845**	**5,844**	**5,845**	**5,844**	**5,845**	**5,845**	**5,844**	**5,845**	**5,844**	**5,845**
70-2000	**Laundry**													
70-2010	Salaries-Laundry Director	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2020	Salaries-Laundry Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2030	Salaries - Laundry Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2040	Salaries - Laundry Staff - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2490-10	Purchased Services - Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2490-30	Purchased Services - Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2600-10	Supplies - Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2600-21	Supplies - Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2600-30	Supplies - Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2610-30	Linen & Bedding	-	-	-	-	-	-	-	-	-	-	-	-	-
70-2990	Other Direct Expenses - Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Laundry	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3000	**Housekeeping**													
70-3010	Salaries - Housekeeping Director	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3020	Salaries - Housekeeping Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3030-21	Salaries - Housekeeping Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3030-30	Salaries - Housekeeping Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3040	Salaries - Housekeeping Staff - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3490-10	Purchased Services - Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3490-21	Purchased Services - Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3490-30	Purchased Services - Housekeeping	54,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
70-3600-10	Supplies - Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3600-21	Supplies - Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3600-30	Supplies - Housekeeping	820	68	68	68	68	68	68	68	68	68	68	68	68
70-3990-21	Other Direct Expenses - Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-
70-3990-30	Other Direct Expenses - Housekeeping	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Housekeeping	**54,820**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**	**4,568**
70-4000	**Plant Operations & Maintenance**													
70-4010-21	Salaries - Plant Operations Director	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4010-30	Salaries - Plant Operations Director	15,561	1,302	1,176	1,302	1,285	1,328	1,285	1,328	1,328	1,285	1,328	1,285	1,328
70-4020	Salaries - Plant Operations Director - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4030-21	Salaries - Plant Operations Staff	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4030-30	Salaries - Plant Operations Staff	109,731	9,289	8,390	9,289	8,989	9,289	8,989	9,289	9,289	8,989	9,289	9,169	9,474
70-4040	Salaries - Plant Operations Staff - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4410-21	Maintenance & Service Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4410-30	Maintenance & Service Contracts	16,841	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403	1,403
70-4420-21	Lawn Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4420-30	Lawn Expense	113,600	-	-	-	24,000	17,000	17,000	17,000	23,600	7,400	7,400	-	-
70-4430-21	Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	-

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Description	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
70-4430-30	Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4440-21	Trash Removal	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4440-30	Trash Removal	30,931	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578
70-4450-21	Medical Waste Disposal	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4490-10	Purchased Services - Plant Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4490-21	Purchased Services - Plant Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4490-30	Purchased Services - Plant Operations	81,592	5,549	5,549	5,549	5,549	5,549	20,549	5,549	5,549	5,549	5,549	5,549	5,549
70-4600-10	Supplies - Plant Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4600-21	Supplies - Plant Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4600-30	Supplies - Plant Operations	15,287	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274	1,274
70-4650-21	Minor Equipment - Plant Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4650-30	Minor Equipment - Plant Operations	5,500	458	458	458	458	458	458	458	458	458	458	458	458
70-4800-10	Utilities-Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4800-21	Utilities-Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4800-30	Utilities-Gas	20,549	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712	1,712
70-4810-10	Utilities-Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4810-21	Utilities-Electricity	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4810-30	Utilities-Electricity	34,761	2,897	2,897	2,897	2,897	2,897	2,897	2,897	2,897	2,897	2,897	2,897	2,897
70-4820-10	Utilities-Water/Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4820-21	Utilities-Water/Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4820-30	Utilities-Water/Sewer	149,611	12,468	12,468	12,468	12,468	12,468	12,468	12,468	12,468	12,468	12,468	12,468	12,468
70-4900-21	Equipment Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4900-30	Equipment Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4910-21	Vehicle Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4910-30	Vehicle Repairs	600	50	50	50	50	50	50	50	50	50	50	50	50
70-4920-10	Building Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4920-21	Building Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4920-30	Building Repairs	23,000	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917
70-4930-21	Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4930-30	Licenses & Permits	150	13	13	13	13	13	13	13	13	13	13	13	13
70-4990-21	Other Direct Expenses - Plant Operations	-	-	-	-	-	-	-	-	-	-	-	-	-
70-4990-30	Other Direct Expenses - Plant Operations	51	4	4	4	4	4	4	4	4	4	4	4	4
	Total Plant Operations & Maintenance	**617,764**	**40,913**	**39,888**	**40,913**	**64,597**	**57,939**	**72,597**	**57,939**	**64,739**	**47,997**	**48,339**	**40,777**	**41,125**
80-1000	**Taxes and Licenses**													
80-1010-10	Real Estate Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1010-21	Real Estate Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1010-30	Real Estate Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1020-21	Special Assessments	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1020-30	Special Assessments	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1100	WI Provider Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1110	MN DHS Surcharge	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1200-10	SNF/AL License	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1200-21	SNF/AL License	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1200-30	SNF/AL License	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1300	Preadmission Screening	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1500-21	Other Taxes and Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
80-1500-30	Other Taxes and Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Taxes and Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2000	**Property & Related**													
80-2010-21	Depreciation - Furniture & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2010-30	Depreciation - Furniture & Equipment	26,101	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175
80-2020-21	Depreciation - Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2020-30	Depreciation - Vehicles	1,000	83	83	83	83	83	83	83	83	83	83	83	83
80-2030-21	Depreciation - Land Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2030-30	Depreciation - Land Improvements	15,055	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255
80-2040-21	Depreciation - Bldg & Bldg Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2040-30	Depreciation - Bldg & Bldg Improvements	339,544	28,295	28,295	28,295	28,295	28,295	28,295	28,295	28,295	28,295	28,295	28,295	28,295
80-2050	Depreciation - Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2100-30	Amortization Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2200	Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Description	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
80-2210-21	Interest Expense - Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2210-30	Interest Expense - Facility	806	161	143	125	108	90	72	54	36	18	-	-	-
80-2300-21	Equipment Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2300-30	Equipment Leases	300	-	75	-	-	75	-	-	75	-	-	75	-
80-2310-30	Vehicle Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2320-10	Building Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2320-21	Building Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2320-30	Building Leases	-	-	-	-	-	-	-	-	-	-	-	-	-
80-2400-30	Parking Lot/Land Lease	32,976	2,748	2,748	2,748	2,748	2,748	2,748	2,748	2,748	2,748	2,748	2,748	2,748
	Total Property & Related 80-2000	**415,782**	**34,717**	**34,774**	**34,682**	**34,664**	**34,721**	**34,628**	**34,610**	**34,667**	**34,574**	**34,556**	**34,631**	**34,556**
	General & Administrative													
80-3010-21	Salaries - Administrator	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3010-30	Salaries - Administrator	40,268	3,386	3,058	3,386	3,277	3,386	3,277	3,454	3,454	3,342	3,454	3,342	3,454
80-3020	Salaries - Administrator - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3030-30	Salaries-Assistant Administrator	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3040	Salaries-Assistant Administrator - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3050-21	Salaries - Business Office/Clerical	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3050-30	Salaries - Business Office/Clerical	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3060	Salaries - Business Office/Clerical - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3070-21	Salaries - Human Resources	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3070-30	Salaries - Human Resources	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3080	Salaries - Human Resources - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3090-21	Salaries - Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3090-30	Salaries - Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3100	Salaries - Marketing - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3110-21	Salaries - Housing Manager	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3110-30	Salaries - Housing Manager	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3120	Salaries - Housing Manager - Nonworked	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3140-30	Salaries-IT	15,032	1,277	1,153	1,277	1,236	1,277	1,236	1,277	1,277	1,236	1,277	1,236	1,277
80-3300-21	Contract Labor-Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3300-30	Contract Labor-Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3310-21	Payroll Processing Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3310-30	Payroll Processing Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3390-21	Purchased Services - Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3390-30	Purchased Services - Admin	67,212	5,601	5,601	5,601	5,601	5,601	5,601	5,601	5,601	5,601	5,601	5,601	5,601
80-3400-21	Supplies - Office & Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3400-30	Supplies - Office & Admin	91,000	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583	7,583
80-3410-21	Postage & Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3410-30	Postage & Freight	2,400	200	200	200	200	200	200	200	200	200	200	200	200
80-3420-21	Dues	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3420-30	Dues	1,400	117	117	117	117	117	117	117	117	117	117	117	117
80-3430-21	Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3430-30	Subscriptions	640	53	53	53	53	53	53	53	53	53	53	53	53
80-3440-30	Minor Equipment-Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3500-10	Business Meetings & Seminars	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3500-21	Business Meetings & Seminars	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3500-30	Business Meetings & Seminars	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3510-21	Training Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3510-30	Training Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3520-21	Training Travel/Lodging	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3520-30	Training Travel/Lodging	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3600-21	Employee Hiring Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3600-30	Employee Hiring Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3610-21	Advertising - Employment	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3610-30	Advertising - Employment	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3700-10	Advertising - Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3700-21	Advertising - Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3700-30	Advertising - Facility	20,988	1,703	1,103	3,279	1,703	1,103	1,603	3,379	1,103	1,603	1,703	1,103	1,603
80-3710-10	Marketing & Promotions	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3710-21	Marketing & Promotions	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3710-30	Marketing & Promotions	18,000	1,000	-	-	1,000	-	4,000	1,000	10,000	-	1,000	-	-

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Desscription	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
80-3720-21	Communications	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3720-30	Communications	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3800-21	Insurance - Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3800-30	Insurance - Liability	7,277	606	606	606	606	606	606	606	606	606	606	606	606
80-3810-21	Insurance - Property	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3810-30	Insurance - Property	53,263	4,439	4,439	4,439	4,439	4,439	4,439	4,439	4,439	4,439	4,439	4,439	4,439
80-3820-21	Insurance - D & O	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3820-30	Insurance - D & O	553	46	46	46	46	46	46	46	46	46	46	46	46
80-3830-21	Insurance - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3830-30	Insurance - Other	5,819	485	485	485	485	485	485	485	485	485	485	485	485
80-3900-21	Cable TV Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3900-30	Cable TV Expense	2,733	228	228	228	228	228	228	228	228	228	228	228	228
80-3910-21	Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
80-3910-30	Telephone	2,250	188	188	188	188	188	188	188	188	188	188	188	188
80-4000-21	Computer Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4000-30	Computer Expense	10,800	900	900	900	900	900	900	900	900	900	900	900	900
80-4010-21	Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4010-30	Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4020-21	Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4020-30	Legal Fees	5,800	483	483	483	483	483	483	483	483	483	483	483	483
80-4030-21	Accountant Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4030-30	Accountant Fees	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-
80-4040	Cost Report Preparation Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4050-21	Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4050-30	Audit Fees	15,166	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264
80-4060	Professional Fees - Brokerage Accounts	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4070-10	Professional Fees - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4070-21	Professional Fees - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4070-30	Professional Fees - Other	750	-	-	750	-	-	-	-	-	-	-	-	-
80-4080	Board of Director Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4100-30	Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4200-21	Fund Raising	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4200-30	Fund Raising	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4300-21	Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4300-30	Interest Income	(37,377)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)	(3,115)
80-4310-30	Interest Expense - Working Capital	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4400-21	Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4400-30	Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4410	Collection Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4500-21	Bank Service Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4500-30	Bank Service Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4590-21	Miscellaneous-Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4590-30	Miscellaneous-Admin	-	-	-	-	-	-	-	-	-	-	-	-	-
80-4600-30	Late Fees & Penalties	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total General & Administrative 80-3000 - 80-4000	**329,973**	**27,443**	**25,392**	**28,769**	**27,293**	**25,843**	**30,193**	**28,187**	**34,911**	**25,259**	**26,511**	**24,759**	**25,411**
90-1000	**Payroll Taxes & Fringe**													
90-1010-10	FICA Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1010-21	FICA Tax	1,150	98	88	98	95	98	95	98	98	95	98	95	98
90-1010-30	FICA Tax	19,333	1,632	1,474	1,632	1,583	1,635	1,583	1,643	1,643	1,590	1,649	1,609	1,663
90-1020-21	Federal Unemployment Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1020-30	Federal Unemployment Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1030-21	State Unemployment Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1030-30	State Unemployment Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1040-21	City Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1040-30	City Tax	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1100-21	Group Life Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1100-30	Group Life Insurance	180	15	15	15	15	15	15	15	15	15	15	15	15
90-1110-10	Group Medical Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1110-21	Group Medical Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
90-1110-30	Group Medical Insurance	11,189	932	932	932	932	932	932	932	932	932	932	932	932
90-1120-21	Group Dental Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Description	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
90-1120-30	Group Dental Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1130-30	Group Disability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1140-21	Workers Compensation Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1140-30	Workers Compensation Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1200-21	Retirement Plan Contribution	9,510	792	792	792	792	792	792	792	792	792	792	792	792	
90-1200-30	Retirement Plan Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1210-21	Benefit Administration Fees	1,020	85	85	85	85	85	85	85	85	85	85	85	85	
90-1210-30	Benefit Administration Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1300-21	Uniform Allowance	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1300-30	Uniform Allowance	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1310	Scholarship Program	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1590-10	Other Employee Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1590-21	Other Employee Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-1590-30	Other Employee Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-	
		75	6	6	6	6	6	6	6	6	6	6	6	6	
	Total Payroll Taxes & Fringe 90-1000	**42,457**	**3,561**	**3,393**	**3,561**	**3,508**	**3,564**	**3,508**	**3,571**	**3,571**	**3,515**	**3,577**	**3,535**	**3,592**	
	TOTAL OPERATING EXPENSES	**1,623,260**	**124,834**	**120,935**	**126,125**	**148,042**	**140,286**	**158,906**	**142,552**	**156,133**	**129,350**	**131,308**	**121,783**	**123,008**	1,623,260
	NET OPERATING INCOME/(LOSS)	**206,348**	**26,825**	**30,724**	**22,534**	**3,617**	**11,373**	**(10,247)**	**12,724**	**(857)**	**22,926**	**23,968**	**33,493**	**29,268**	206,348
90-2000	**Investment Income (Expense)**														
90-2010-21	Interest/Dividend Income-Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2010-30	Interest/Dividend Income-Unrestricted	71,500	5,958	5,958	5,958	5,958	5,958	5,958	5,958	5,958	5,958	5,958	5,958	5,958	
90-2020-21	Interest/Dividend Income-Temp Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2020-22	Interest/Dividend Income-Temp Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2030-21	Interest/Dividend Income-Perm Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2030-22	Interest/Dividend Income-Perm Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2040	Unrealized Gain (Loss) on Invest-Unrestr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2050-21	Unrealized Gain (Loss) on Invest-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2050-22	Unrealized Gain (Loss) on Invest-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2060-21	Unrealized Gain (Loss) on Invest-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2060-22	Unrealized Gain (Loss) on Invest-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2070	Realized Gain (Loss) on Invest-Unrestr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2080-21	Realized Gain (Loss) on Invest-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2080-22	Realized Gain (Loss) on Invest-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2090-21	Realized Gain (Loss) on Invest-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2090-22	Realized Gain (Loss) on Invest-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2100	Prof Fees-Brokerage-Unrestr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2110	Prof Fees-Brokerage-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2120	Prof Fees-Brokerage-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Investment Income (Expense)	**71,500**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	**5,958**	
	Investment Expense														
90-2110-21	Prof Fess-Brokerage-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2110-22	Prof Fess-Brokerage-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2120-21	Prof Feses-Brokerage-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2120-22	Prof Feses-Brokerage-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-2500-21	Unit Trust Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Investment Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-3000	**Contribution Income**														
90-3010-21	Contribution/Donation Income-Unrestr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-3010-22	Contribution/Donation Income-Unrestr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-3020-30	Contribution/Donation Income-Temp Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
90-3030	Contribution/Donation Income-Perm Restr	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Contribution Income	-	-	-	-	-	-	-	-	-	-	-	-	-	
	NET INCOME/(LOSS)	**277,848**	**32,783**	**36,682**	**28,493**	**9,576**	**17,331**	**(4,289)**	**18,682**	**5,101**	**28,885**	**29,926**	**39,451**	**35,226**	277,848
	EBITDA	**660,354**	**64,752**	**68,634**	**60,426**	**41,491**	**49,229**	**27,591**	**50,544**	**36,945**	**60,711**	**61,735**	**71,259**	**67,035**	

The Meadows at Maria Joseph
12-Month Budget
Budget Year 2026

Acct #	Account Desscription	Total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
	Revenue PPD	27	26	29	26	27	26	27	27	27	28	27	28	27

Meadows - Final Draft 11_24_25

The Meadows at Maria Joseph
Data Control Sheet
Budget Year 2026

Number of Days in Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
	31	28	31	30	31	30	31	31	30	31	30	31	365

The Meadows at Maria Joseph
HDG Budget Input
Budget Year 2026

Facility Name	The Meadows at Maria Joseph	
Facility Number	0	
Total Licensed Beds/Units	0	
Workers Comp Rate - Blended	-	
State Unemployment Insurance Rate	-	
Federal Unemployment Insurance Rate	-	
FICA Rate	0.0765	
Principal Payments (Excluding Bonds)	-	
Replacement Reserve Payments	-	
Interest Expense on Bonds	-	
Mortgage Payments	-	
Payments to Bond Fund	-	
This Year's ARD - year to date	-	

State UC Expense Spread

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
-	-	-	-	-	-	-	-	-	-	-	-

80-1010-10	Real Estate Taxes (includes Personal Prop. Tax)	-	
80-1010-21	Real Estate Taxes (includes Personal Prop. Tax)	-	
80-1010-30	Real Estate Taxes (includes Personal Prop. Tax)	-	
80-2010-21	Depreciation - Furniture & Equipment	-	
80-2010-30	Depreciation - Furniture & Equipment	26,101	Per RU schedule
80-2020-21	Depreciation - Vehicles	-	
80-2020-30	Depreciation - Vehicles	1,000	Per RU schedule
80-2030-21	Depreciation - Land Improvements	-	
80-2030-30	Depreciation - Land Improvements	15,055	Per RU schedule
80-2040-21	Depreciation - Bldg & Bldg Improvements	-	
80-2040-30	Depreciation - Bldg & Bldg Improvements	339,544	Per RU schedule
80-2050-10	Depreciation - Leasehold Improvements	-	
80-2100-30	Amortization Expense	-	
80-3000-10	Interest Income - Restricted	-	
80-2210-21	Interest Expense - Facility	-	
80-2210-30	Interest Expense - Facility	-	
80-3800-10	Insurance - Liability	-	
80-3810-10	Insurance - Property	-	
80-3820-10	Insurance - D & O	-	
80-3830-10	Insurance - Other (auto, MIP)	-	
80-4000-10	Software Fees - PCC per day fee	-	
80-4010-10	Management Fees	0.0%	
80-4010-10	Management Fees (set monthly fee)	-	
80-4030-10	Accountant Fees	-	
80-4040-10	Cost Report Preparation Fees	-	
80-4050-10	Audit Fees	-	
80-4080-10	Board of Director's Fees	-	
80-4300-10	Interest Income - Unrestricted	-	
80-4310-10	Interest Expense - Working Capital	-	
80-4400-10	Bad Debt Expense	-	
Wage Increase		-	

The Meadows at Maria Joseph
Other Revenue Input
Budget Year 2026

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	
	Housing Revenue														
40-2010-21	Revenue-Assisted Living-PP	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-2010-22	Revenue-Assisted Living-PP													-	
40-2020-21	Revenue-Assisted Living-MA													-	
40-2020-22	Revenue-Assisted Living-MA													-	
40-2100-21	Contractual Allowance-B/H-MA													-	
40-2100-22	Contractual Allowance-B/H-MA													-	
40-2200-21	Revenue-Assisted Living-TLC													-	
40-2200-22	Revenue-Assisted Living-TLC													-	
40-2210-21	Revenue-Basic Services-PP													-	
40-2210-22	Revenue-Basic Services-PP													-	
40-2220-21	Revenue-Nursing Services-MA													-	
40-2220-22	Revenue-Nursing Services-MA													-	
40-2230-21	Revenue-Assisted Living-HUD													-	
40-2230-22	Revenue-Assisted Living-HUD													-	
40-2300-21	Revenue-LifeCare													-	
40-2310-21	Contractual Allowance-LifeCare													-	
40-2400-30	Revenue-Rental Units	72,337.23	72,337.23	72,337.23	72,337.23	72,337.23	72,337.23	75,954.09	75,954.09	75,954.09	75,954.09	75,954.09	75,954.09	889,747.93	x
40-2410	Revenue-Garages													-	
40-2420	Revenue-Laundry													-	
40-2430-21	Revenue-Home Health/Care Services													-	
40-2420-30	Revenue-Laundry													-	
40-2440	Revenue-Housekeeping													-	
40-2450-21	Revenue-Maintenance													-	
40-2450-30	Revenue-Maintenance													-	
40-2460-21	Revenue-Activities	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00	
40-2460-30	Revenue-Activities													-	
40-2470-21	Revenue-Respite Care													-	
40-2480-21	Revenue-Meals													-	
40-2480-30	Revenue-Meals													-	
40-2490-21	Revenue-Transportation	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	62,000.00	x
40-2500-21	Revenue-Cable TV Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	
40-2500-30	Revenue-Cable TV Fees													-	
40-2530-30	Revenue-Water/Sewer													-	
		11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	11,550	138,600.00	x
		34,660.00													
	Other Income														
40-5010-21	Revenue-Guest Meals													-	
40-5010-30	Revenue-Guest Meals													-	x
40-5020-30	Revenue-Employee Meals													-	
40-5030	Revenue-Day Care Meals													-	
40-5040-21	Revenue-Other Meal Programs													-	
40-5040-30	Revenue-Other Meal Programs													-	
40-5050-21	Beauty Shop (Net)													-	
40-5050-30	Beauty Shop (Net)													-	
40-5055	Resident Personal Needs (Net)	442	442	442	442	442	442	442	442	442	442	442	442	5,300.00	
40-5060	Revenue-Adult Day Care													-	
40-5070	Bed Tax Rebilling													-	
40-5080-21	Contributions/Donations													-	
40-5080-30	Contributions/Donations													-	
40-5090-21	Grant Income													-	
40-5090-30	Grant Income													-	
40-5100-30	Lease/Space Rental	50	50	50	50	50	50	50	50	50	50	50	50	600.00	

The Meadows at Maria Joseph
Other Revenue Input
Budget Year 2026

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
40-5110-21	Gift Shop Income (Net)													-
40-5110-30	Gift Shop Income (Net)													-
40-5120-21	Vending Income (Net)													-
40-5120-30	Vending Income (Net)													-
40-5150-30	Transportation Income													-
40-5200	Realized Capital Gains (Losses)													-
40-5210	Unrealized Gains (Losses)													-
40-5230-21	Income from Debt Forgiveness													-
40-5230-30	Income from Debt Forgiveness													-
40-5220-21	Gain (Loss) on Sale of Assets													-
40-5220-30	Gain (Loss) on Sale of Assets													-
40-5300-21	Miscellaneous Income			(3,000.00)			(3,000.00)			(3,000.00)			(3,000.00)	(12,000.00)
40-5300-30	Miscellaneous Income													-
40-5700-30	Amortization of Deferred Revenue	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000.00
		60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	60,417	725,000.00

The Meadows at Maria Joseph
Assisted Living Revenue
Budget Year 2026

MCHENRY VILLA	Monthly Rate 1/1/25	Monthly Rate 7/1/25	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Revenue
Units Leased			109	109	109	109	109	109	109	109	109	109	109	109	
Medicaid															
Revenue - MA			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Medicaid - Rate 2															
Revenue - MA Rate 2			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Medicaid - Rate 3															
Revenue - MA Rate 3			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Pay - Single															
Occupied Units			625	625	625	625	625	625	656	656	656	656	656	656	
Revenue - Single			81	81	81	81	81	81	81	81	81	81	81	81	
			$ 50,605	$ 50,605	$ 50,605	$ 50,605	$ 50,605	$ 50,605	$ 53,135	$ 53,135	$ 53,135	$ 53,135	$ 53,135	$ 53,135	$ 622,438
Private Pay - Double															
Occupied Units			776	776	776	776	776	776	815	815	815	815	815	815	
Revenue - Double			28	28	28	28	28	28	28	28	28	28	28	28	
			$ 21,732	$ 21,732	$ 21,732	$ 21,732	$ 21,732	$ 21,732	$ 22,819	$ 22,819	$ 22,819	$ 22,819	$ 22,819	$ 22,819	$ 267,310
Private Pay - Level 2															
Revenue - PP Level 2			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Pay - Level 3															
Revenue - PP Level 3			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Pay - Level 4	$ -	$ -													
Revenue - PP Level 4			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Pay - Level 4	$ -	$ -													
Revenue - PP Level 4			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Private Pay Second Occupant	$ -	$ -													
Revenue - Second Occupant			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TLC - Rate 1	$ -	$ -													
Revenue - TLC Rate 1			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TLC - Rate 2	$ -	$ -													
Revenue - TLC Rate 2			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Units Rented			109	109	109	109	109	109	109	109	109	109	109	109	
Revenue			$ 72,337	$ 72,337	$ 72,337	$ 72,337	$ 72,337	$ 72,337	$ 75,954	$ 75,954	$ 75,954	$ 75,954	$ 75,954	$ 75,954	$ 889,748
															$ 889,748
			3,379	3,052	3,379	3,270	3,379	3,270	3,379	3,379	3,270	3,379	3,270	3,379	39,785

(1) 625 * 1.05 = 656

The Meadows at Maria Joseph
Rate Schedule
Budget Year 2026

Unit Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Single Units	625	625	625	625	625	625	656	656	656	656	656	656
Double Units	776	776	776	776	776	776	815	815	815	815	815	815

1.05	
1.05	5%

The Meadows at Maria Joseph
Move-In/Move/Out Schedule
Budget Year 2026

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Current Occupied Units-Single	81		81	81	81	81	81	81	81	81	81	81	81	
Estimated Move-Ins		-	-	-	-	-	-	-	-	-	-	-	-	
Estimated Move-Outs		-	-	-	-	-	-	-	-	-	-	-	-	
Budgeted Occupied Units		81	81	81	81	81	81	81	81	81	81	81	81	81
Current Occupied Units-Double	28		28	28	28	28	28	28	28	28	28	28	28	
Estimated Move-Ins		-	-	-	-	-	-	-	-	-	-	-	-	
Estimated Move-Outs		-	-	-	-	-	-	-	-	-	-	-	-	
Budgeted Occupied Units		28	28	28	28	28	28	28	28	28	28	28	28	28
Total		109	109	109	109	109	109	109	109	109	109	109	109	109
		109												

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Desscription	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
60-2010-30	**ACTIVITIES DIRECTOR**												
	Average Hours Per Day	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71	5.71
	Average Hourly Rate	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.93	$22.93	$22.93
	Total Hourly Wages	128.45	128.45	128.45	128.45	128.45	128.45	128.45	128.45	128.45	131.02	131.02	131.02
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	128.45	128.45	128.45	128.45	128.45	128.45	128.45	128.45	128.45	131.02	131.02	131.02
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total Activities Director	128.45	128.45	128.45	128.45	128.45	128.45	128.45	128.45	128.45	131.02	131.02	131.02
60-2030-21	**ACTIVITIES STAFF**												
	Average Hours Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Average Hourly Rate	-	-	-	-	-	-	-	-	-	-	-	-
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor												
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Activities Staff	-	-	-	-	-	-	-	-	-	-	-	-
60-2030-22	**ACTIVITIES STAFF**												
	Average Hours Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Average Hourly Rate	-	-	-	-	-	-	-	-	-	-	-	-
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor												
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Activities Staff	-	-	-	-	-	-	-	-	-	-	-	-
60-3010-10	**SOCIAL SERVICES DIRECTOR**												
	Average Hours Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Average Hourly Rate	-	-	-	-	-	-	-	-	-	-	-	-
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total Social Services Director	-	-	-	-	-	-	-	-	-	-	-	-

2080 hrs/yr
÷ 364
5.71 hrs/day

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
60-3030-10	**SOCIAL SERVICES STAFF**													
	Average Hours Per Day	-	-	-	-	-	-	-	-	-	-	-	-	
	Average Hourly Rate	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-	
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-	
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-	
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Social Services Staff	-	-	-	-	-	-	-	-	-	-	-	-	
60-5010-30	**ADMISSIONS**													
	Average Hours Per Day	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	
	Average Hourly Rate	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	
	Total Hourly Wages	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Productive Sub-Total	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-	
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Admissions	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	
60-5090-30	**OTHER CARE (Wellness Director)**													
	Average Hours Per Day	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	Abby
	Average Hourly Rate	$29.42	$29.42	$29.42	$29.42	$29.42	$29.42	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	
	Total Hourly Wages	42.00	42.00	42.00	42.00	42.00	42.00	42.84	42.84	42.84	42.84	42.84	42.84	
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Productive Sub-Total	42.00	42.00	42.00	42.00	42.00	42.00	42.84	42.84	42.84	42.84	42.84	42.84	
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-	
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Religious Personnel	42.00	42.00	42.00	42.00	42.00	42.00	42.84	42.84	42.84	42.84	42.84	42.84	
60-5070-30	**HAIR STYLIST**													
	Average Hours Per Day	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	
	Average Hourly Rate	$20.81	$20.81	$20.81	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	
	Total Hourly Wages	29.71	29.71	29.71	30.30	30.30	30.30	30.30	30.30	30.30	30.30	30.30	30.30	
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Productive Sub-Total	29.71	29.71	29.71	30.30	30.30	30.30	30.30	30.30	30.30	30.30	30.30	30.30	
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-	
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-	
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-	
	Total Hair Stylist	29.71	29.71	29.71	30.30	30.30	30.30	30.30	30.30	30.30	30.30	30.30	30.30	
70-1010-30	**DIETARY DIRECTOR**													

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
	Average Hours Per Day												
	Average Hourly Rate	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor												
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor												
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Dietary Director Salaries	-	-	-	-	-	-	-	-	-	-	-	-
70-1030-30	**DIETARY STAFF**												
	Average Regular Hours Per Day												
	Average Hourly Rate	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Regular Wages Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Average Overtime Hours Per Day												
	Total Overtime Wages Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor												
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Certified NA	-	-	-	-	-	-	-	-	-	-	-	-
70-3030-30	**HOUSEKEEPING STAFF**												
	Average Hours Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Average Hourly Rate	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor												
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Housekeeping Staff Salaries	-	-	-	-	-	-	-	-	-	-	-	-
70-4010-21	**PLANT OPERATIONS MANAGER**												
	Average Hours Per Day	-	-	-	-	-	-	-	-	-	-	-	-
	Average Hourly Rate	-	-	-	-	-	-	-	-	-	-	-	-
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total Plant Op. Mgr. Salaries	-	-	-	-	-	-	-	-	-	-	-	-
70-4010-30	**PLANT OPERATIONS MANAGER**												
	Average Hours Per Day	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
	Average Hourly Rate	$29.42	$29.42	$29.42	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01
	Total Hourly Wages	42.00	42.00	42.00	42.84	42.84	42.84	42.84	42.84	42.84	42.84	42.84	42.84

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	42.00	42.00	42.00	42.84	42.84	42.84	42.84	42.84	42.84	42.84	42.84	42.84
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total Plant Op. Mgr. Salaries	42.00	42.00	42.00	42.84	42.84	42.84	42.84	42.84	42.84	42.84	42.84	42.84
70-4030-30	**PLANT OPERATIONS STAFF**												
	Average Hours Per Day	14.28	14.28	14.28	14.28	14.28	14.28	14.28	14.28	14.28	14.28	14.28	14.28
	Average Hourly Rate	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$21.41	$21.41
	Total Hourly Wages	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	305.62	305.62
	Overtime Factor												
	Productive Sub-Total	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	305.62	305.62
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Plant Op. Staff Salaries	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	299.63	305.62	305.62
80-3010-30	**ADMINISTRATOR**												
	Average Hours Per Day	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
	Average Hourly Rate	$76.51	$76.51	$76.51	$76.51	$76.51	$76.51	$78.04	$78.04	$78.04	$78.04	$78.04	$78.04
	Total Hourly Wages	109.22	109.22	109.22	109.22	109.22	109.22	111.41	111.41	111.41	111.41	111.41	111.41
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	109.22	109.22	109.22	109.22	109.22	109.22	111.41	111.41	111.41	111.41	111.41	111.41
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total Administrator Salaries	109.22	109.22	109.22	109.22	109.22	109.22	111.41	111.41	111.41	111.41	111.41	111.41
80-3030-30	**ASST. ADMINISTRATOR**												
	Average Hours Per Day												
	Average Hourly Rate												
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total Asst. Administrator Salaries	-	-	-	-	-	-	-	-	-	-	-	-
80-3050-30	**BUSINESS OFFICE/CLERICAL**												
	Average Hours Per Day												
	Average Hourly Rate	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor												

17.13
15.70
Add .10 me

14.28 hrs/day
x 365 Days
5,212, Hrs/yr
÷ 2,080
2.20 FTE's

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Description	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor												
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Business Office/Clerical	-	-	-	-	-	-	-	-	-	-	-	-
80-3090-30	**MARKETING**												
	Average Hours Per Day												
	Average Hourly Rate	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total Hourly Wages	-	-	-	-	-	-	-	-	-	-	-	-
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Vacation, Sick, Holiday Factor												
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus												
	Total Marketing	-	-	-	-	-	-	-	-	-	-	-	-
80-3140-30	**IT**												
	Average Hours Per Day	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43
	Average Hourly Rate	28.85	28.85	28.85	28.85	28.85	28.85	28.85	28.85	28.85	28.85	28.85	28.85
	Total Hourly Wages	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18
	Overtime Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Productive Sub-Total	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18
	Vacation, Sick, Holiday Factor	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Productive Sub-Total	-	-	-	-	-	-	-	-	-	-	-	-
	Additional Wages/Bonus	-	-	-	-	-	-	-	-	-	-	-	-
	Total IT	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18	41.18
	TOTAL MONTHLY SALARIES-SNF	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL MONTHLY SALARIES-AL-21	1,277	1,153	1,277	1,236	1,277	1,236	1,277	1,277	1,236	1,277	1,236	1,277
	TOTAL MONTHLY SALARIES-IL-30	21,332	19,268	21,332	20,687	21,377	20,687	21,471	21,471	20,778	21,550	21,035	21,736
	FICA tax expense-SNF	-	-	-	-	-	-	-	-	-	-	-	-
	FICA tax expense-AL - 21	98	88	98	95	98	95	98	98	95	98	95	98
	FICA tax expense-IL - 30	1,632	1,474	1,632	1,583	1,635	1,583	1,643	1,643	1,590	1,649	1,609	1,663
	State UC Tax Expense-SNF	-	-	-	-	-	-	-	-	-	-	-	-
	State UC Tax Expense-AL-21	-	-	-	-	-	-	-	-	-	-	-	-
	State UC Tax Expense-IL-30	-	-	-	-	-	-	-	-	-	-	-	-
	Federal UC Tax Expense-SNF	-	-	-	-	-	-	-	-	-	-	-	-

2080 hrs
x 2.5 = monthly
521 hrs/yr

1.43 / Day
x 365 days/yr
521

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Desscription	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
	Federal UC Tax Expense-AL-21	-	-	-	-	-	-	-	-	-	-	-	-
	Federal UC Tax Expense-IL-30	-	-	-	-	-	-	-	-	-	-	-	-
	Workers Comp Expense-SNF	-	-	-	-	-	-	-	-	-	-	-	-
	Workers Comp Expense-AL-21	-	-	-	-	-	-	-	-	-	-	-	-
	Workers Comp Expense-IL-30	-	-	-	-	-	-	-	-	-	-	-	-

Annual Salary Expense-SNF	-
Annual Salary Expense-AL-21	15,032
Annual Salary Expense-IL-30	252,725
TOTAL SALARY EXPENSE	267,757
Annual FICA Expense-SNF	-
Annual FICA Expense-AL-21	1,150
Annual FICA Expense-IL-30	19,333
TOTAL FICA EXPENSE	20,483
Annual State UC Expense-SNF	-
Annual State UC Expense-AL-21	-
Annual State UC Expense-IL-30	-
TOTAL STATE UC EXPENSE	-
Annual Federal UC Expense-SNF	-
Annual Federal UC Expense-AL-21	-
Annual Federal UC Expense-IL-30	-
TOTAL FEDERAL UC EXPENSE	-
Annual Work Comp Expense-SNF	-
Annual Work Comp Expense-AL-21	-
Annual Work Comp Expense-IL -30	-
TOTAL WORK COMP EXPENSE	-

Activities	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Wellness Director	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Maint Director	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Maint Staff	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
Administrator	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Marketing	-	-	-	-	-	-	-	-	-	-	-	-
Beautician	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22

The Meadows at Maria Joseph
Daily Salary Calculations
Budget Year 2026

Acct #	Account Desscription	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec

The Meadows at Maria Joseph
Wage Rate Computations
Budget Year 2026

Account #	Position	Current Av Rate	% Increase	Month Increase	1/1/2026	2/1/2026	3/1/2026	4/1/2026	5/1/2026	6/1/2026	7/1/2026	8/1/2026	9/1/2026	10/1/2025	11/1/2025	12/1/2025
ASSISTED LIVING/INDEPENDENT LIVING																
60-1250-30	Salaries - LPN IL				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
60-1350-30	Salaries - Home Health Aide				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
60-2010-30	Salaries - Activities Director	$22.48	1.02	10/1/2026	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.48	$22.93	$22.93	$22.93
60-2030-30	Salaries - Activities Staff				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
60-5010-30	Salaries - Admissions	$25.50	1.02	1/1/2026	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01	$26.01
60-5070-30	Salaries - Hair Stylist	$20.81	1.02	4/1/2026	$20.81	$20.81	$20.81	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23	$21.23
60-5090-30	Salaries-Other Care (Wellness Coordinator)	$29.42	1.02	7/1/2026	$29.42	$29.42	$29.42	$29.42	$29.42	$29.42	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01
70-1010-30	Salaries - Dietary Director				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
70-1030-30	Salaries - Dietary Staff				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
70-1050-30	Salaries - Dieticians/Dietary Supv				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
70-3030-30	Salaries - Housekeeping Staff				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
70-4010-30	Salaries - Plant Operations Manager	$29.42	1.02	4/1/2026	$29.42	$29.42	$29.42	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01	$30.01
70-4030-30	Salaries - Plant Operations Staff	$20.99	1.02	11/1/2026	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$20.99	$21.41	$21.41
80-3010-30	Salaries - Administrator	$76.51	1.02	7/1/2026	$76.51	$76.51	$76.51	$76.51	$76.51	$76.51	$78.04	$78.04	$78.04	$78.04	$78.04	$78.04
80-3050-30	Salaries - Business Office/Clerical				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
80-3070-30	Salaries - Human Resources				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
80-3090-30	Salaries - Marketing				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
80-3110-30	Salaries - Housing Manager				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
80-3140-30	Salaries - IT				$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Vendor	GL	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
HiBu (Website)	80-3700-30	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 270.00	$ 3,240.00
Inside PA Magazine	80-3700-30	$ 600.00			$ 600.00			$ 600.00			$ 600.00			$ 2,400.00
Church Bulletins	80-3700-30			$ 1,676.00				$ 1,676.00						$ 3,352.00
Phone Book	80-3700-21								$ 300.00					$ 300.00
Alzheimer's Walk Sponsor	80-3700-21								$ 750.00					$ 750.00
Chamber Dues	80-3700-21				$ 275.00									$ 275.00
Visitors Bureau	80-3700-21				$ 99.00									$ 99.00
Faces of the Region	80-3700-21					$ 550.00								$ 550.00
Nursing Home Week	80-3700-21					$ 1,500.00								$ 1,500.00
Progress	80-3700-21		$ 1,500.00											$ 1,500.00
Sisters Appreciation Ad	80-3700-21		$ 1,500.00											$ 1,500.00
Marketing Packet Reprint	80-3710-21						$ 4,000.00							$ 4,000.00
Marketing Packet Reprint	80-3710-30						$ 4,000.00							$ 4,000.00
Events	80-3710-30								$ 10,000.00					$ 10,000.00
Advertising to increase Census	80-3700-21	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 9,996.00
Advertising to increase Census	80-3700-30	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 9,996.00
Giveaways	80-3710-30	$ 1,000.00			$ 1,000.00			$ 1,000.00			$ 1,000.00			$ 4,000.00
Brochure Reprint	80-3700-30			$ 500.00			$ 500.00			$ 500.00			$ 500.00	$ 2,000.00
Total		$ 3,536.00	$ 4,103.00	$ 4,112.00	$ 3,910.00	$ 3,986.00	$ 10,436.00	$ 5,212.00	$ 12,986.00	$ 2,436.00	$ 3,536.00	$ 1,936.00	$ 2,436.00	$ 59,456.00

Capital Requests		
1	Design and installation of new signage across campus. We have a logo branding us to the Sisters and need to have that displayed in our signage. Also we need noticable signage from the road.	$ 30,000.00
2	Display for events both recruitment and marketing	$ 3,000.00

80-3700-30	$ 1,703.00	$ 1,103.00	$ 3,279.00	$ 1,703.00	$ 1,103.00	$ 1,603.00	$ 3,379.00	$ 1,103.00	$ 1,603.00	$ 1,703.00	$ 1,103.00	$ 1,603.00	$ 20,988.00
80-3710-30	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	$ 4,000.00	$ 1,000.00	$ 10,000.00	$ -	$ 1,000.00	$ -	$ -	$ 18,000.00
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
80-3700-21	$ 833.00	$ 3,833.00	$ 833.00	$ 1,207.00	$ 2,883.00	$ 833.00	$ 833.00	$ 1,883.00	$ 833.00	$ 833.00	$ 833.00	$ 833.00	$ 16,470.00
80-3710-21	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
													$ 59,458.00

THE MEADOWS AT MARIA JOSEPH MANOR
LONG-TERM DEBT
U:\RICH\EXCEL\MEADACCTGWP\LongTermDebt.xls
MORTGAGE PAYABLE-CONGREGATION OF SSRS.
FYE 12/31/26

= Shaded Cell--Enter this figure

Agreed to G/L

		ACTUAL LOAN PAYMENTS MADE				TEST OF INTEREST CALCULATION				
	PCC a/c#>>>			#20-2800	#20-3330					
	CASH PAYMENT	LOAN PAY.-- SSCM	INTEREST EXPENSE	CURRENT PORTION OF LTD	LONG TERM PORTION	PRINCIPAL BALANCE	INT RATE	NO. DAYS	DIV BY 360	CALCULATED INTEREST
BALANCE PER G/L 1/1/26		102,155.58		102,155.38	(0.00)	102,155.58				
AJE to Adjust Current Maturity				0.00	0.00					
PAID Jan	(11,440.22)	11,279.32	160.90		11,279.32	90,876.26	1.8900%	30	360	160.90
PAID Feb	(11,440.21)	11,297.08	143.13		11,297.08	79,579.18	1.8900%	30	360	143.13
PAID Mar	(11,440.21)	11,314.87	125.34		11,314.87	68,264.31	1.8900%	30	360	125.34
BALANCE PER G/L 3/31/26	(34,320.63)	68,264.31	429.36	102,155.38	(33,891.27)					
PAID Apr	(11,440.21)	11,332.69	107.52		11,332.69	56,931.62	1.8900%	30	360	107.52
PAID May	(11,440.21)	11,350.54	89.67		11,350.54	45,581.08	1.8900%	30	360	89.67
PAID Jun	(11,440.21)	11,368.42	71.79		11,368.42	34,212.66	1.8900%	30	360	71.79
BALANCE PER G/L 6/30/26	(68,641.26)	34,212.66	698.34	102,155.38	(67,942.92)					
PAID Jul	(11,440.21)	11,386.33	53.88		11,386.33	22,826.33	1.8900%	30	360	53.88
PAID Aug	(11,440.21)	11,404.26	35.95		11,404.26	11,422.07	1.8900%	30	360	35.95
PAID Sept	(11,439.66)	11,421.87	17.79		11,421.87	0.20	1.8900%	30	360	17.99
BALANCE PER G/L 9/30/26	(102,961.34)	0.20	805.96	102,155.38	(102,155.38)					
Adjust to Zero-Loan Amortized to Zero		(0.20)	0.20		0.00					
PAID Oct	(0.00)	0.00	0.00		0.00	0.20	1.8900%	30	360	0.00
PAID Nov	(0.00)	0.00	0.00		0.00	0.20	1.8900%	30	360	0.00
PAID Dec	(0.00)	0.00	0.00		0.00	0.20	1.8900%	30	360	0.00
ADJUST CM-LTD				(102,155.38)	102,155.38					
BALANCE PER G/L 12/31/26	(102,961.34)	0.20	806.16	0.00	0.00			360		806.16
	(Agrees to CF Loan Amort. Schedule)	(Agrees to CF Loan Amort. Schedule)	(Agrees to CF Loan Amort. Schedule)							

	$0.00	Balance-Above
	0.00	Balance-Loan Amort. Sch.
	$0.00	Difference

	$806.16
	8,272.21
	($7,466.05)

SUMMARY FOR THE YEAR

BALANCE, BEG. OF YR.	102,155.58
PAYMENTS	(102,155.38)
BALANCE, END OF YR.	$0.20

Accrued Interest Expense at 12/31/25

9	No. of Days from 12/23-12/31
0.20	Balance Outstanding
1.8900%	Interest Rate
$0.00	Accrued Interest

NOTES

Payment is due on the 23rd of the month, with the first payment made 10/23/16.
This loan was originated on 9/23/16, original principal $1,250,000, ten year term or (120) equal monthly payments of $11,440.21 including interest at 1.89%.

The Meadows at Maria Joseph
Budget Year 2026
Capitalized Maintenance Costs

				FICA	SUTA	
Gordon	$ 19.75	2080	41,080	3,143	-	44,223
Tom	$ 17.86	2080	37,149	2,842	-	39,991
			78,229			84,213

The Meadows at Maria Joseph
Executive Director Salary
Budget Year 2026

Annual Salary		$159,147		
Allocation:				
Meadows	25%	$39,787		
Maria Joseph Manor	75%	$119,360		
		$159,147	$76.51	

Benefits		**Meadows**	**MJM**	
FICA	7.65%	$3,044	$9,131	$12,175 included in formula
Health Insurance	21,708	$5,427	$16,281	
Dental Insurance	1,020	$255	$765	
Life Insurance	3,000	$750	$2,250	
Disability Insurance	2,000	$500	$1,500	
401k	-	$0	$0	included in formula

Date: Feb 20, 2026
Time: 12:00:04 EST
User: Juanita Kolinsky

The Meadows at Maria Joseph - ILF
Income Statement Detail
12/1/2025 to 12/31/2025

Summary of Montreat A. Burns

Facility #

Include Adjustment Periods: NO Include Closing Periods: NO

	CURRENT PERIOD			YEAR TO DATE		
	Actual $	Budget $	Var $	Actual $	Budget $	Var $
Revenue						
Housing Revenue						
40-2400-30 Revenue-Rental Units	71,919.28	72,488.64	(569.36)	846,379.44	848,421.84	(2,042.40)
40-2450-30 Revenue-Maintenance	0.00	30.00	(30.00)	0.00	360.00	(360.00)
40-2480-30 Revenue-Meals	7,515.25	5,166.67	2,348.58	60,946.82	62,000.00	(1,053.18)
40-2530-30 Revenue-Water/Sewer	11,010.50	8,666.67	2,343.83	133,788.08	104,000.00	29,788.08
TOTAL Housing Revenue	**90,445.03**	**86,351.97**	**4,093.06**	**1,041,114.34**	**1,014,781.84**	**26,332.50**
Other Income						
40-5050-30 Beauty Shop (Net)	427.00	441.67	(14.67)	4,636.00	5,300.00	(664.00)
40-5080-30 Contributions/Donations	300.00	0.00	300.00	3,600.00	0.00	3,600.00
40-5100-30 Lease/Space Rental	0.00	50.00	(50.00)	550.00	600.00	(50.00)
40-5220-30 Gain (Loss) on Sale of Assets	0.00	(3,000.00)	3,000.00	(6,021.46)	(12,000.00)	5,978.54
40-5300-30 Miscellaneous Income	162.23	1,666.67	(1,504.44)	11,820.45	20,000.00	(8,179.55)
40-5700-30 Amortiz of Deferred Revenue	79,119.00	60,416.67	18,702.33	743,706.00	725,000.00	18,706.00
TOTAL Other Income	**80,008.23**	**59,575.00**	**20,433.23**	**758,290.99**	**738,900.00**	**19,390.99**
TOTAL Revenue	**170,453.26**	**145,926.97**	**24,526.29**	**1,799,405.33**	**1,753,681.84**	**45,723.49**
Expenses						
Nursing						
TOTAL Nursing	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Activities						
60-2010-30 Salaries-Activities Director	4,021.68	3,980.31	(41.37)	48,895.03	46,177.61	(2,717.42)
60-2490-30 Purchased Services-Activities	0.00	125.00	125.00	575.00	2,107.00	1,532.00
60-2600-30 Supplies - Activities	69.73	218.33	148.60	2,862.20	2,620.00	(242.20)
60-2990-30 Other Direct Exp - Activities	0.00	12.50	12.50	458.67	150.00	(308.67)
TOTAL Activities	**4,091.41**	**4,336.14**	**244.73**	**52,790.90**	**51,054.61**	**(1,736.29)**
Social Services						
TOTAL Social Services	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Other Care Related						
60-5010-30 Salaries - Admissions	0.00	732.67	732.67	6,153.05	8,626.63	2,473.58
60-5070-30 Salaries - Hair Stylist	0.00	1,372.18	1,372.18	4,625.72	16,078.22	11,452.50
60-5090-30 Salaries-Other Care	1,303.02	0.00	(1,303.02)	7,650.01	0.00	(7,650.01)
60-5990-30 Other Direct Exp - Other Care	0.00	25.00	25.00	474.00	300.00	(174.00)
TOTAL Other Care Related	**1,303.02**	**2,129.85**	**826.83**	**18,902.78**	**25,004.85**	**6,102.07**
Dietary						
70-1470-30 Contracted Food Serv-Raw Food	5,597.00	5,597.25	0.25	67,164.00	67,167.00	3.00
70-1490-30 Purchased Services - Dietary	0.00	25.00	25.00	515.00	300.00	(215.00)
70-1600-30 Supplies - Dietary	0.00	76.44	76.44	104.80	900.00	795.20
70-1610-30 Food - Dietary	0.00	21.67	21.67	259.21	260.04	0.83
70-1650-30 Minor Equip - Dietary	0.00	116.67	116.67	0.00	1,400.04	1,400.04
TOTAL Dietary	**5,597.00**	**5,837.03**	**240.03**	**68,043.01**	**70,027.08**	**1,984.07**
Laundry						
70-2490-30 Purchased Services - Laundry	121.00	6.67	(114.33)	121.00	80.00	(41.00)
TOTAL Laundry	**121.00**	**6.67**	**(114.33)**	**121.00**	**80.00**	**(41.00)**
Housekeeping						
70-3030-30 Salaries - Housekeeping Staff	0.00	0.00	0.00	515.93	0.00	(515.93)
70-3490-30 Purchased Serv - Housekeeping	2,500.00	2,833.33	333.33	51,424.59	34,000.00	(17,424.59)
70-3600-30 Supplies - Housekeeping	614.07	41.67	(572.40)	1,782.56	500.00	(1,282.56)
TOTAL Housekeeping	**3,114.07**	**2,875.00**	**(239.07)**	**53,723.08**	**34,500.00**	**(19,223.08)**
Plant Operations & Maintenance						
70-4010-30 Salaries-Plant Oper Director	1,303.03	1,174.03	(129.00)	15,354.44	13,756.40	(1,598.04)
70-4030-30 Salaries - Plant Oper Staff	4,283.14	7,817.82	3,534.68	55,760.91	90,545.33	34,784.42
70-4410-30 Maint & Service Contracts	1,132.83	928.11	(204.72)	15,991.07	11,137.35	(4,853.72)
70-4420-30 Lawn Expense	(0.02)	0.00	0.02	131,229.00	101,000.00	(30,229.00)
70-4440-30 Trash Removal	2,374.51	2,655.86	281.34	29,644.03	31,870.26	2,226.23
70-4490-30 Purchased Serv - Plant Oper	2,001.00	4,067.71	2,066.71	60,294.20	80,462.47	20,168.27
70-4600-30 Supplies - Plant Operations	346.78	507.45	160.67	14,614.26	6,089.39	(8,524.87)
70-4650-30 Minor Equip - Plant Operations	497.18	233.33	(263.85)	5,143.72	2,800.00	(2,343.72)
70-4800-30 Utilities-Gas/Heating	5,382.19	793.66	(4,588.53)	20,060.28	9,523.95	(10,536.33)
70-4810-30 Utilities-Electricity	3,597.51	3,241.44	(356.07)	32,025.96	38,897.31	6,871.35
70-4820-30 Utilities-Water/Sewer	11,868.95	9,579.24	(2,289.71)	142,803.62	114,950.87	(27,852.75)
70-4900-30 Equipment Repairs	0.00	227.50	227.50	0.00	2,730.00	2,730.00
70-4910-30 Vehicle Repairs	0.00	166.67	166.67	1,226.93	2,000.00	773.07
70-4920-30 Building Repairs	2,041.68	416.67	(1,625.01)	22,515.23	5,000.00	(17,515.23)

Date: Feb 20, 2026
Time: 12:00:04 EST
User: Juanita Kolinsky

The Meadows at Maria Joseph - ILF
Income Statement Detail
12/1/2025 to 12/31/2025

Facility #

	CURRENT PERIOD			YEAR TO DATE		
	Actual $	Budget $	Var $	Actual $	Budget $	Var $
Plant Operations & Maintenance (con't)						
70-4930-30 Licenses & Permits	0.00	0.00	0.00	110.22	0.00	(110.22)
70-4990-30 Other Direct Exp - Plant Oper	458.99	0.00	(458.99)	496.99	0.00	(496.99)
TOTAL Plant Operations & Maintenance	**35,287.77**	**31,809.48**	**(3,478.29)**	**547,270.86**	**510,763.31**	**(36,507.55)**
Taxes and Licenses						
TOTAL Taxes and Licenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Property and Related						
80-2010-30 Deprec - Furniture & Equip	8,624.69	2,161.17	(6,463.52)	32,395.69	25,934.00	(6,461.69)
80-2020-30 Deprec - Vehicles	(10,297.00)	1,026.75	11,323.75	1,000.00	12,321.00	11,321.00
80-2030-30 Deprec - Land Improvements	4,341.48	1,000.92	(3,340.56)	15,352.48	12,011.00	(3,341.48)
80-2040-30 Deprec - Bldg & Bldg Improve	64,439.60	25,786.17	(38,653.43)	348,085.60	309,434.00	(38,651.60)
80-2210-30 Interest Expense - Facility	178.62	0.00	(178.62)	3,306.26	0.00	(3,306.26)
80-2300-30 Equipment Leases	0.00	0.00	0.00	200.76	300.00	99.24
80-2400-30 Parking Lot/Land Lease	2,748.13	1,010.00	(1,738.13)	21,024.21	12,120.00	(8,904.21)
TOTAL Property and Related	**70,035.52**	**30,985.00**	**(39,050.52)**	**421,365.00**	**372,120.00**	**(49,245.00)**
General & Administrative						
80-3010-30 Salaries - Administrator	3,191.83	3,191.83	0.00	37,215.83	37,215.82	(0.01)
80-3140-30 Salaries-IT	0.00	0.00	0.00	4,615.43	0.00	(4,615.43)
80-3390-30 Purchased Services - Admin	5,601.00	5,601.00	0.00	67,212.00	67,212.00	0.00
80-3400-30 Supplies - Office & Admin	7,434.35	4,666.67	(2,767.68)	90,901.44	56,000.00	(34,901.44)
80-3410-30 Postage & Freight	0.00	65.00	65.00	2,253.24	780.00	(1,473.24)
80-3420-30 Dues	113.12	183.33	70.21	1,357.00	2,200.00	843.00
80-3430-30 Subscriptions	0.00	48.24	48.24	479.85	578.93	99.08
80-3500-30 Business Mtgs & Seminars	0.00	0.00	0.00	(250.00)	0.00	250.00
80-3700-30 Advertising - Facility	0.00	1,603.00	1,603.00	858.00	20,988.00	20,130.00
80-3710-30 Marketing & Promotions	0.00	0.00	0.00	479.81	18,000.00	17,520.19
80-3800-30 Insurance - Liability	596.25	588.92	(7.33)	7,080.25	7,067.00	(13.25)
80-3810-30 Insurance - Property	4,557.39	4,267.92	(289.47)	51,978.11	51,215.00	(763.11)
80-3820-30 Insurance - D & O	43.25	44.67	1.42	533.00	536.00	3.00
80-3830-30 Insurance - Other	249.25	470.83	221.58	5,397.25	5,650.00	252.75
80-3900-30 Cable TV Expense	0.00	177.65	177.65	2,182.45	2,131.77	(50.68)
80-3910-30 Telephone	85.00	375.00	290.00	2,097.81	4,500.00	2,402.19
80-4000-30 Computer Expense	1,849.34	2,544.62	695.28	18,612.58	30,535.44	11,922.86
80-4010-30 Management Fees	6,832.46	6,566.71	(265.75)	81,177.51	78,915.68	(2,261.83)
80-4020-30 Legal Fees	0.00	0.00	0.00	10,225.00	0.00	(10,225.00)
80-4050-30 Audit Fees	(1,627.41)	1,227.04	2,854.45	11,870.03	14,724.47	2,854.44
80-4070-30 Professional Fees - Other	0.00	0.00	0.00	6,639.33	750.00	(5,889.33)
80-4300-30 Interest Income	(2,252.38)	(3,492.18)	(1,239.80)	(34,717.17)	(41,906.13)	(7,188.96)
80-4590-30 Miscellaneous-Admin	0.00	0.00	0.00	(174.51)	0.00	174.51
80-4600-30 Late Fees & Penalties	0.00	0.00	0.00	43.01	0.00	(43.01)
TOTAL General & Administrative	**26,673.45**	**28,130.25**	**1,456.80**	**368,067.25**	**357,093.99**	**(10,973.26)**
Payroll Taxes & Fringe Benefits						
90-1010-30 FICA Tax	1,172.08	1,397.57	225.49	15,344.68	16,248.60	903.92
90-1100-30 Group Life Insurance	15.00	15.00	0.00	180.00	180.00	0.00
90-1110-30 Group Medical Insurance	796.94	796.94	0.00	9,563.25	9,563.27	0.02
90-1140-30 Workers Comp Insurance	789.99	852.04	62.05	9,349.99	9,640.38	290.39
90-1200-30 Retirement Plan Contribution	85.00	85.00	0.00	1,020.00	1,020.00	0.00
90-1590-30 Other Employee Benefits	0.00	6.25	6.25	0.00	75.00	75.00
TOTAL Payroll Taxes & Fringe Benefits	**2,859.01**	**3,152.80**	**293.79**	**35,457.92**	**36,727.24**	**1,269.32**
TOTAL Expenses	**149,082.25**	**109,262.22**	**(39,820.03)**	**1,565,741.80**	**1,457,371.07**	**(108,370.73)**
Operating Income	**21,371.01**	**36,664.75**	**(15,293.74)**	**233,663.53**	**296,310.77**	**(62,647.24)**
Investment Income						
90-2010-30 Interest/Div Inc-Unrestricted	2,449.94	7,166.67	(4,716.73)	81,127.42	86,000.00	(4,872.58)
TOTAL Investment Income	**2,449.94**	**7,166.67**	**(4,716.73)**	**81,127.42**	**86,000.00**	**(4,872.58)**
Contribution Income						
90-3020-30 Contribution Inc-Temp Restr	0.00	0.00	0.00	150.00	0.00	150.00
TOTAL Contribution Income	**0.00**	**0.00**	**0.00**	**150.00**	**0.00**	**150.00**
Non Operating Exp						
TOTAL Non Operating Exp	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Net Income	**23,820.95**	**43,831.42**	**(20,010.47)**	**314,940.95**	**382,310.77**	**(67,369.82)**

Date: Feb 20, 2026
Time: 12:01:12 EST
User: Juanita Kolinsky

The Meadows at Maria Joseph - ILF
Balance Sheet
As Of 12/31/2025

Facility #

	CURRENT PERIOD Actual $	PRIOR PERIOD Actual $
Assets		
Current Assets		
Checking/Savings		
10-1020 Cash in Bank-Operating	765,488.62	497,227.77
10-1025 Cash in Bank-Operating II	3,805.76	3,805.76
TOTAL Checking/Savings	**769,294.38**	**501,033.53**
Accounts Receivable		
10-2030 Accounts Receivable-IL	3,491.08	10,491.56
10-2300 Accounts Receivable-Other	24,392.47	27,140.60
TOTAL Accounts Receivable	**27,883.55**	**37,632.16**
Prepaid Expenses		
10-3010 Prepaid Insurance	58,175.71	64,711.84
10-3100 Prepaid Expenses-Other	55,223.33	54,403.31
TOTAL Prepaid Expenses	**113,399.04**	**119,115.15**
Other Current Assets		
10-4100 Interest Receivable	65,754.78	63,502.40
10-4200 Notes Receivable	564,000.00	564,000.00
TOTAL Other Current Assets	**629,754.78**	**627,502.40**
TOTAL Current Assets	**1,540,331.75**	**1,285,283.24**
Fixed Assets		
10-5010 Land & Land Improvements	3,700,233.61	3,700,233.61
10-5020 Buildings & Bldg Improvements	14,964,986.09	14,946,034.01
10-5040 Furniture & Equipment	957,151.81	941,993.73
10-5050 Vehicles	101,758.00	101,758.00
10-5090 Construction in Progress	217,024.82	209,574.82
10-5100 Accumulated Depreciation	(14,477,773.41)	(14,410,664.64)
TOTAL Fixed Assets	**5,463,380.92**	**5,488,929.53**
Investments		
10-6100 Other Investments	788,782.74	786,332.80
TOTAL Investments	**788,782.74**	**786,332.80**
Other Assets		
10-8010 Right of Use Asset	377,507.69	377,507.69
TOTAL Other Assets	**377,507.69**	**377,507.69**
TOTAL Assets	**8,170,003.10**	**7,938,053.26**

Date: Feb 20, 2026
Time: 12:01:12 EST
User: Juanita Kolinsky

The Meadows at Maria Joseph - ILF
Balance Sheet
As Of 12/31/2025

Facility #

	CURRENT PERIOD Actual $	PRIOR PERIOD Actual $
Liabilities & Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
20-1010 Accounts Payable - Trade	35,477.15	34,995.63
20-1020 Accounts Payable-Accrued Exp	(10,080.63)	(12,027.86)
20-1100 Accounts Payable-Other	13,291.32	13,059.46
TOTAL Accounts Payable	**38,687.84**	**36,027.23**
Other Current Liabilities		
20-2300 Sales & Use Tax Payable	412.77	156.61
20-2400 Accrued Interest	111.57	111.57
20-2500 Accrued Real Estate Taxes	(44,011.65)	(53,093.38)
20-2600 Due to Related Party	(49,546.07)	(65,585.55)
20-2800 Mortgage Payable-Current	70,334.39	133,976.35
20-2950 Lease Liability-Current	2,751.80	2,751.80
TOTAL Other Current Liabilities	**(19,947.19)**	**18,317.40**
TOTAL Current Liabilities	**18,740.65**	**54,344.63**
Long Term Liabilities		
20-3010 Refundable Entrance Fees	180,685.50	207,634.00
20-3330 Mortgage Pay-LT	31,820.98	(20,559.39)
20-3550 Lease Liability-LT	374,755.89	374,755.89
20-3660 Deferred Revenue-Entrance Fees	11,002,531.25	10,788,730.25
TOTAL Long Term Liabilities	**11,589,793.62**	**11,350,560.75**
TOTAL Liabilities	**11,608,534.27**	**11,404,905.38**
Equity		
30-2020 Fund Balance-Unrestricted	(3,753,472.12)	(3,757,972.12)
Current Year Net Income	**314,940.95**	**291,120.00**
TOTAL Equity	**(3,438,531.17)**	**(3,466,852.12)**
TOTAL Liabilities & Equity	**8,170,003.10**	**7,938,053.26**

Memorandum

Date: Wed., December 31, 2025

Re: The Meadows at Maria Joseph Manor
Monthly Financial Report — November, 2025
U:\RICH\EXCEL\MEADACCT\GWP\Meadows_FinRpt_FME_11_30_25.xls

Income Statement Summary

For the month of November, Actual Net Income(Loss) is reported at $36,598, or $10,801 less Net Income than the $47,759 Budget amount. Operating Revenue is $2,211 more than budget, and Operating Expenses are $12,438 more than budget. Net Operating Income(Loss) for November was $30,365, or $10,227 less than budget. Investment Income(Loss) for November was $6,593, or $574 less than the $7,167 budget amount.

On a YTD basis, Actual Net Income(Loss) is reported at $291,120, or $47,359 less Net Income than the $338,479 Budget amount. Operating Revenue is $21,197 more than budget, and Operating Expenses are $68,550 more than budget. Net Operating Income YTD is $212,293, or $47,353 less than budget. Investment Income YTD is $78,677 or $156 actual > budget, as follows:.

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Incr(Decr) Net Income	Actual	Budget	Incr(Decr) Net Income
Operating Revenue						
Housing Revenue	$85,671	$86,352	($681)	$950,069	$928,430	$22,239
Deferred Revenue Amortization Income	60,417	60,417	0	664,587	664,583	4
Other Income(Loss)	5,050	2,158	2,892	13,696	14,742	(1,046)
Total Operating Revenue	$151,138	$148,927	$2,211	$1,628,952	$1,607,755	$21,197
Operating Expenses						
Nursing	$0	$0	$0	$0	$0	$0
Activities	4,888	4,208	(680)	48,899	46,718	(1,981)
Other Care Related	1,281	2,062	821	17,600	22,875	5,275
Dietary	5,597	5,835	238	62,446	64,190	1,744
Housekeeping & Laundry	3,268	2,882	(386)	50,609	31,698	(18,911)
Plant Operations and Maintenance	35,399	31,519	(3,880)	511,983	478,954	(33,029)
Property and Related	32,919	31,060	(1,859)	351,329	341,135	(10,194)
General & Administration	34,683	27,662	(7,021)	341,394	328,964	(12,430)
Payroll Taxes & Fringe Benefits	2,758	3,107	349	32,589	33,575	976
Total Operating Expenses	$120,773	$108,335	($12,438)	$1,416,859	$1,348,109	($68,550)
Operating Income(Loss)	$30,365	$40,592	($10,227)	$212,293	$259,646	($47,353)
Investment Income(Loss)	6,593	7,167	(574)	78,677	78,833	(156)
Contribution Income	8	0	0	150	0	150
Net Income(Loss)	$36,958	$47,759	($10,801)	$291,120	$338,479	($47,359)

Operating Revenue

Housing Revenue

For November, Housing Revenue-Total is $681 actual < budget, for the month, and $22,239 actual > budget YTD. Maintenance Fee Revenue is $728 actual < budget for the month, and $1,473 actual < budget YTD. Revenue-Meals Served is $2,530 actual < budget for the month, and $3,401 actual < budget YTD, as follows:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Maintenance Fee Revenue	$71,761	$72,489	($728)	$774,460	$775,933	($1,473)
Revenue-Laundry, Housekeeping & Maintenance	0	30	(30)	0	330	(330)
Revenue-Meals Served	2,637	5,167	(2,530)	53,432	56,833	(3,401)
Revenue-Water/Sewer	11,273	8,666	2,607	122,777	95,334	27,443
Housing Revenue-Total	$85,671	$86,352	($681)	$950,669	$928,430	$22,239

Occupancy % for November was 95.49%, as compared to the 97.32% Budgeted Occupancy %. YTD, our Occupancy Percentage is reported at 96.67%, or 0.65% points less than the 97.32% Budgeted YTD Occupancy %. On average, for the month of November, we had 108.95 Occupied Units for the month, as compared to the 109.00 Budgeted Units to be Occupied. YTD, we had 108.27 Occupied Units, as compared to the 109.00 Budgeted Units to be Occupied:

Occupancy Percentage

	Actual Occupancy %/Number of Units Actually Occupied				Budgeted Occupancy %/Number of Units Budgeted to be Occupied		
Period	Month	YTD	Actual No. of Units Occupied-For the Month	Actual No. of Units Occupied-YTD	Month	YTD	Budgeted No. of Units Occupied-For the Month/YTD
Jan., 2025	96.88%	96.88%	108.48	108.48	97.32%	97.32%	109.00
February	97.32%	97.08%	109.00	108.73	97.32%	97.32%	109.00
March	98.39%	97.53%	110.19	109.23	97.32%	97.32%	109.00
April	97.32%	97.48%	109.00	109.18	97.32%	97.32%	109.00
May	96.80%	97.34%	108.42	109.02	97.32%	97.32%	109.00
June	97.05%	97.29%	108.70	108.97	97.32%	97.32%	109.00
July	96.63%	97.19%	108.23	108.86	97.32%	97.32%	109.00
August	96.40%	97.09%	107.97	108.74	97.32%	97.32%	109.00
September	94.89%	96.83%	106.05	108.46	97.32%	97.32%	109.00
October	96.46%	96.79%	108.04	108.40	97.32%	97.32%	109.00
November	95.49%	96.67%	108.95	108.27	97.32%	97.32%	109.00
December					97.32%	97.32%	109.00
Total Year						97.32%	

Deferred Revenue Amortization Income

Our 2025 Operating Budget includes an estimated $725,000 Deferred Revenue Amortization Income for the year, as compared to the $650,000 Budget amount for the prior budget year 2024.

	Budget 12/31/25
Deferred Revenue Amortization-Budget - Year 2025	$725,000
No. of Mos.	12
Deferred Revenue Amortization Budget/Mo.	$60,417

For the Budget Year 2025, eight (8) Units are budgeted to be reoccupied. For the prior year 12/31/24, seven (7) units were actually reoccupied. When a new/incoming resident occupies a Meadows residence, the Entrance Fee paid by them is accounted for as two separate amounts, based on the Plan A, B or C selected:

Plan Chosen	Refundable %	Non-Refundable %
A	65%	35%
B	35%	65%
C	0%	100%

The Refundable amount is reported as a Deferred Revenue Liability/Payable amount, on The Meadows Balance Sheet. The Nonrefundable amount is Amortized into Revenue, as Deferred Revenue Amortization Income, over the Life Expectancy of the resident(s). Any Nonrefundable amount remaining, at the time a resident moves from the community, is then reported into revenue, in the final year of occupancy.

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Deferred Revenue Amortization Income	$60,417	$60,417	$0	$664,587	$664,583	$4
Housing Revenue-Total	$60,417	$60,417	$0	$664,587	$664,583	$4

Other Income

Other Income for November is $2,892 actual > budget. Year-to-date, Other Income is $1,048 actual < budget. Net Loss on HVAC Disposals is reported at zero for Novembe, and $6,021 YTD. For 2025, our budget provides for a ($12,000) Loss, or four HVAC Units to be replaced, at an average loss of ($3,000)/unit.

Options Income amounts are normally reported when a residential unit is reoccupied, but residents also request Options items to be installed in their residence, on an as-needed basis.

Options and Miscellaneous Income is bugeted at $20,000 for the entire year 2025, or $1,667 budgeted per month.

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Beauty Shop (Net)	$354	$442	($88)	$4,209	$4,858	($649)
Contribution Income	300	0	300	3,300	0	3,300
Lease/Space Rental	0	50	(50)	550	550	0
Net Gain(Loss) on Equipment Dispositions	0	0	0	(6,021)	(9,000)	2,979
Options & Miscellaneous Income	4,396	1,666	2,730	11,658	18,334	(6,676)
Other Income	$5,050	$2,158	$2,892	$13,696	$14,742	($1,048)

For calendar 2025, Net Gain(Loss) on Equipment Dispositions is budgeted at ($12,000) for the year:

Month of	Month	YTD
March, 2025	($3,000)	($3,000)
June	(3,000)	(6,000)
Sept	(3,000)	(9,000)
Dec	(3,000)	(12,000)
Total 2025	($12,000)	

Unit Reoccupancies

Through the end of November, we had EIGHT Meadows Units reoccupied, plus the new Maria Joseph Manor Personal Care Center-Penthouse Suite was occupied, bringing the total number of reoccupancies, through the end of November, 2025, to NINE.

For the calendar year 2025, Deferred Revenue Amortization Income is budgeted at $725,000, or $60,417/month. For purposes of the Debt Service Covenant calculation, Deferred Revenue Amortization Income is used in the calculation of Funds Available for Debt Service, as compared to actual Net Cash Flow from Unit Reoccupancies. For Cash Flow purposes, the 2025 Budget provides an estimated EIGHT units are to be reoccupied:

No. of Reocc.	Prior Resident/Plan	New Resident/Plan	Address/Phase	No. of Units	Entr. Fee Refund	Entr. Fee-New Resident	Net Entrance Fee Rec'd(Paid)	Date of Reoccupancy
Actual Unit Reoccupancies-to November 30, 2025								
1	Penman, Helen (8/24-A)	Baker, Jean-C	#60 Tower View, #43 TVC-Ph. I	1	$94,510.00	$131,600.00	$37,090.00	1/17/25
2	Conlon, Mary (9/24-A)	Katchur, John/Lois-C	#116 Tower View, #27 TVC-Ph. I	1	72,675.00	172,000.00	99,325.00	2/28/25
3	Hock, Nancy (9/24-A)	Pritchard, Linda-C	#36 Trinity, #11 Trinity	1	106,470.00	140,400.00	33,930.00	4/1/25
4	Romberger, Paula (11/24-A)	Ellison, Marcia-A	#61 Grotto Dr., #17 Grotto-Ph 3B	1	109,525.00	271,200.00	161,675.00	May, 2025
5	Knoebel, Mildred (5/25-A)	Smith, Sandra-C	#83 Grotto Dr., #23 Grotto-Ph 3B	1	94,510	142,100	47,590	7/9/25
6	Sewesky, Barbara (7/25-C)	Yakubick, M&A-C	#108 Tower View (#31 TVC-Ph I	1	ZERO-Plan C-0%	157,900.00	157,900.00	10/31/25
7	Vargo, Marilyn/Joseph (8/25-C)	Stasik, William-C	#52 Trinity, (#7 Trinity)	1	87,048	151,600	64,552	10/25
8	Rhodes, Jean (7/25-C)	Novak, John/Judith-C	#23 Bernard Lane (#4 -Ph 3B)	1	ZERO-Plan C-0%	185,800.00	185,800.00	11/15/25
New Independent Living Unit Added-8/1/25								
9	N/A	Pennino-C	1707 Mont. Blvd. Penthouse Ste.	1	N/A	105,840	105,840	8/20/25
	Total-YTD		(A)	9	$564,738.00	$1,458,440.00	$893,702.00	

Entrance Fees Received YTD total $1,458,440.00, and Entrance Fee Refunds total $564,738.00, with Net Cash Flow from Unit Reoccupancies reported at $893,702.00:

Actual vs. Budgeted Net Cash Flow-from Unit Reoccupancies-2025	(D) Budget-Total FYE 12/31/25	(F) YTD: No. of Mos. Lapsed YTD/ Total Mos. in the Yr.	(G): (D*(F) Budgeted YTD-(11) Mos. 11/30/25	(H) Actual YTD-(11) Mos. 11/30/25	Sum: (H)-(G) Actual >, (<) Budget YTD-(11) Mos. 11/30/25
Entrance Fees Received-New/Incoming Residents	$1,491,655.00	* 11/12	$1,367,350.42	$1,458,440.00	$91,089.58
Entrance Fee Refunds Paid-Budget-(8) units @ $70,000/unit	(560,000.00)	* 11/12	($513,333.33)	(564,738.00)	(51,404.67)
Net Entrance Fees Received	$931,655.00	* 11/12	$854,017.08	$893,702.00	$39,684.92
No. of Units Budgeted-Cash Flow	8	* 11/12	7.33	9	
Average Per Unit	$116,456.88	* 11/12	$116,456.88	$99,300.22	

At the end of November, we had (108) Occupied Units, and (5) Meadows units which had been vacated, undergoing renovation and not yet reoccupied.

No. of Reocc.	Prior Resident/ Date Unit Vacated/Plan	New Resident/Plan	Address-New/Old	No. of Units	Entr. Fee Refund	Entr. Fee-New Resident	Net Entrance Fee Rec'd(Paid)	Actual/ Projected Date of Reoccupancy
Units Undergoing Renovation or Renovated, Expected to be Reoccupied AFTER November 30, 2025								
9	Schaties, Mary Ann (4/25-C)	Clark, Alice-A	#103 Tower View, #34 TVC-Ph I	1	ZERO-Plan C-0%	$292,900.00	$292,900.00	12/17/25
10	Lautner (5/25-B)	Not Yet Available	#38 Mateo (Ph 3C)	1	26,775	Not Yet Avail.	Not Yet Avail.	Not Yet Avail.
11	Smokowicz, Margaret (8/25-C)	Not Yet Available	#56 Trinity, (#6 Trinity)	1	ZERO-Plan C-0%	Not Yet Avail.	Not Yet Avail.	Not Yet Avail.
12	Seybert (11/25-B)	Not Yet Available	#74 Trinity (#1 Trinity)	1	47,740	Not Yet Avail.	Not Yet Avail.	Not Yet Avail.
13	Rudy, Carol (11/25-C)	Not Yet Available	#7 Grotto Dr. (#10 Grotto-Ph 3A)	1	75,348	Not Yet Avail.	Not Yet Avail.	Not Yet Avail.
	Units Unoccupied		(1)	5				
	Units Occupied		(2)	108				
	Total Units		(3): (1)+(2)	113				

On December 17, 2025, the Residential Unit at #103 Tower View Circle was reoccupied, which brings the YTD number of Units Reoccupied to (10) units.

Effective May 1, 2025, The Meadows secured a lease agreement for the 4th Floor Penthouse Suite, in the Maria Joseph Manor Personal Care Facility, to be used as an additional Meadows

Independent Living Unit. The Penthouse Suite was occupied June 20, 2025. This brings the cumulative number of Meadows Independent Living Units to (113) Units.

Number of Residents on The Meadows Waiting List

At November 30, 2025, there were (93) Applicants on The Meadows Priority Waiting List, each having deposited the $1,000 Security Deposit/Waiting List amount.

No. of Residents on the Waiting List-end of the prior month-October 31, 2025	91
Plus: No. of New Residents Added to the List @ $1,000/resident each	2
Less: No. of Residents Removed/Refunds Applied	0
No. of Residents on the Waiting List at November 30, 2025	93

Operating Expenses

Overall Operating Expenses

Total Operating Expenses for the month and YTD, Actual compared to Budget as follows:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Activities Dept.						
Salaries-Activities Director	$0	$3,852	$3,852	$44,873	$42,197	($2,676)
Dietary Dept.						
Contract Costs-Food and Other-Sodexo	5,597	5,597	0	61,567	61,570	3
Housekeeping and Laundry						
Purchased Services-Housecleaning Services	2,706	2,833	127	48,934	31,167	(17,767)
Plant Operations						
Salaries-Plant Op Director	1,261	1,136	(125)	14,051	12,582	(1,469)
Salaries-Plant Oper Staff	5,792	7,566	1,774	51,478	82,728	31,250
Utilities Expenses	13,438	13,614	156	174,041	149,758	(24,283)
Lawn Expense	6,493	0	(6,493)	131,229	101,000	(30,229)
Purchased Services	2,450	4,068	1,618	58,293	76,395	18,102
Building Repairs	1,669	416	(1,253)	20,474	4,583	(15,891)
Property and Related						
Depreciation Expense	29,975	29,975	0	329,725	329,725	0
Interest Expense	196	0	(196)	3,128	0	(3,128)
General & Admin. Dept.						
Salaries-G&A	3,089	3,089	0	34,024	34,024	0
Supplies-Office & Admin.	7,330	4,667	(2,663)	83,467	51,333	(32,134)
Advertising-Facility	0	1,103	1,103	858	19,385	18,527
Marketing & Promotions	273	0	(273)	480	18,000	17,520
General Insurance	5,825	5,373	(452)	59,543	59,095	(448)
Management Fees	6,605	6,701	96	74,345	72,349	(1,996)
Legal & Accounting Professional Fees	1,227	1,227	0	13,497	13,497	0
Interest Income-Notes Receivable-Maria Joseph Manor	(2,180)	(3,492)	(1,312)	(32,465)	(38,414)	(5,949)
Subtotal	$91,764	$87,725	($4,039)	$1,171,532	$1,120,974	($50,558)
All Other Operating Expenses	29,009	20,610	(8,399)	245,127	227,135	(17,992)
Total Operating Expenses	120,773	108,335	(12,438)	1,416,659	1,348,109	(68,550)

Salaries/Wage Expense

Overall Salary/Wage Expense for the month is reported at $15,438, or $2,242 actual < budget. Year-to-date, Salary/Wage Expense is reported at $166,683, or $27,448 actual < budget. Salaries-Plant Oper Staff is reported at $1,774 actual < budget for the month, and $31,250 actual < budget YTD, as follows:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Salaries-Activities Director	$4,406	$3,852	($554)	$44,873	$42,197	($2,676)
Salaries-Admission	0	709	709	6,153	7,894	1,741
Salaries-Hair Stylist	0	1,328	1,328	4,626	14,706	10,080
Salaries-Other Care	1,261	0	(1,261)	6,347	0	(6,347)
Salaries-Housekeeping Staff	0	0	0	516	0	(516)
Salaries-Plant Oper Director	1,261	1,136	(125)	14,051	12,582	(1,469)
Salaries-Plant Oper Staff	5,792	7,566	1,774	51,476	82,726	31,250
Salaries-Administrator	3,069	3,069	0	34,024	34,024	0
Salaries-IT	(371)	0	371	4,615	0	(4,615)
Total	$15,438	$17,680	$2,242	$166,683	$194,131	$27,448

Payroll Taxes and Fringe Benefits Expense

Overall Payroll Taxes and Fringe Benefits Expense for the month are reported at $348 actual < budget, and YTD are reported at $975 actual < budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
FICA Tax	$1,061	$1,352	$291	$14,173	$14,851	$678
Group Life Insurance	15	15	0	165	165	0
Group Medical Insurance	797	797	0	8,766	8,766	0
Workers Comp Insurance	801	852	51	8,560	8,788	228
Retirement Plan Contribution	85	85	0	935	935	0
Other Employee Benefits	0	6	6	0	69	69
Total	$2,759	$3,107	$348	$32,599	$33,574	$975

Activities Dept.

Activities Dept. Expenses for the month are reported at $680 actual > budget, and YTD expenses are $1,981 actual > budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Salaries-Activities Director	$4,406	$3,852	($554)	$44,873	$42,197	($2,676)
Purchased Services-Activities	0	125	125	575	1,982	1,407
Supplies-Activities	482	218	(264)	2,792	2,402	(390)
Other Direct Exp-Activities	0	13	13	459	137	(322)
Total	$4,888	$4,208	($680)	$48,699	$46,718	($1,981)

Other Care Related

Other Care Related Expenses for the month are $801 less than budget, and YTD expenses are $5,275 actual < budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Salaries-Admissions	$0	$709	$709	$6,153	$7,894	$1,741
Salaries-Hair Stylist	0	1,328	1,328	4,626	14,706	10,080
Salaries-Other Care	1,261	0	(1,261)	6,347	0	(6,347)
Other Direct Exp-Other Care	0	25	25	474	275	(199)
Total	$1,261	$2,062	$801	$17,600	$22,875	$5,275

Dietary Dept.

Dietary Dept. Expenses for the month are $238 actual < budget, and YTD expenses are $1,744 actual < budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Contracted Food Service-Raw Food	$5,597	$5,597	$0	$81,567	$81,570	$3
Purchased Services	0	25	25	515	275	(240)
Supplies-Dietary	0	74	74	105	824	719
Food	0	22	22	259	238	(21)
Minor Equipment	0	117	117	0	1,283	1,283
Dietary Dept.	$5,597	$5,835	$238	$82,446	$84,190	$1,744

Housekeeping & Laundry Dept.

Housekeeping and Laundry Dept. Expenses for the month are reported at $386 actual > budget, and YTD expenses are $18,911 actual > budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Salaries-Housekeeping Dept.	$0	$0	$0	$516	$0	($516)
Purchased Services-Housekeeping Dept.	2,706	2,833	127	48,824	31,167	(17,757)
Purchased Services-Laundry Dept.	562	49	(513)	0	73	73
Supplies	0	0	0	1,169	458	(711)
Total	$3,268	$2,882	($386)	$50,509	$31,698	($18,911)

Housekeeping Dept.-Purchased Services expenses for the month are reported at $127 actual > budget. Year-to-date, expenses are $17,757 actual > budget. Actual > Budget Expenses paid to our Housekeeping Subcontractors Linsay Tallerico and 3B Consultants account for much of the actual > budgeted expenses:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Mart Development-Professional Cleaning	$0	$0	$0	$0	$0	$0
3B Consultants	0	0	0	5,312	0	(5,312)
Paris Uniform Rental & Supply	0	0	0	0	0	0
Lindsay Tallerico-Subcontract Cleaning	2,706	0	(2,706)	43,612	0	(43,612)
MJM Interco. Billing	0	0	0	0	0	0
Budgeted Expense	0	2,833	2,833	0	31,167	31,167
Total	$2,706	$2,833	$127	$48,924	$31,167	($17,757)

Our total Budgeted Expense for Housekeeping/Laundry-Purchased Services Expense for 2025 is $34,000 as follows:

	Month	YTD
January, 2023	$2,833	$2,833
February	2,833	5,666
March	2,833	8,499
April	2,833	11,332
May	2,833	14,165
June	2,833	16,998
July	2,833	19,831
August	2,833	22,664
September	2,833	25,497
October	2,833	28,330
November	2,833	31,163
December	2,837	34,000
Total	$34,000	

Plant Operations and Maintenance

Plant Operations and Maintenance Expenses for November are $3,880 actual > budget, and YTD are reported at $33,029 actual > budget. Salaries/Wages are $1,649 actual < budget for the month, and $29,781 actual < budget YTD. Utilities-Overall are $158 actual > budget for the month, and YTD are reported at $24,283 actual > budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Salaries/Wages/Contracted Staff						
Salaries-Plant Oper Dir	$1,281	$1,136	($125)	$14,051	$12,582	($1,469)
Salaries-Plant Oper Staff	5,792	7,566	1,774	51,478	82,728	31,250
Subtotal	$7,053	$8,702	$1,649	$65,529	$95,310	$29,781
Utilities Expense						
Utilities-Gas/Heating	$0	$794	$794	$14,678	$8,730	($5,948)
Utilities-Electricity	1,344	3,241	1,897	28,428	35,656	7,228
Utilities-Water/Sewer	12,112	9,579	(2,533)	130,935	105,372	(25,563)
Subtotal	$13,456	$13,614	$158	$174,041	$149,758	($24,283)
Other Dept. Expenses						
Maintenance and Service Contracts	$1,081	$928	($153)	$14,858	$10,209	($4,649)
Lawn Expense	6,493	0	(6,493)	131,229	101,000	(30,229)
Trash Removal	2,374	2,656	282	27,270	29,214	1,944
Purchased Services-(See Below)	2,450	4,068	1,618	58,293	78,395	18,102
Supplies-Plant Operations	823	507	(316)	14,267	5,582	(8,685)
Minor Equipment-Plant Operations	0	233	233	4,647	2,567	(2,080)
Equipment Repairs	0	228	228	0	2,503	2,503
Vehicle Repairs	0	167	167	1,227	1,833	606
Building Repairs	1,669	416	(1,253)	20,474	4,583	(15,891)
Licenses & Permits	0	0	0	110	0	(110)
Other Direct Expenses-Plant Operations	0	0	0	38	0	(38)
Subtotal	$14,890	$9,203	($5,687)	$272,413	$233,886	($38,527)
Maintenance Dept. Expenses	$35,399	$31,519	($3,880)	$511,983	$478,954	($33,029)

Plant Operations and Maintenance-Lawn Expense

Lawn Care Expense is budgeted at $101,000 for the year 2025, and the budgeted amounts, by month are as follows:

	Month	YTD
January, 2025	$0	$0
February	0	0
March	0	0
April	14,000	14,000
May	14,000	28,000
June	13,000	41,000
July	12,000	53,000
August	12,000	65,000
September	12,000	77,000
October	12,000	89,000
November	12,000	101,000
December	0	101,000
Total	$101,000	

Plant Operations and Maintenance-Purchased Services Expense

Plant Operations and Maintenance-Purchased Services Expense as follows:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Eco-Air Mechanical-Incl. PM-HVAC Units	$2,140	$0	($2,140)	$26,096	$0	($26,096)
R. C.Stahlnecker	0	0	0	790	0	(790)
Beagle Excavating	0	0	0	592	0	(592)
Braim's Refrigeration	0	0	0	0	0	0
Glick's Inc.	0	0	0	1,322	0	(1,322)
CVC Mechanical	0	0	0	0	0	0
Echo Carpet	0	0	0	0	0	0
Adams Sewer/Drain	0	0	0	205	0	(205)
Cintas Fire	0	0	0	1,675	0	(1,675)
Bernie's Lock Service	0	0	0	0	0	0
Pave-It (Resealing/Recoating Driveways)	0	0	0	12,996	0	(12,996)
Bernie's Lock Service	0	0	0	456	0	(456)
Steven Trimble-Pressure Washing	0	0	0	0	0	0
Stanley Access Technologies	0	0	0	548	0	(548)
Hobart	0	0	0	660	0	(660)
Glick's Inc.	227	0	(227)	0	0	0
Flick Bros. Electric	0	0	0	2,254	0	(2,254)
J.C. Ehrlich	83	0	(83)	7,712	0	(7,712)
McKechney Pest Control	0		0	2,495		(2,495)
C-K Alarm Systems	0	0	0	234	0	(234)
Other	0	4,068	4,068	258	76,395	76,137
Total	$2,450	$4,068	$1,618	$58,293	$76,395	$18,102

Budgeted Purchased Services Expense for 2025 is $80,462, as follows:

	Month	YTD
January, 2025	$4,068	$4,068
February	4,068	8,136
March	4,068	12,204
April	4,068	16,272
May	4,068	20,340
June	4,068	24,408
July	14,618	39,026
August	14,618	53,644
September	14,618	68,262
October	4,068	72,330
November	4,068	76,398
December	4,064	80,462
Total Budgeted for the Year	$80,462	

Property and Related Expenses

Property and Related Expenses are $1,859 Actual > Budget for the month, and $10,194 Actual > Budget YTD. Mortgage Interest Expense YTD is $3,128 Actual > Budget, and Land Lease Expense is $7,166 Actual > Budget:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Depreciation Expense	$29,975	$29,975	$0	$329,725	$329,725	$0
Interest Expense	196	0	(196)	3,128	0	(3,128)
Equipment Leases	0	75	75	200	300	100
Land Lease Expense-See Below	2,748	1,010	(1,738)	18,276	11,110	(7,166)
Property and Related	$32,919	$31,060	($1,859)	$351,329	$341,135	($10,194)

Effective May 1, 2025, The Meadows began leasing the 4th Floor Penthouse Suite, located in the Maria Joseph Manor Personal Care Facility, from Maria Joseph Manor. The lease provides for an annual lease payment of $8,880.00/yr., or $738.33/mo. Following is a summary of the three leases Meadows has in place, at September 30, 2025, and the fourth/new lease, effective October 1, 2025 for the new units under development, at this time:

Land Leased from SSCM/Congregation of Sstrs	Lease Exp./ Month
(58) acres; land on which the (100) Originally Constructed IL houses are located	$875.80
(2) acres; land on which Trinity Townhomes are located	134.00
Subtotal	1,009.80
Penthouse Suite-4th Floor PC Center, Leased from Maria Joseph Manor	738.33
Subtotal	$1,748.13
Land Lease-Meadows Expansion Project-Effective 10/1/25	1,000.00
Total	$2,748.13

General & Administration Expenses

General and Administration Expenses for the month are $7,021 actual > budget, and YTD expenses are $12,430 actual > budget, as follows:

	Month of November, 2025			YTD 11/30/25		
	Actual	Budget	Difference	Actual	Budget	Difference
Salaries-Administrator	$3,089	$3,089	$0	$34,024	$34,024	$0
Salaries-IT	(371)	0	371	4,615	0	(4,615)
Purchased Services-Admin. (Includes $5,601/mo. Central Corp. Office Exp. Alloc.)	5,601	5,601	0	61,611	61,611	0
Supplies-Office & Admin.-Includes SSCM Member Compensation Agreement	7,330	4,667	(2,663)	83,467	51,333	(32,134)
Postage & Freight	1	65	64	2,253	715	(1,538)
Dues	113	183	70	1,244	2,017	773
Subscriptions	0	48	48	480	531	51
Business Mtgs. & Seminars	0	0	0	(250)	0	250
Advertising-Facility	0	1,103	1,103	858	19,385	18,527
Marketing & Promotions	273	0	(273)	480	18,000	17,520
General Insurance	5,825	5,373	(452)	59,543	59,085	(448)
Cable TV	0	178	178	2,182	1,954	(228)
Telephone	180	374	194	2,013	4,127	2,114
Computer Expense	1,159	2,545	1,386	16,763	27,990	11,227
Management Fees	6,605	6,701	96	74,345	72,349	(1,996)
Legal Fees	0	0	0	10,225	0	(10,225)
Audit Fees	1,227	1,227	0	13,497	13,497	0
Professional Fees-Other	5,889	0	(5,889)	6,639	750	(5,889)
Interest Income-Notes Receivable Advances	(2,180)	(3,492)	(1,312)	(32,465)	(38,414)	(5,949)
Miscellaneous Expense	(58)	0	58	(130)	0	130
Total	$34,883	$27,862	($7,021)	$341,394	$328,964	($12,430)
Less: Management Fees Expense	(6,605)	(6,701)	(96)	(74,345)	(72,349)	1,996
G&A Expense Before Mgt. Fees Expense	$28,078	$20,961	($7,117)	$267,049	$256,615	($10,434)

Supplies-Office & Admin. Includes charges for SSCM Congregation Members/Sisters, who are assigned to work with The Meadows Community. For the 2025 Budget Year, the amount Budgeted for these assignments was less than the Actual/Final Contract amounts, associated with some last minute changes in Assignments by the Congregation of Sisters, estimated at $2,480 actual > budget amounts, each month, or an estimated $29,760 for the year 2025.

The Meadows Package/Property Insurance policy for the new policy period 10/1/25-9/30/26, compared to last year's renewal year, 10/1/24-9/30/25, as follows:

	Prior Year 10/1/24-25	Current Year 10/1/25-26	Increase $	Increase %
Property & Crime	$31,092	$32,497	$1,405	4.52%
Property-Flood Coverage	19,615	23,317	3,702	18.87%
General/Professional Liability	5,586	5,606	20	0.36%
Automobile	5,607	4,765	(842)	-15.02%
Umbrella	1,426	1,667	241	16.90%
Worker's Compensation	9,277	9,568	291	3.14%
Total	$72,603	$77,420	$4,817	6.63%

Purchased Services-Admin. Includes the monthly allocated Central Corporate Offices charge from Maria Joseph Manor, to The Meadows, for 2025 as follows:

	Month	YTD
January, 2025	$5,601	$5,601
February	5,601	11,202
March	5,601	16,803
April	5,601	22,404
May	5,601	28,005
June	5,601	33,606
July	5,601	39,207
August	5,601	44,808
September	5,601	50,409
October	5,601	56,010
November	5,601	61,611
December	5,601	67,212
Total	$67,212	

Management Fee Expense YTD is reported at $74,345, or $1,996 actual > budget. Our Management Fee Expense base percentage is 4.5% of Operating Revenue, which is calculated on revenues for the second prior month. For example, the Management Fee Expense for January, 2025 is calculated as 4.5% of the Operating Revenue for the second prior month, or the month of November, 2024.

Notes Receivable-Due From Maria Joseph Manor

Through April 30, 2024, The Meadows had advanced $964,000 Notes Receivable amounts, payable on demand, accruing interest Expense at the AFR-Applicable Federal Rate, Mid-Term Rate.

On May 23, 2025, a total of $205,000 of the Promissory Notes were repaid, and $20,197.46 Accrued Interest Receivable, for a total payment by Maria Joseph Manor to The Meadows of $225,197.46. On August 14, 2025 a total of $195,000 of the Notes were repaid, and $21,978.17, for a total payment by Maria Joseph Manor to The Meadows of $216,978.17:

Promissory Note Date	Outstanding at 4/30/25	Notes Repaid on 5/23/25	Notes Repaid on 8/14/25	Outstanding at 8/31/25	Interest Rate
9/21/22	$100,000	($100,000)		$0	3.05%
9/22/22	30,000	(30,000)		0	3.05%
11/17/22	50,000	(50,000)		0	4.10%
1/19/23	25,000	(25,000)		0	4.50%
1/26/23	15,000		(15,000)	0	4.50%
2/8/23	150,000		(150,000)	0	4.47%
2/9/23	30,000		(30,000)	0	4.47%
3/6/23	64,000			64,000	4.50%
3/7/23	200,000			200,000	4.50%
Subtotal-6/30/23	$864,000				
7/20/23	75,000			75,000	4.69%
Total-9/31/23	$739,000				
9/1/23	100,000			100,000	5.01%
Total-12/31/23	$839,000				
1/24/24	125,000			125,000	4.89%
Total	$964,000	($205,000)	($195,000)	$564,000	

Non-Operating Income & Expense

Investment Income(Loss)

For the month, Investment Income(Loss) is reported at $574 actual < budget, and YTD is reported at $156 actual < budget. For 2025, investment income is budgeted at $86,000 for the year, as compared to the $84,500 budgeted investment income for the prior year 2024:

	Budget 12/31/25	Budget 12/31/24	Budget 12/31/23	Budget 12/31/22
Investment Income	$86,000	$84,500	$20,000	$150,000
No. of Months	12	12	12	12
Budgeted Investment Income/Mo.	$7,167	$7,042	$1,667	$12,500

The Meadows at Maria Joseph
Income Statement Summary
11/01/2025 to 11/30/2025

	CURRENT PERIOD			YEAR TO DATE		
	Actual $	Budget $	Var $	Actual $	Budget $	Var $
Revenue						
Housing Revenue	85,670.71	86,351.97	(681.26)	950,669.31	928,429.87	22,239.44
Other Income	65,467.39	62,575.00	2,892.39	678,282.76	679,325.00	(1,042.24)
TOTAL Revenue	151,138.10	148,926.97	2,211.13	1,628,952.07	1,607,754.87	21,197.20
Expenses						
Nursing	-	-	-	-	-	-
Activities	4,887.55	4,207.74	(679.81)	48,699.49	46,718.47	(1,981.02)
Social Services	-	-	-	-	-	-
Other Care Related	1,261.00	2,061.96	800.96	17,599.76	22,874.99	5,275.23
Dietary	5,597.00	5,834.56	237.56	62,446.01	64,190.05	1,744.04
Laundry	-	6.67	6.67	-	73.33	73.33
Housekeeping	3,267.55	2,875.00	(392.55)	50,609.01	31,625.00	(18,984.01)
Plant Operations & Maintenanc	35,399.16	31,519.42	(3,879.74)	511,983.09	478,953.82	(33,029.27)
Taxes and Licenses	-	-	-	-	-	-
Property and Related	32,919.47	31,060.00	(1,859.47)	351,329.48	341,135.00	(10,194.48)
General & Administrative	34,682.53	27,662.29	(7,020.24)	341,393.80	328,963.73	(12,430.07)
Payroll Taxes & Fringe Benefits	2,758.65	3,107.71	349.06	32,598.91	33,574.45	975.54
TOTAL Expenses	120,772.91	108,335.35	(12,437.56)	1,416,659.55	1,348,108.85	(68,550.70)
Operating Income	30,365.19	40,591.62	(10,226.43)	212,292.52	259,646.02	(47,353.50)
Investment Income	6,593.16	7,166.67	(573.51)	78,677.48	78,833.33	(155.85)
Contribution Income	-	-	-	150.00	-	150.00
Extraordinary Expense	-	-	-	-	-	-
Net Income	36,958.35	47,758.29	(10,799.94)	291,120.00	338,479.35	(47,359.35)

The Meadows at Maria Joseph
Income Statement Detail
11/01/2025 to 11/30/2025

	CURRENT PERIOD			YEAR TO DATE		
	Actual $	Budget $	Var $	Actual $	Budget $	Var $
Revenue						
Housing Revenue						
40-2400-30 Revenue-Rental Units	71,761.44	72,488.64	(727.20)	774,460.16	775,933.20	(1,473.04)
40-2450-30 Revenue-Maintenance	-	30.00	(30.00)	-	330.00	(330.00)
40-2480-30 Revenue-Meals	2,636.50	5,166.67	(2,530.17)	53,431.57	56,833.33	(3,401.76)
40-2530-30 Revenue-Water/Sewer	11,272.77	8,666.67	2,606.10	122,777.58	95,333.33	27,444.25
TOTAL Housing Revenue	**85,670.71**	**86,351.97**	**(681.26)**	**950,669.31**	**928,429.87**	**22,239.44**
Other Income						
40-5050-30 Beauty Shop (Net)	354.00	441.67	(87.67)	4,209.00	4,858.33	(649.33)
40-5080-30 Contributions/Donations	300.00	-	300.00	3,300.00	-	3,300.00
40-5100-30 Lease/Space Rental	-	50.00	(50.00)	550.00	550.00	-
40-5220-30 Gain (Loss) on Sale of Assets	-	-	-	(6,021.46)	(9,000.00)	2,978.54
40-5300-30 Miscellaneous Income	4,396.39	1,666.67	2,729.72	11,658.22	18,333.33	(6,675.11)
40-5700-30 Amortiz of Deferred Revenue	60,417.00	60,416.67	0.33	664,587.00	664,583.33	3.67
TOTAL Other Income	**65,467.39**	**62,575.00**	**2,892.39**	**678,282.76**	**679,325.00**	**(1,042.24)**
TOTAL Revenue	**151,138.10**	**148,926.97**	**2,211.13**	**1,628,952.07**	**1,607,754.87**	**21,197.20**
Expenses						
Nursing						
TOTAL Nursing	-	-	-	-	-	-
Activities						
60-2010-30 Salaries-Activities Director	4,405.60	3,851.91	(553.69)	44,873.35	42,197.30	(2,676.05)
60-2490-30 Purchased Services-Activities	-	125.00	125.00	575.00	1,982.00	1,407.00
60-2800-30 Supplies - Activities	481.95	218.33	(263.62)	2,792.47	2,401.67	(390.80)
60-2990-30 Other Direct Exp - Activities	-	12.50	12.50	456.67	137.50	(321.17)
TOTAL Activities	**4,887.55**	**4,207.74**	**(679.81)**	**48,699.49**	**46,718.47**	**(1,981.02)**
Social Services						
TOTAL Social Services	-	-	-	-	-	-
Other Care Related						
60-5010-30 Salaries - Admissions	-	709.04	709.04	8,153.05	7,893.96	1,740.91
60-5070-30 Salaries - Hair Stylist	-	1,327.92	1,327.92	4,525.72	14,706.04	10,080.32
60-5090-30 Salaries-Other Care	1,261.00	-	(1,261.00)	6,346.99	-	(6,346.99)
60-5990-30 Other Direct Exp - Other Care	-	25.00	25.00	474.00	275.00	(199.00)
TOTAL Other Care Related	**1,261.00**	**2,061.96**	**800.96**	**17,599.76**	**22,874.99**	**5,275.23**
Dietary						
70-1470-30 Contracted Food Serv-Raw Food	5,597.00	5,597.25	0.25	61,567.00	61,568.75	2.75
70-1490-30 Purchased Services - Dietary	-	25.00	25.00	515.00	275.00	(240.00)
70-1600-30 Supplies - Dietary	-	73.97	73.97	104.80	823.56	718.76
70-1610-30 Food - Dietary	-	21.67	21.67	259.21	238.37	(20.84)
70-1650-30 Minor Equip - Dietary	-	116.67	116.67	-	1,283.37	1,283.37
TOTAL Dietary	**5,597.00**	**5,834.56**	**237.56**	**62,446.01**	**64,190.05**	**1,744.04**
Laundry						
70-2490-30 Purchased Services - Laundry	-	6.67	6.67	-	73.33	73.33
TOTAL Laundry	-	**6.67**	**6.67**	-	**73.33**	**73.33**
Housekeeping						
70-3030-30 Salaries - Housekeeping Staff	-	-	-	515.93	-	(515.93)
70-3490-30 Purchased Serv - Housekeeping	2,706.25	2,833.33	127.08	48,924.59	31,166.67	(17,757.92)
70-3600-30 Supplies - Housekeeping	561.30	41.67	(519.63)	1,168.49	458.33	(710.16)
TOTAL Housekeeping	**3,267.55**	**2,875.00**	**(392.55)**	**50,609.01**	**31,625.00**	**(18,984.01)**
Plant Operations & Maintenance						
70-4010-30 Salaries-Plant Oper Director	1,260.98	1,136.16	(124.82)	14,051.41	12,582.37	(1,469.04)
70-4030-30 Salaries - Plant Oper Staff	5,791.56	7,565.64	1,774.08	51,477.77	82,727.51	31,249.74
70-4410-30 Maint & Service Contracts	1,080.96	928.11	(152.85)	14,858.24	10,209.23	(4,649.01)
70-4420-30 Lawn Expense	6,492.83	-	(6,492.83)	131,229.02	101,000.00	(30,229.02)
70-4440-30 Trash Removal	2,373.66	2,655.86	282.20	27,269.52	29,214.41	1,944.88
70-4490-30 Purchased Serv - Plant Oper	2,449.79	4,067.71	1,617.92	58,293.20	76,394.76	18,101.56
70-4600-30 Supplies - Plant Operations	822.77	507.45	(315.32)	14,267.48	5,581.94	(8,685.54)
70-4650-30 Minor Equip - Plant Operations	-	233.33	233.33	4,646.54	2,566.67	(2,079.87)
70-4800-30 Utilities-Gas/Heating	-	793.66	793.66	14,678.09	8,730.28	(5,947.81)
70-4810-30 Utilities-Electricity	1,343.99	3,241.44	1,897.45	28,428.45	35,655.86	7,227.41
70-4820-30 Utilities-Water/Sewer	12,111.79	9,579.24	(2,532.55)	130,934.67	105,371.63	(25,563.04)
70-4900-30 Equipment Repairs	-	227.50	227.50	-	2,502.50	2,502.50
70-4910-30 Vehicle Repairs	-	166.67	166.67	1,226.93	1,833.33	606.40
70-4920-30 Building Repairs	1,670.83	416.67	(1,254.16)	20,473.55	4,583.33	(15,890.22)
70-4930-30 Licenses & Permits	-	-	-	110.22	-	(110.22)

The Meadows at Maria Joseph
Income Statement Detail
11/01/2025 to 11/30/2025

	CURRENT PERIOD			YEAR TO DATE		
	Actual $	Budget $	Var $	Actual $	Budget $	Var $
70-4990-30 Other Direct Exp - Plant Oper	-	-	-	38.00	-	(38.00)
TOTAL Plant Operations & Maintenance	35,399.16	31,519.42	(3,879.74)	511,983.09	478,953.82	(33,029.27)
Taxes and Licenses						
TOTAL Taxes and Licenses	-	-	-	-	-	-
Property and Related						
80-2010-30 Deprec - Furniture & Equip	2,161.00	2,161.17	0.17	23,771.00	23,772.83	1.83
80-2020-30 Deprec - Vehicles	1,027.00	1,026.75	(0.25)	11,297.00	11,294.25	(2.75)
80-2030-30 Deprec - Land Improvements	1,001.00	1,000.92	(0.08)	11,011.00	11,010.08	(0.92)
80-2040-30 Deprec - Bldg & Bldg Improve	25,786.00	25,786.17	0.17	283,646.00	283,647.83	1.83
80-2210-30 Interest Expense - Facility	196.34	-	(196.34)	3,127.64	-	(3,127.64)
80-2300-30 Equipment Leases	-	75.00	75.00	200.76	300.00	99.24
80-2400-30 Parking Lot/Land Lease	2,748.13	1,010.00	(1,738.13)	18,276.08	11,110.00	(7,166.08)
TOTAL Property and Related	32,919.47	31,060.00	(1,859.47)	351,329.48	341,135.00	(10,194.48)
General & Administrative						
80-3010-30 Salaries - Administrator	3,088.87	3,088.87	-	34,024.00	34,023.99	(0.01)
80-3140-30 Salaries-IT	(370.88)	-	370.88	4,615.43	-	(4,615.43)
80-3390-30 Purchased Services - Admin	5,601.00	5,601.00	-	61,611.00	61,611.00	-
80-3400-30 Supplies - Office & Admin	7,330.13	4,666.67	(2,663.46)	83,467.09	51,333.33	(32,133.76)
80-3410-30 Postage & Freight	0.73	65.00	64.27	2,253.24	715.00	(1,538.24)
80-3420-30 Dues	113.08	183.33	70.25	1,243.88	2,016.67	772.79
80-3430-30 Subscriptions	-	48.24	48.24	479.85	530.69	50.84
80-3500-30 Business Mtgs & Seminars	-	-	-	(250.00)	-	250.00
80-3700-30 Advertising - Facility	-	1,103.00	1,103.00	858.00	19,385.00	18,527.00
80-3710-30 Marketing & Promotions	273.12	-	(273.12)	479.81	18,000.00	17,520.19
80-3800-30 Insurance - Liability	611.00	588.92	(22.08)	6,484.00	6,478.08	(5.92)
80-3810-30 Insurance - Property	4,698.00	4,267.92	(430.08)	47,420.72	46,947.08	(473.64)
80-3820-30 Insurance - D & O	45.00	44.67	(0.33)	489.75	491.33	1.58
80-3830-30 Insurance - Other	471.00	470.83	(0.17)	5,148.00	5,179.17	31.17
80-3900-30 Cable TV Expense	-	177.65	177.65	2,182.45	1,954.12	(228.33)
80-3910-30 Telephone	179.11	375.00	195.89	2,012.81	4,125.00	2,112.19
80-4000-30 Computer Expense	1,158.69	2,544.62	1,385.93	16,763.24	27,990.82	11,227.58
80-4010-30 Management Fees	6,605.37	6,701.71	96.34	74,345.05	72,348.97	(1,996.08)
80-4020-30 Legal Fees	-	-	-	10,225.00	-	(10,225.00)
80-4050-30 Audit Fees	1,227.04	1,227.04	-	13,497.44	13,497.43	(0.01)
80-4070-30 Professional Fees - Other	5,889.33	-	(5,889.33)	6,639.33	750.00	(5,889.33)
80-4300-30 Interest Income	(2,179.73)	(3,492.18)	(1,312.45)	(32,464.79)	(38,413.96)	(5,949.17)
80-4590-30 Miscellaneous-Admin	(58.33)	-	58.33	(174.51)	-	174.51
80-4600-30 Late Fees & Penalties	-	-	-	43.01	-	(43.01)
TOTAL General & Administrative	34,682.53	27,662.29	(7,020.24)	341,393.80	328,963.73	(12,430.07)
Payroll Taxes & Fringe Benefits						
90-1010-30 FICA Tax	1,060.71	1,352.48	291.77	14,172.60	14,851.03	678.43
90-1100-30 Group Life Insurance	15.00	15.00	-	165.00	165.00	-
90-1110-30 Group Medical Insurance	796.94	796.94	-	8,766.31	8,766.33	0.02
90-1140-30 Workers Comp Insurance	801.00	852.04	51.04	8,560.00	8,788.34	228.34
90-1200-30 Retirement Plan Contribution	85.00	85.00	-	935.00	935.00	-
90-1590-30 Other Employee Benefits	-	6.25	6.25	-	68.75	68.75
TOTAL Payroll Taxes & Fringe Benefits	2,758.65	3,107.71	349.06	32,598.91	33,574.45	975.54
TOTAL Expenses	120,772.91	108,335.35	(12,437.56)	1,416,659.55	1,348,108.85	(68,550.70)
Operating Income	30,365.19	40,591.62	(10,226.43)	212,292.52	259,646.02	(47,353.50)
Investment Income						
90-2010-30 Interest/Div Inc-Unrestricted	6,593.16	7,166.67	(573.51)	78,677.48	78,833.33	(155.85)
TOTAL Investment Income	6,593.16	7,166.67	(573.51)	78,677.48	78,833.33	(155.85)
Contribution Income						
90-3020-30 Contribution Inc-Temp Restr	-	-	-	150.00	-	150.00
TOTAL Contribution Income	-	-	-	150.00	-	150.00
Non Operating Exp						
TOTAL Non Operating Exp	-	-	-	-	-	-
Net Income	36,958.35	47,758.29	(10,799.94)	291,120.00	338,479.35	(47,359.35)

The Meadows at Maria Joseph
Salary Report (By Period)
11/01/2025 to 11/30/2025

	11/30/2025		
	Actual $	Budget $	Var $
Salaries-Activities			
60-2010-30 Salaries-Activities Director	4,405.60	3,851.91	(553.69)
TOTAL Salaries-Activities	**4,405.60**	**3,851.91**	**(553.69)**
Salaries-Social Services			
TOTAL Salaries-Social Services	-	-	-
Salaries-Other Care			
60-5010-30 Salaries - Admissions	-	709.04	709.04
60-5070-30 Salaries - Hair Stylist	-	1,327.92	1,327.92
60-5090-30 Salaries-Other Care	1,261.00	-	(1,261.00)
TOTAL Salaries-Other Care	**1,261.00**	**2,036.96**	**775.96**
Salaries-Dietary			
TOTAL Salaries-Dietary	-	-	-
Salaries-Laundry			
TOTAL Salaries-Laundry	-	-	-
Salaries-Housekeeping			
TOTAL Salaries-Housekeeping	-	-	-
Salaries-Plant Operations			
70-4010-30 Salaries-Plant Oper Director	1,280.98	1,136.16	(124.82)
70-4030-30 Salaries - Plant Oper Staff	5,791.56	7,565.64	1,774.08
TOTAL Salaries-Plant Operations	**7,052.54**	**8,701.79**	**1,649.25**
Salaries-Admin			
80-3010-30 Salaries - Administrator	3,088.87	3,088.87	-
80-3140-30 Salaries-IT	(370.88)	-	370.88
TOTAL Salaries-Admin	**2,717.99**	**3,088.87**	**370.88**
Total Salaries	**15,437.13**	**17,679.53**	**2,242.40**
Salaries-Taxes			
90-1010-30 FICA Tax	1,060.71	1,352.48	291.77
TOTAL Salaries-Taxes	**1,060.71**	**1,352.48**	**291.77**
Total Salaries and Taxes	**16,497.84**	**19,032.01**	**2,534.17**
Salaries-Benefits			
90-1100-30 Group Life Insurance	15.00	15.00	-
90-1110-30 Group Medical Insurance	796.94	796.94	-
90-1140-30 Workers Comp Insurance	801.00	852.04	51.04
90-1200-30 Retirement Plan Contribution	85.00	85.00	-
90-1590-30 Other Employee Benefits	-	6.25	6.25
TOTAL Salaries-Benefits	**1,697.94**	**1,755.23**	**57.29**
Total Payroll Costs	**18,195.78**	**20,787.24**	**2,591.46**
Nursing Pool			
TOTAL Nursing Pool	-	-	-

The Meadows at Maria Joseph
Balance Sheet
As Of 11/30/2025

	CURRENT PERIOD	PRIOR PERIOD
Assets		
Current Assets		
Checking/Savings		
10-1020 Cash in Bank-Operating	497,227.77	403,000.76
10-1025 Cash in Bank-Operating II	3,805.76	3,805.76
TOTAL Checking/Savings	**501,033.53**	**406,806.52**
Accounts Receivable		
10-2030 Accounts Receivable-IL	10,491.56	(1,446.69)
10-2300 Accounts Receivable-Other	27,140.60	29,888.73
TOTAL Accounts Receivable	**37,632.16**	**28,442.04**
Prepaid Expenses		
10-3010 Prepaid Insurance	64,711.84	71,337.84
10-3100 Prepaid Expenses-Other	54,403.31	61,468.78
TOTAL Prepaid Expenses	**119,115.15**	**132,806.62**
Other Current Assets		
10-4100 Interest Receivable	63,502.40	61,322.67
10-4200 Notes Receivable	564,000.00	564,000.00
TOTAL Other Current Assets	**627,502.40**	**625,322.67**
TOTAL Current Assets	**1,285,283.24**	**1,193,377.85**
Fixed Assets		
10-5010 Land & Land Improvements	3,700,233.61	3,700,233.61
10-5020 Buildings & Bldg Improvements	14,946,034.01	14,894,251.36
10-5040 Furniture & Equipment	941,993.73	941,704.73
10-5050 Vehicles	101,758.00	101,758.00
10-5090 Construction in Progress	209,574.82	209,574.82
10-5100 Accumulated Depreciation	(14,410,664.64)	(14,380,689.64)
TOTAL Fixed Assets	**5,488,929.53**	**5,466,832.88**
Investments		
10-6100 Other Investments	786,332.80	779,739.64
TOTAL Investments	**786,332.80**	**779,739.64**
Other Assets		
10-8010 Right of Use Asset	377,507.69	377,507.69
TOTAL Other Assets	**377,507.69**	**377,507.69**
TOTAL Assets	**7,938,053.26**	**7,817,458.06**

The Meadows at Maria Joseph
Balance Sheet
As Of 11/30/2025

	CURRENT PERIOD	PRIOR PERIOD
Liabilities & Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
20-1010 Accounts Payable - Trade	34,995.63	117,291.88
20-1020 Accounts Payable-Accrued Exp	(12,027.86)	(13,062.55)
20-1100 Accounts Payable-Other	13,059.46	4,368.50
TOTAL Accounts Payable	**36,027.23**	**108,597.83**
Other Current Liabilities		
20-2300 Sales & Use Tax Payable	156.61	353.52
20-2400 Accrued Interest	111.57	111.57
20-2500 Accrued Real Estate Taxes	(53,093.38)	(62,154.39)
20-2600 Due to Related Party	(65,585.55)	(108,079.77)
20-2800 Mortgage Payable-Current	133,976.35	133,976.35
20-2950 Lease Liability-Current	2,751.80	2,751.80
TOTAL Other Current Liabilities	**18,317.40**	**(33,040.92)**
TOTAL Current Liabilities	**54,344.63**	**75,556.91**
Long Term Liabilities		
20-3010 Refundable Entrance Fees	207,634.00	216,924.00
20-3330 Mortgage Pay-LT	(20,559.39)	(8,315.52)
20-3550 Lease Liability-LT	374,755.89	374,755.89
20-3660 Deferred Revenue-Entrance Fees	10,788,730.25	10,663,347.25
TOTAL Long Term Liabilities	**11,350,560.75**	**11,245,711.62**
TOTAL Liabilities	**11,404,905.38**	**11,321,268.53**
Equity		
30-2020 Fund Balance-Unrestricted	(3,757,972.12)	(3,757,972.12)
Current Year Net Income	**291,120.00**	**254,161.65**
TOTAL Equity	**(3,466,852.12)**	**(3,503,810.47)**
TOTAL Liabilities & Equity	**7,938,053.26**	**7,817,458.06**

Richard Urick

From: Michael Ann Orlik <smaosscm@yahoo.com>
Sent: Tuesday, November 4, 2025 3:10 PM
To: Richard Urick; Dawn Orzehowski; Theodore Spotts
Cc: Barbara Sable; Sr. Sara Swayze
Subject: Pages from the Kenedy Directory--501c3
Attachments: 501(c)(3) 2025.pdf

Please see the latest information from The Official Catholic Directory (OCD) 2025, often known as the Kenedy Directory. This is important information to demonstrate that our organizations are 501(c)(3) organizations, which are federal tax-exempt entities granted by the Internal Revenue Service (IRS) to nonprofit organizations organized and operated exclusively for specific public purposes.

Sister Michael Ann

IRC Sec 501(c)(3)
Status

ORIGINAL - Please
Make Copies

ALABAMA · COLORADO · ARIZONA · MAINE · TEXAS · UTAH · ALASKA · GEORGIA · DELAWARE · ILLINOIS · KANSAS · NORTH CAROLINA · OREGON · NEBRASKA · KENTUCKY · IOWA · LOUISIANA · WISCONSIN · TENNESSEE · IDAHO · NEW HAMPSHIRE · NEW JERSEY · NEW MEXICO · CONNECTICUT · FLORIDA · MASSACHUSETTS · INDIANA · OKLAHOMA · RHODE ISLAND · MONTANA · HAWAII · WASHINGTON · VIRGINIA · VERMONT · WYOMING · OHIO · CALIFORNIA · MICHIGAN · MINNESOTA · MISSISSIPPI · MISSOURI · WEST VIRGINIA · NEW YORK · NEVADA · NORTH DAKOTA · PENNSYLVANIA · SOUTH CAROLINA · SOUTH DAKOTA · MARYLAND · ARKANSAS

1817 2025

IN ILLO UNO UNITAS

The Official Catholic Directory

Anno Domini

2025

Published Annually by

P. J. Kenedy & Sons

English As A Second Language - t) 717-232-0568 shbeck@cchbg.org Sara Beck, Dir.;
Evergreen House Program - 120 Willow Rd., Ste. B, Harrisburg, PA 17109 t) 717-412-4594 lthomas@cchbg.org Lydia Thomas, Dir.;
Immigration and Refugee Services - 939 E. Park Dr., Ste. 102, Harrisburg, PA 17111 t) 717-232-0568 ahabeeb@cchbg.org Annette Martin, Exec.;
Intensive Day Treatment - 47 S. Mulberry St., Lancaster, PA 17603 t) 717-295-9630 rdiamondstone@cchbg.org Rebecca Diamondstone, Dir.;
Interfaith Shelter for Homeless Families - 120 Willow Rd., Ste. C, Harrisburg, PA 17109 t) 717-652-8740 lpeck@cchbg.org Lisa Peck, Dir.;
Lancaster Office - 925 N. Duke St., Lancaster, PA 17602 t) 717-299-3659; 717-392-2113 (Spanish) kbolton@cchbg.org Kelly M. Bolton, Dir.;
Lourdeshouse Maternity Services - 120 Willow Rd., Ste. A, Harrisburg, PA 17109 t) 717-412-4865 amartin@cchbg.org
Paradise School - 6156 W. Canal Rd., Abbottstown, PA 17301-8982 t) 717-259-9537 dlangeheine@cchbg.org Dustin Langeheine, Dir.;
Resettlement Services - t) 717-232-0568 ahabeeb@cchbg.org Annette Martin, Exec.;
Specialized Foster Care - 939 E. Park Dr., Ste. 103, Harrisburg, PA 17111 t) 717-654-7115 gpfeifer@cchbg.org Suzanne Kearse, Dir.;
York Intensive Family Services - 253 E. Market St., York, PA 17401 t) 717-843-7986 skearse@cchbg.org Suzanne Kearse, Dir.;
York Office - 253 E. Market St., York, PA 17403 t) 717-845-2696 kbolton@cchbg.org Kelly M. Bolton, Dir.;
York/Adams Family Based Program - 6156 W. Canal Rd., Abbottstown, PA 17301-8982 t) 717-845-3373 rjacoby@cchbg.org Rebecca Jacoby, Dir.;

CONVENTS, MONASTERIES, AND RESIDENCES FOR WOMEN [CON]

COLUMBIA
Adorers of the Blood of Christ - 3954 Columbia Ave., Columbia, PA 17512-9714 t) 717-285-4536 adorers.org Sr. Joan Hornick, ASC, Contact;
DANVILLE
Discalced Carmelite Nuns of Danville, PA - 190 Maria Hall Dr., Danville, PA 17821-1237 t) (570) 275-1120 Sr. Angela Pikus, O.C.D., Prioress;
Sisters of Saints Cyril and Methodius - Villa Sacred Heart, 1002 Railroad St., Danville, PA 17821-1873 t) 570-275-3581 x300 jambresscm@hotmail.com sscm.org Sr. Barbara Sable, SS.C.M., Supr.; Srs.: 48
St. Cyril Academy Preschool and Kindergarten - t) (570) 275-3581 x160 donnaseasscm@hotmail.com stcyrill.vpweb.com Sr. Donna Marie, SS.C.M., Dir.;
St. Cyril Education and Spiritual Center - t) (570) 275-3581 x240 stcyrilspiritualcenter@gmail.com
HARRISBURG
Sisters of IHM Saint Catherine Laboure Convent - 4010 Derry St., Harrisburg, PA 17111 t) 717-745-4134 ihm4010@comcast.net Sr. Bernard Agnes, I.H.M., Supr.;

ENDOWMENTS / FOUNDATIONS / TRUSTS [EFT]

HARRISBURG
The Neumann Scholarship Foundation - 4800 Union Deposit Rd., Harrisburg, PA 17111-3710 t) 717-657-4804 frequinlan@hbgdiocese.org Very Rev. Edward J. Quinlan, Dir.;
Roman Catholic Diocese of Harrisburg Charitable Trust - 4800 Union Deposit Rd., Harrisburg, PA 17111 t) 717-657-4804 hbgdiocese.org Very Rev. Edward J. Quinlan, Vicar General and Moderator of the Curia; Very Rev. Mark M. Speitel, Secretary for Clergy and Consecrated Life; Very Rev. Paul M. Clark, Chancellor; Very Rev. Anthony R. Dill, Vice Chancellor; Alberto Rodriguez, Archivist;
Roman Catholic Diocese of Harrisburg Real Estate Trust - 4800 Union Deposit Rd., Harrisburg, PA 17111 t) 717-657-4804 Very Rev. Edward J. Quinlan, Vicar General and Moderator of the Curia;
LANCASTER
CHI St. Joseph Children's Health - 1929 Lincoln Hwy. E., Ste. 150, Lancaster, PA 17602 t) 717-397-7625 bethgrossmann@catholichealth.net chistjosephchildrenshealth.org (An affiliate of CommonSpirit Health) Beth Grossmann, Vice Pres.;

HOSPITALS / HEALTH SERVICES [HOS]

CAMP HILL
***Holy Spirit Corporation** - 503 N. 21st St., Camp Hill, PA 17011 t) 717-763-2100 Rev. Robert F. Sharman, Dir.;
***Holy Spirit Health System** - 503 N. 21st St., Camp Hill, PA 17011-2288 t) 717-763-2100 Holy Spirit Corporation., Holy Spirit Hospital of the Sisters of the Christian Charity., Spirit Physician Services, Inc., West Shore ALS, Inc., Sister Kyle C. Snyder, Admin.;
***Holy Spirit Hospital of the Sisters of Christian Charity** - 503 N. 21st St., Camp Hill, PA 17011 t) 717-763-2100 see also Holy Spirit Health System Rev. Robert F. Sharman, Dir.;
***Spirit Physician Services, Inc.** - 503 N. 21st St., Camp Hill, PA 17011 t) 717-763-2100 Rev. Robert F. Sharman, Dir.;
***West Shore ALS, Inc.** - 503 N. 21st St., Camp Hill, PA 17011 t) 717-972-4491 Kyle C. Snyder, Admin.;

MISCELLANEOUS [MIS]

ELIZA[illegible]
48 Industrial Rd., [illegible]7-0100 [illegible]mission.org stewardshipmission.org Chris Dipert, Exec.;
FAIRFIELD
Carmel of Jesus, Mary, & Joseph, Fairfield, Inc. - 327 Water St., Fairfield, PA 17320 t) 570-672-2122 fairfieldcarmelites@gmail.com fairfieldcarmelites.org Mother Stella Marie Gagne, Prioress;
Missionaries of the Sacred Hearts of Jesus & Mary House of Studies - 350 Tract Rd., Fairfield, PA 17320 t) 717-457-0114 fatherrobert356@gmail.com Rev. Peter DiTomasso, M.SS.CC., Rector;
HARRISBURG
Harrisburg Catholic Administrative Services, Inc. - 4800 Union Deposit Rd., Harrisburg, PA 17111 t) 717-657-4804 hkline@hbgdiocese.org Donald Kaercher, Exec.;
Kolbe Catholic Publishing, Inc. - 4800 Union Deposit Rd., Harrisburg, PA 17111-3710 t) 717-657-4804 x387 kolbepublishing@hbgdiocese.org
Pennsylvania Catholic Conference - 214 State St., Harrisburg, PA 17105; Mailing: PO Box 2835, Harrisburg, PA 17105 t) 717-238-9613 info@pacatholic.org pacatholic.org Eric Failing, Exec.;
MCSHERRYSTOWN
St. Joseph Village Corporation - 50 Academy St., McSherrystown, PA 17344; Mailing: Mt. St. Joseph Convent 9701 Germantown Ave., Philadelphia, PA 19118-2694 t) 215-248-7205 kshelly@ssjphila.org ssjphila.org Residence for Senior Citizens. Sisters of St. Joseph. Sr. Eileen Marnien, SSJ, Pres.;
Village Location - t) 717-637-4441 Sr. Joanne Fehrenbach, S.S.J., Secy.;

MONASTERIES AND RESIDENCES FOR PRIESTS AND BROTHERS [MON]

EPHRATA
St. Clement's Mission House - 300 W. Pine St., Ephrata, PA 17522-2072 t) 717-733-6596 Redemptorist Fathers and Brothers. Rev. Edmund Faliskie, C.Ss.R., Rector; Rev. Paul Borowski, C.Ss.R.; Rev. Robert Harrison, C.Ss.R.; Rev. Royce Thomas, CSsR (Dominica); Rev. Charles J. Brinkmann; Rev. Richard Knappik, C.S.s.R.; Rev. John McGowan, C.Ss.R.; Rev. Gerard J. Szymkowiak, C.Ss.R.; Rev. Andrew Costello, C.Ss.R.; Rev. Henry E. Sattler, C.Ss.R.; Rev. James Cascione, C.Ss.R.; Priests: 11

NURSING / REHABILITATION / CONVALESCENCE / ELDERLY CARE [NUR]

COLUMBIA
St. Anne's Retirement Community - 3952 Columbia Ave., Columbia, PA 17512-9715 t) 717-285-5443 mturnbaugh@stannesrc.org Adorers of the Blood of Christ. Rev. Norman C. Hohenwarter Jr., Chap.; Mary Turnbaugh, Pres.;
DANVILLE
Maria Hall, Inc. - 190 Maria Hall Dr., Danville, PA 17821 t) 570-275-1120 mhpeadm@yahoo.com Personal Care Home and Convent: Sisters of SS. Cyril & Methodius, Carmelites of Danville, Religious and Contemplatives of the Good Shepherd Sr. M. Philothea Fabian, SS.C.M., Admin.; Asstd. Annu.: 33; Staff: 26
Maria Joseph Manor - 1707 Montour Blvd., Danville, PA 17821 t) 570-275-4221 smnosscm@yahoo.com mariajosephccc.org Personal Care at Maria Joseph Continuing Care Community which includes Nazareth Memory Care, Emmanuel Skilled Care and Meadows Independent Living Sr. Sara Swayze, Treas.; Asstd. Annu.: 500; Staff: 149
The Meadows at Maria Joseph Manor - t) 570-271-1000 Sr. M. Christopher Godlewski, Dir.;
HARRISBURG
Bishop Dattilo Retirement Residence for Priests - 675 Rutherford Rd., Harrisburg, PA 17109 t) 717-657-3147 retirementresidence@hbgdiocese.org Mark A. Totaro, Exec.;
YORK
Misericordia Nursing & Rehabilitation Center - 998 S. Russell St., York, PA 17402 t) 717-755-1964 mbittner@mn-rc.org mn-rc.org Daughters of Our Lady of Mercy. Marion Bittner, Admin.;

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

Department of the Treasury

Date: September 30, 2025

Person to Contact:
C. Scheuerle #0195228
Toll Free Telephone Number:
877-829-5500

United States Conference of Catholic Bishops
3211 4th Street, NE
Washington, DC 20017-1194

Group Exemption Number:
0928

Dear Sir/Madam:

This responds to your September 25, 2025, request for information regarding the status of your group tax exemption.

Our records indicate that you were issued a determination letter in March 1946, that you are currently exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, and are not a private foundation within the meaning of section 509(a) of the Code because you are described in sections 509(a)(1) and 170(b)(1)(A)(i).

With your request, you provided a copy of the *Official Catholic Directory for 2025*, which includes the names and addresses of the agencies and instrumentalities and the educational, charitable, and religious institutions operated by the Roman Catholic Church in the United States, its territories, and possessions that are subordinate organizations under your group tax exemption. Your request indicated that each subordinate organization is a non-profit organization, that no part of the net earnings thereof inures to the benefit of any individual, and that no substantial part of their activities is for promotion of legislation. You have further represented that none of your subordinate organizations is a private foundation under section 509(a), although all subordinates do not all share the same sub-classification under section 509(a). Based on your representations, the subordinate organizations in the *Official Catholic Directory for 2025* are recognized as exempt under section 501(c)(3) of the Code under GEN 0928.

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

Subordinate organizations under a group exemption do not receive individual exemption letters. Subordinate organizations are not listed in Tax Exempt Organization Search (Pub 78 data), and many are not listed in the Exempt Organizations Business Master

File extract, or EO BMF. Donors may verify that a subordinate organization is included in your group exemption by consulting the *Official Catholic Directory*, the official subordinate listing approved by you, or by contacting you directly. IRS does not verify the inclusion of subordinate organizations under your group exemption. *See* IRS Publication 4573, *Group Exemption*, for additional information about group exemptions.

Each subordinate organization covered in a group exemption should have its own EIN. Each subordinate organization must use its own EIN, not the EIN of the central organization, in all filings with IRS.

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

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

United States Conference of Catholic Bishops
Office of the General Counsel
3211 Fourth Street, NE
Washington, DC
20017
202.541.3300
usccb.org

DATE: October 9, 2025

TO: Subordinate Organizations under USCCB Group Ruling (GEN: 0928)

SUBJECT: 2025 Group Ruling

FROM: William Quinn, General Counsel
Maria Luz Vergara Gonzalez, Assistant General Counsel

This memorandum relates to the annual Group Ruling affirmation letter issued to the United States Conference of Catholic Bishops ("USCCB") by the Internal Revenue Service ("IRS"), the most recent of which is dated September 30, 2025, with respect to the federal tax status of subordinate organizations listed in the 2025 edition of the Official Catholic Directory ("OCD").[1] As explained in greater detail below, this 2025 Group Ruling determination letter is important for establishing:

(1) exemption of subordinate organizations under the USCCB Group Ruling from federal income tax; and

(2) deductibility of contributions to such organizations for federal income, gift, and estate tax purposes.

The 2025 Group Ruling reaffirmation letter is the latest in a series that began with the original determination letter of March 25, 1946. In the original 1946 letter, the Treasury Department affirmed the exemption from federal income tax of all Catholic institutions listed in the OCD for that year. Each year since 1946, in a separate letter, the 1946 ruling has been reaffirmed with respect to subordinate organizations listed in the current edition of the OCD.[2] The annual group ruling letter clarifies important tax consequences for Catholic institutions listed in the OCD and should be retained for ready reference. Group Ruling letters from prior years establish tax consequences with respect to transactions occurring during those years.

Responsibilities under Group Ruling. Diocesan officials who compile OCD information for submission to the OCD publisher are responsible for the accuracy of such information. They must ensure that only qualified organizations are listed, that organizations are listed under their correct legal names, that organizations that cease to qualify are deleted promptly, and that newly- qualified organizations are listed as soon as possible.

---

[1] A copy of the most recent Group Ruling affirmation letter and this memo may be found on the General Counsel's "Tax and Group Ruling" page.
[2] Catholic organizations with independent IRS exemption determination letters are listed in the 2025 OCD with an asterisk (*), which indicates that such organization are not included in the Group Ruling.

EXPLANATION

1. **Exemption from Federal Income Tax**. The latest Group Ruling affirmation letter reaffirms that the agencies and instrumentalities and educational, charitable, and religious institutions operated, supervised or controlled by or in connection with the Roman Catholic Church in the United States, its territories or possessions that appear in the 2025 OCD and are subordinate organizations under the Group Ruling are recognized as exempt from federal income tax and described in section 501(c)(3) of the Code. The Group Ruling affirmation letter does not cover organizations listed with asterisks or any foreign organizations listed in the 2025 OCD.

Verification of Exemption under Group Ruling. The latest Group Ruling affirmation letter indicates that subordinate organizations are not listed in Tax Exempt Organization Search (Pub. 78 data) ("TEOS," formerly "EO Select Check), and many are not listed in the Exempt Organizations Business Master File extract, or EO BMF. As a result, many subordinate organizations included in the USCCB Group Ruling are not included in various online databases (e.g., GuideStar) that are derived from the EO BMF. This does not mean that subordinate organizations included in the Group Ruling are not tax exempt, that contributions to them are not deductible, or that they are not eligible for grant funding from corporations, private foundations, sponsors of donor-advised funds or other donors that rely on online databases for verification of tax-exempt status. It does mean that a Group Ruling subordinate may have to make an extra effort to document its eligibility to receive charitable contributions. The Group Ruling affirmation letter states that donors may verify that a subordinate organization is included in the Group Ruling by consulting the Official Catholic Directory or by contacting the USCCB directly. It also states that the IRS does not verify inclusion of subordinate organizations under the Group Ruling. *Accordingly, neither subordinate organizations nor donors should contact the IRS to verify inclusion under the Group Ruling.*

Subordinate organizations should refer donors, including corporations, private foundations, and sponsors of donor-advised funds, to the specific language in the Group Ruling affirmation letter regarding verification of tax-exempt status and to IRS Publication 4573, *Group Exemptions*, available on the IRS website at www.irs.gov.[3] Publication 4573 explains that: (1) the IRS does not determine which organizations are included in a group exemption; (2) subordinate organizations exempt under a group exemption do not receive their own IRS determination letters; (3) exemption under a group ruling is verified by reference to the official subordinate listing (e.g., the Official Catholic Directory); and (4) it is not necessary for an organization included in a group exemption to be listed in TEOS or the EO BMF. Although not required, organizations in the Group Ruling may be included in the EO BMF, and consequently, online databases derived from it.

[3] For an illustration of how exemption verification works, refer to the "Information for Donors and Grantmakers" link on the USCCB website "Tax and Group Ruling." page.

2. **Public Charity Status**. The latest Group Ruling affirmation letter recognizes that subordinate organizations included in the 2025 OCD are public charities and not private foundations under section 509(a) of the Code, but that all subordinate organizations do not share the same public charity status under section 509(a). Therefore, although the USCCB is classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(i), that public charity status does *not* automatically extend to subordinate organizations covered under the Group Ruling.

Verification of Public Charity Status. Each subordinate organization in the Group Ruling must establish its own public charity status under section 509(a)(1), 509(a)(2), or 509(a)(3) as a condition to inclusion in the Group Ruling. Certain types of subordinate organizations included in the Group Ruling qualify as public charities by definition under the Code. These are:

- churches and conventions or associations of churches under sections 509(a)(1) and 170(b)(1)(A)(i) (generally limited to dioceses, parishes and religious orders);
- elementary and secondary schools, colleges and universities under sections 509(a)(1) and 170(b)(1)(A)(ii); and
- hospitals under sections 509(a)(1) and 170(b)(1)(A)(iii).

Other subordinate organizations covered under the Group Ruling may qualify under the public support tests of either sections 509(a)(1) and 170(b)(1)(A)(vi) or section 509(a)(2).

Verification of public charity classification under either of the support tests generally can be established by providing a written declaration of the applicable classification signed by an officer of the organization, along with a reasoned written opinion of counsel and a copy of Schedule A of Form 990/EZ, if applicable. Large institutional donors, such as private foundations and sponsors of donor-advised funds, may require this verification prior to making a contribution or grant to be assured that the grantee is not a Type III non-functionally integrated supporting organization.[4] A subordinate organization included in the Group Ruling may want to file Form 8940, Request for Miscellaneous Determination, with the IRS to request a determination that it is a publicly supported charity described in sections 509(a)(1) and 170(b)(1)(A)(vi) or section 509(a)(2), or is a Type I or II supporting organization, in order to satisfy private foundations and sponsors of donor-advised funds regarding its public charity status.

3. **Deductibility of Contributions**. The latest Group Ruling affirmation letter assures donors that contributions to subordinate organizations listed in the 2025 OCD are deductible for federal income, gift, and estate tax purposes.

[4] *See* Notice 2014-4, 2014-2 I.R.B (January 6, 2014).

4. **Unemployment Tax**. As section 501(c)(3) organizations, subordinate organizations covered by the Group Ruling are exempt from *federal* unemployment tax. However, individual states may impose unemployment tax on subordinate organizations even though they are exempt from federal unemployment tax. Please consult a local tax advisor about any state unemployment tax questions.

5. **Social Security Tax**. All section 501(c)(3) organizations, including churches, are required to withhold and pay taxes under the Federal Insurance Contributions Act (FICA) for each employee.[5] However, services performed by diocesan priests in the exercise of their ministry are not considered "employment" for FICA (Social Security) purposes.[6] FICA should not be withheld from their salaries. *For Social Security purposes*, diocesan priests are subject to self-employment tax ("SECA") on their salaries as well as on the value of meals and housing or housing allowances provided to them.[7] Neither FICA nor income tax withholding is required on remuneration paid directly to religious institutes for members who are subject to vows of poverty and obedience and are employed by organizations included in the Official Catholic Directory.[8]

6. **Federal Excise Tax**. Inclusion in the Group Ruling has no effect on a subordinate organization's liability for federal excise taxes. Exemption from these taxes is very limited. Please consult a local tax advisor about any excise tax questions.

7. **State/Local Taxes**. Inclusion in the Group Ruling does not automatically establish a subordinate organization's exemption from state or local income, sales, or property taxes. Typically, separate exemptions must be obtained from the appropriate state or local tax authorities in order to qualify for any applicable exemptions. Please consult a local tax advisor about any state or local tax exemption questions.

8. **Form 990/EZ/N**. All subordinate organizations included in the Group Ruling must file Form 990, Return of Organization Exempt from Income Tax, Form 990-EZ, Short Form Return of Organization Exempt From Income Tax, or Form 990-N, e-Postcard, *unless* they are eligible for a mandatory or discretionary exception to this filing requirement. ***There is no automatic exemption from the Form 990/EZ/N filing requirement simply because an organization is included in the Group Ruling or listed in the OCD.*** Subordinate organizations must use their own EIN to file Form 990/EZ/N. **Do not** use the EIN of the

---

[5] Section 3121(w) of the Code permits certain church-related organizations to make an irrevocable election to avoid payment of FICA taxes, but only if such organizations are opposed for religious reasons to payment of social security taxes.
[6] I.R.C. § 3121(b)(8)(A).
[7] I.R.C. § 1402(a)(8).
[8] Rev. Rul. 77-290, 1977-2 C.B. 26. *See also* OGC/LRCR Memorandum on Compensation of Religious, (September 11, 2006).

USCCB or an affiliated parish, diocese or other organization to file a return. Form 990/EZ/N is due by the 15th day of the fifth month after the close of an organization's fiscal year.[9] The following organizations are not required to file Form 990/EZ/N: (i) churches and conventions or associations of churches; (ii) integrated auxiliaries;[10] (iii) the exclusively religious activities of religious orders; and (iv) schools below college level affiliated with a church or operated by a religious order.[11] Organizations should exercise caution if they choose not to file a Form 990/EZ/N because they believe they are not required to do so. If IRS records indicate that the organization should file a Form 990/EZ/N each year (for example, the organization receives an IRS notice stating that it failed to file a return for a given year), then the organization may appear on the auto-revocation list notwithstanding its claim to being exempt from the filing requirement.

Which form an organization is required to file usually depends on the organization's gross receipts or the fair market value of its assets.

Gross receipts or fair market value of assets	Return required
Gross receipts normally not more than $50,000 (regardless of total assets)	990-N (but may file a Form 990 or 990-EZ)
Gross receipts < $200,000, *and* Total assets < $500,000	990-EZ (but may file a Form 990)
Gross receipts ≥ $200,000, *or* Total assets ≥ $500,000	990

Special Rules for Section 509(a)(3) Supporting Organizations. Every supporting organization described in section 509(a)(3) included in the Group Ruling must file a Form 990 or Form 990-EZ (and not Form 990-N) each year, unless (i) the organization can establish that it is an integrated auxiliary of a church within the meaning of Treas. Reg. § 1.6033-2(h) (in which case the organization need not file Form 990/EZ *or* Form 990-N); or (ii) the organization's gross receipts are normally not more than $5,000, in which case, the religious supporting organization may file Form 990-N in lieu of a Form 990 or Form 990-EZ.

Automatic Revocation for Failure to File a Required Form 990/EZ/N. Any organization that

[9] The penalty for failure to file the Form 990/EZ is $20 for each day the failure continues, up to a maximum of $10,000 or 5 percent of the organization's gross receipts, whichever is less. However, organizations with annual gross receipts in excess of $1 million are subject to penalties of $100 per day, up to a maximum of $50,000. I.R.C. § 6652(c)(1)(A). There is no monetary penalty for failing to file or filing late a Form 990-N.
[10] I.R.C. § 6033(a)(3)(A)(i); Treas. Reg. § 1.6033-2(h).
[11] Treas. Reg. § 1.6033-2(g)(1)(vii).

does not file a required Form 990/EZ/N for three consecutive years automatically loses its tax-exempt status under section 6033(j). If an organization loses its tax-exempt status under section 6033(j), it must file an application (Form 1023 or Form 1023-EZ) with the IRS to reinstate its tax-exempt status. *See* the IRS website (charities and non-profits) at www.irs.gov/charities-non-profits / for information on automatic revocation, including the current list of revoked organizations and guidance about reinstatement of exemption.

Public Disclosure and Inspection. Subordinate organizations required to file Form 990/EZ[12] must upon request make a copy of the form and its schedules (other than contributor lists) and attachments available for public inspection during regular business hours at the organization's principal office and at any regional or district offices having three or more employees. Form 990/EZ for a particular year must be made available for a three-year period beginning with the due date of the return.[13] In addition, any organization that files Form 990/EZ must comply with written or in-person requests for copies of the form. The organization may impose no fees other than a reasonable fee to cover copying and mailing costs. If requested, copies of the forms for the past three years must be provided. In-person requests must be satisfied on the same day. Written requests must be satisfied within 30 days.[14]

Public Disclosure of Form 990-T. Form 990-T, Exempt Organization Unrelated Business Income Tax Return, for organizations exempt under section 501(c)(3) (which includes all organizations in the USCCB Group Ruling) is subject to rules similar to those for public inspection and copying of Forms 990/EZ.[15]

Group Returns. USCCB does not file a group return Form 990 on behalf of any organizations in the Group Ruling. In addition, no subordinate organization under the Group Ruling is authorized to file a group return for its own affiliated group of organizations.

---

[12] Form 990-N is available for public inspection at no cost through the IRS website at www.irs.gov.

[13] The penalty for failure to permit public inspection of the Form 990 is $20 for each day during which such failure continues, up to a maximum of $10,000. I.R.C. § 6652(c)(1)(C).

[14] I.R.C. § 6104(d). Generally, a copy of an organization's exemption application and supporting documents must also be provided on the same basis. However, since organizations included in the Group Ruling do not file exemption applications with the IRS, nor did the USCCB, organizations included in the Group Ruling should respond to requests for public inspection and written or in-person requests for copies by providing a copy of the page of the current OCD on which they are listed. If a covered organization does not have a copy of the current OCD, it has two weeks within which to make it available for inspection and to comply with in-person requests for copies. Written requests must be satisfied within the general time limits.

[15] Only the Form 990-T itself, and any schedules, attachments, and supporting documents that relate to the imposition of tax on the unrelated business income of the organization, are required to be made available for public inspection.

For more information, refer to *Annual Filing Requirements for Catholic Organizations*, available at www.usccb.org/about/general-counsel/ under "Tax and Group Ruling."

9. **Certification of Racial Nondiscrimination by Private Schools in Group Ruling**. Revenue Procedure 75-50[16] sets forth notice, publication[17], and recordkeeping requirements regarding racially nondiscriminatory policies with which private schools, including church-related schools, must comply as a condition of establishing and maintaining exempt status under section 501(c)(3) of the Code. Under Rev. Proc. 75-50 private schools are required to file an annual certification of racial nondiscrimination with the IRS. For private schools not required to file Form 990, the annual certification must be filed on Form 5578, Annual Certification of Racial Nondiscrimination for a Private School Exempt from Federal Income Tax. This form is available at www.irs.gov. Form 5578 must be filed by the 15th day of the fifth month following the close of the fiscal year. Form 5578 may be filed by an individual school or by the diocese on behalf of all schools operated under diocesan auspices. The requirements of Rev. Proc. 75-50 remain in effect and must be complied with by all schools listed in the OCD. ***Diocesan or school officials should ensure that the requirements of Rev. Proc. 75-50 are met since failure to do so could jeopardize the tax-exempt status of the school and, in the case of a school not legally separate from the church, the tax-exempt status of the church itself.*** For more information, refer to *Annual Filing Requirements for Catholic Organizations*, available at www.usccb.org/about/general-counsel/ under "Tax and Group Ruling."

10. **Lobbying Activities**. Subordinate organizations under the Group Ruling may lobby for changes in the law, provided such lobbying is not more than an insubstantial part of their total activities. Attempts to influence legislation both directly and through grassroots lobbying at the federal, state, or local levels are subject to this restriction. The term "lobbying" includes activities in support of or in opposition to referenda, constitutional amendments, and similar ballot initiatives. There is no distinction between lobbying activity that is related to a subordinate organization's exempt purposes and lobbying that is not. There is no fixed percentage that constitutes a safe harbor for "insubstantial" lobbying. Please consult a local tax advisor about any lobbying activity questions. For more information, refer to *Political Activity and Lobby Guidelines for Catholic Organizations*, available at www.usccb.org/about/general- counsel/ under "Tax and Group Ruling."

11. **Political Activities**. ***Subordinate organizations under the Group Ruling may not participate or intervene in any political campaign on behalf of or in opposition to a candidate for public office. Violation of the prohibition against political campaign intervention can jeopardize the organization's tax-exempt status.*** In addition to revoking tax- exempt status, IRS may also impose excise taxes on an exempt organization

[16] 1975-2 C.B. 587.

[17] Revenue Procedure 2019-22, 2019-22 I.R.B. 1260, revised Revenue Procedure 75-50 to include a third method by which a private school may make its racially nondiscriminatory policy known to all segments of the general community the school serves. The school may now display a notice of its racially nondiscriminatory policy on its primary publicly accessible Internet homepage at all times during the tax year (excluding temporary outages due to website maintenance or technical problems) in a manner reasonably expected to be noticed by visitors to the homepage.

and its managers on account of political expenditures. Please consult a local tax advisor about any political campaign intervention questions. For more information, refer to *Political Activity and Lobby Guidelines for Catholic Organizations*, available at www.usccb.org/about/general-counsel/ under "Tax and Group Ruling."

12. **Group Exemption Number ("GEN")**. The group exemption number or GEN assigned to the USCCB Group Ruling is 0928. ***This number must be included on each Form 990/EZ, Form 990-T, and Form 5578 required to be filed by a subordinate organization under the Group Ruling.***[18] We advise *against* using GEN 0928 on Form SS-4, Request for Employer Identification Number, because in the past this has resulted in the IRS improperly including the USCCB as part of the subordinate organization's name in IRS records.

13. **Employer Identification Numbers ("EINs")**. Each subordinate organization under the Group Ruling must have and use its own EIN. **Do not** use the EIN of the USCCB or an affiliated parish, diocese, or other organization in any filings with IRS (*e.g.*, Forms 941, W-2, 1099, or 990/EZ) or other financial documents. Subordinate organizations may *not* use USCCB's EIN in order to qualify for online donations, grants or matching gifts.

[18] The IRS has expressed concern about organizations covered under the Group Ruling that fail to include the group exemption number (0928) on their Form 990/EZ/T filings, particularly the initial filing.